

OFFICE SPACE
FOR LEASE

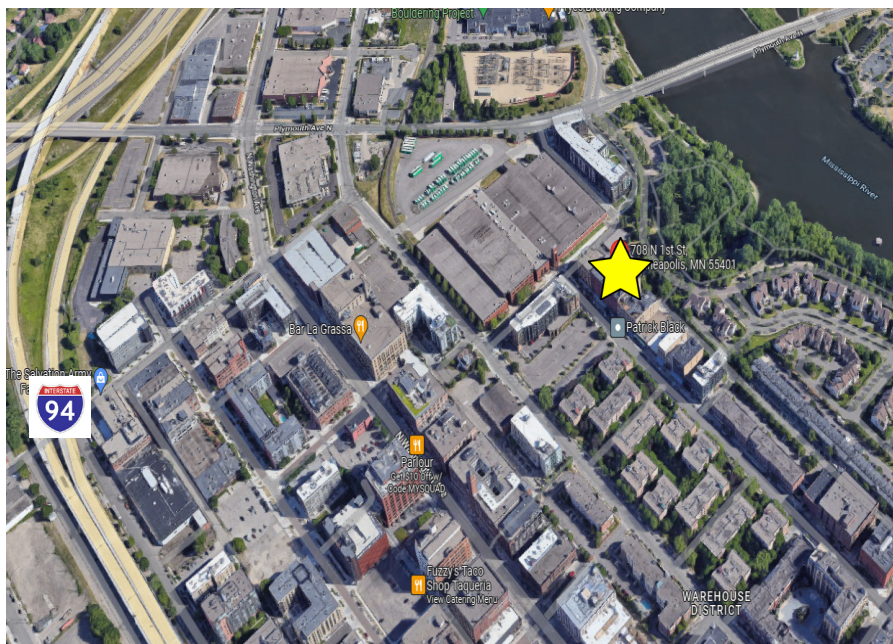


ITASCA BUILDING

708 First Street North, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- North Loop Minneapolis location; two blocks off Washington Avenue
- Creative office suites from 1,500 - 5,900 SF at affordable rates
- Energy Star Certified (2021)
- Adjacent surface parking lot for employees and guests (contract and daily)
- Flexible space with private and open floor plans and private balcony views of the Mississippi River
- In The Loop coffee/lunch/cafe onsite
- Building conference room for tenants
- ACME Comedy Club in the building and within walking distance of Borough/Parlour, Crisp & Green, The Loop Bar & Grill, Black Sheep Pizza and more



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON
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Building Address	708 First Street North Minneapolis, MN 55401	
Availability	Suite 235 - 1,600 SF Suite 236 - 1,806 SF Suite 241 - 2,191 SF Suite 245 - 4,187 SF	Suite 336 - 5,882 SF Suite 341 - 1,608 SF Suite 342 - 1,535 SF
Elevator Service	Two passenger elevators and one freight elevator	
Loading/Deliveries	One loading dock	
Lease Rates	\$14.00 - \$16.00 PSF Net	
Operating Expenses	CAM	\$7.38 PSF
	TAX	\$3.49 PSF
	<u>INSURANCE</u>	<u>\$0.26 PSF</u>
	TOTAL	\$11.13 PSF (2024 est.)
Parking	Tenant and guest parking available in adjacent parking lot (contract and daily), plus metered street parking	
Neighborhood	Located one half block from the Mississippi River in the heart of the Minneapolis North Loop District which offers a creative blend of retail, restaurant and office tenants.	



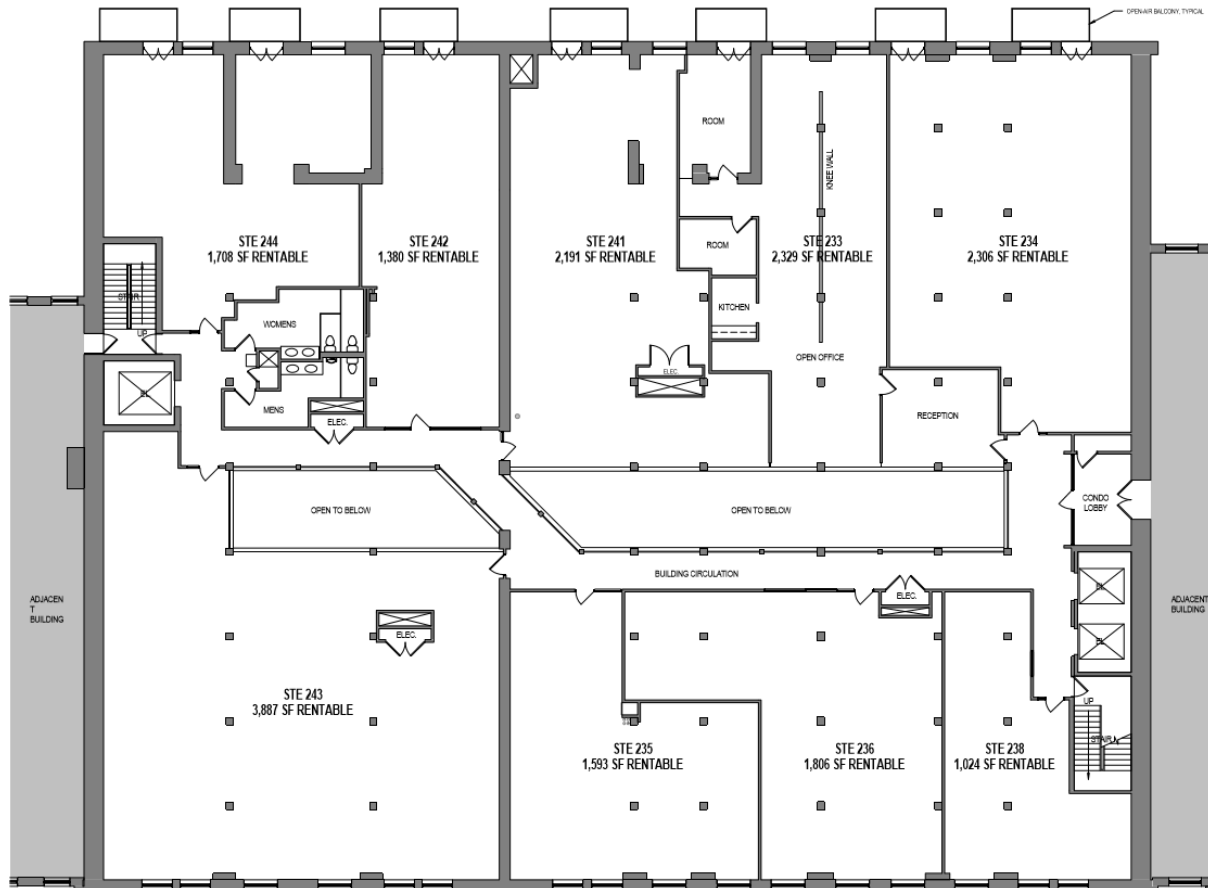
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SECOND FLOOR PLAN



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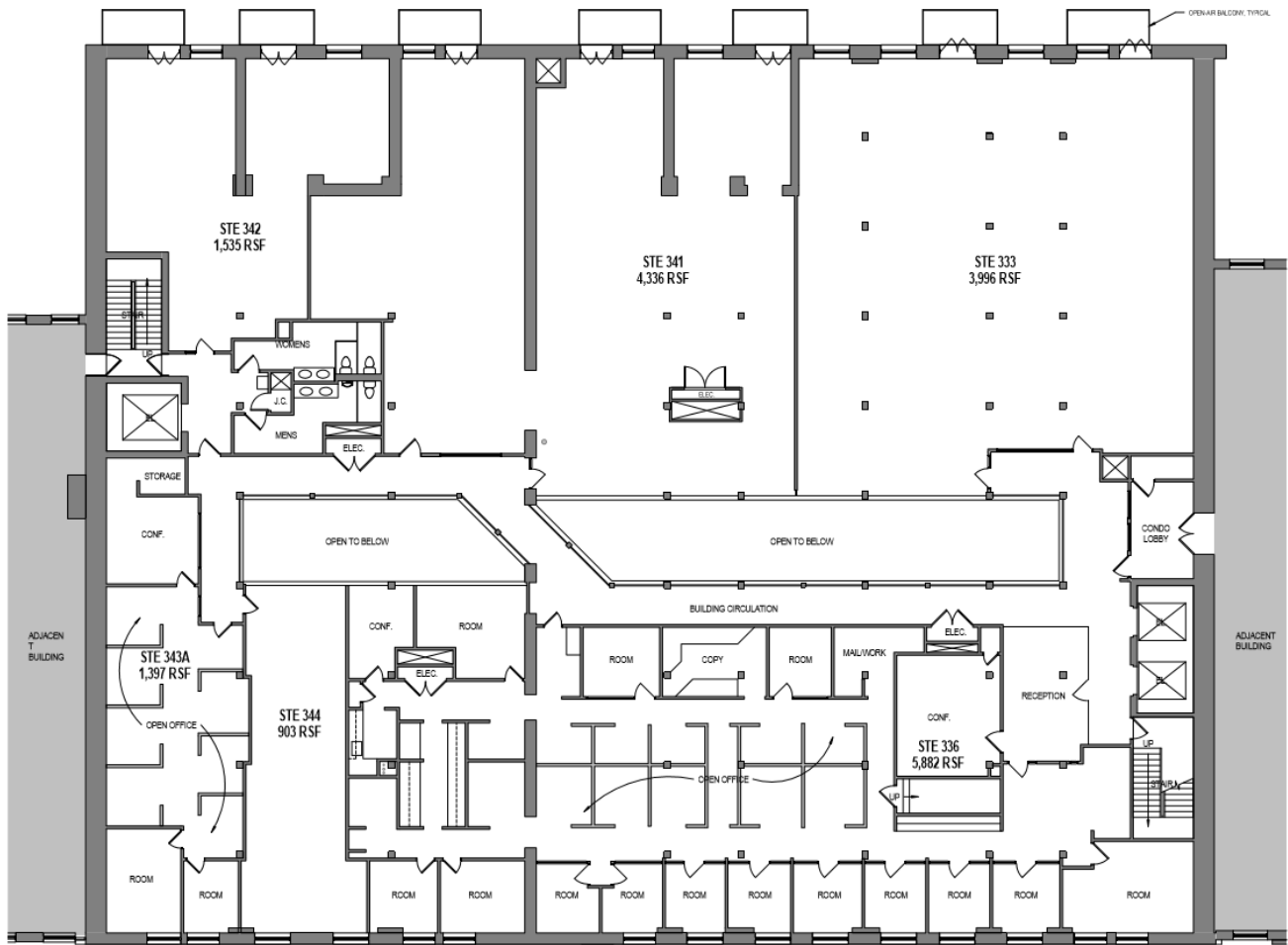
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THIRD FLOOR PLAN



-  **COFFEE**
-  **PARKING**
-  **RETAIL**
-  **ENTERTAINMENT**
-  **HOTELS**
-  **FITNESS**
-  **FOOD & DRINK**
-  **GROCERY**

LIGHT RAIL LINES

-  Green Line (Central)
-  Blue Line (Hiawatha)
-  Green Line Extension
-  Blue Line Extension
-  Northstar Commuter

