



FOR SALE & FOR LEASE

400 N 1ST STREET
UNITS 101 & 102
MINNEAPOLIS, MN 55401

Results
COMMERCIAL
RE/MAX RESULTS

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THE LINDSAY BUILDING

400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

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PROPERTY INFORMATION

FOR SALE - EXECUTIVE SUMMARY

THE LINDSAY BUILDING

400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

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OFFERING SUMMARY

Sale Price - Unit 101	\$399,000
Sale Price - Unit 102	\$649,900
Available SF:	3,371 - 8,775
Year Built:	1900
Zoning:	DT1
18 Parking Avail (Thru 9/30/25)	\$145 p/mo
2025 Taxes - Unit 101	\$17,736.41
2025 Assoc - Unit 101	\$2,235 p/mo
2025 Taxes - Unit 102	\$22,954.93
2025 Assoc - Unit 102	\$3,587 p/mo

PROPERTY OVERVIEW

The Lindsay Building is located in the High-Demand North Loop location of Minneapolis. Two Office / Retail Suites available FOR SALE or LEASE. Zoned DT1 Downtown Center District. 80 residential units upstairs. Perfect for a creative office space, business center, fitness center, etc.... 2 Restrooms in the common area, Exposed Brick & Timber - 12' Ceilings - Large Open Spaces both units.

Unit 101 - \$399,000: 3,371 Useable SF (4,139 RSF) Consists of 1 Large Kitchen, 8 Private Ofcs, Reception Area, Open Areas, Utility Rm, 2024 Assoc(Heat Included) = \$2,234.11 p/mo.

Unit 102 - \$649,900: 5,404 Useable SF (6,638 RSF), 2 Kitchens, 8 Private Ofcs, Reception, Open Areas, Copy Rm, Resource Rm, Large Windows, 2024 Assoc(Heat Included) = \$3,586.49 p/mo.

Parking Spaces (18 Total) available for lease at \$144.96 p/mo starting 10/1/24 with 2.5% annual increases.

Assoc Dues Include: Heating, Water, Trash, Master Insurance, Mgmt Fee, Snow Removal, Inside/Outside Maintenance, Reserves. **Units have hot water baseboard heating, Air handlers capable of heating / cooling are installed in each unit.

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FOR LEASE - EXECUTIVE SUMMARY

THE LINDSAY BUILDING

400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

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OFFERING SUMMARY - FOR LEASE

- Unit 101 is 4,139 rentable square feet - **\$NNN Lease** (Negotiable Base Rate + \$6.48 HOA + \$4.29 Taxes)
- Unit 102 is 6,638 rentable square feet - **\$NNN Lease** (Negotiable Base Rate + \$6.48 HOA + \$3.46 Taxes)
- Parking Spaces (18 Total) available for lease at \$145 starting 10/1/24 with 2.5% annual increases.
- 2 Restrooms available in common area
- Exposed Brick & Timber - 12' Ceilings - Large Open Spaces in Units 101 & 102, Large Windows
- ****Hot water baseboard heating included in Association Dues.** Air handlers capable of heating / cooling are installed in each unit
- **Assoc Dues Include:** ****Heating, Water, Trash, Master Insurance, Management Fee, Snow Removal, Inside/Outside Maintenance, Reserves.**

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EXECUTIVE SUMMARY

THE LINDSAY BUILDING

400 N 1ST ST, SUITES 101 & 102, MINNEAPOLIS, MN 55401

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PROPERTY HIGHLIGHTS

- FOR SALE or LEASE - 2 Office & Retail Suites available with individual offices for lease
- FOR LEASE - **NNN NEGOTIABLE BASE RATE**
- Unit 101 - \$399,000: 3,371 Useable SF (4,139 RSF) 1 Large Kitchen, 8 Private Ofcs, Reception, Open Areas, Utility Rm, 2025 Assoc(Heat Included) = \$2,234.41 p/mo
- Unit 102 - \$649,900: 5,404 Useable SF (6,638 RSF), 2 Kitchens, 8 Private Ofcs, Reception, Open Areas, Resource Rm, 2025 Assoc(Heat Included) = \$3,586.49 p/mo
- 2 Restrooms available in common area
- Parking Spaces (18 Total) - located behind building, available for lease at \$144.96 starting 10/1/24 with 2.5% annual increases
- Main Level, First Floor Suites
- Exposed Brick & Timber - 12' Ceilings - Large Open Spaces in Units 101 & 102, Large Windows
- High-Demand North Loop Location
- Hot water baseboard heating included in Association Dues. Air handlers capable of heating / cooling are installed in each unit

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PROPERTY DETAILS

THE LINDSAY BUILDING

400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

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**SALE PRICES: \$399,000 & \$649,900 PER UNIT
OR A TOTAL OF \$1,048,900 FOR BOTH UNITS**

LOCATION INFORMATION

Building Name	The Lindsay Building
Street Address	400 N 1st St
City, State, Zip	Minneapolis, MN 55401
County/Township	Hennepin/29
Market	North Loop
Cross Streets	N 4th Ave
Range	24
Section	22
Side Of Street	Northwest
Road Type	Paved
Market Type	Large
Nearest Airport	MSP

PROPERTY DETAILS

Property Type	Office / Retail
Property Subtype	Office Building
Zoning	DT1 Downtown Center District
Corner Property	Yes
Traffic Count	7,940
Traffic Count Street	N 1st St
Traffic Count Frontage	120

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	18
Parking Description	Current Owner has a parking lease for up to 18 parking stalls with the neighboring property which is available to the Buyer.

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PROPERTY DETAILS

THE LINDSAY BUILDING
400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

BUILDING INFORMATION

Total Rentable Square Feet - 2 Units	10,777 SF
Tenancy	Multiple
Number Of Floors	6
Year Built	1900
Load Factor	Yes
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number Of Buildings	1
Ceilings	Exposed large wood timber frame
Exterior Walls	Brick

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	1
Exterior Description	Built in 1900, the Lindsay Building is a large red brick warehouse style structure with green paned arched windows and stone at the base of the building.
Interior Description	The interior of The Lindsay Building is accented by exposed brick walls and large timber frame columns and ceilings.
Utilities Description	Units are equipped with hot water baseboard heating that is included in Association Dues Air handlers capable of heating and cooling are also installed in each of the units.

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PARKING LOT

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FLOOR PLAN

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ZONING INFORMATION

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400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

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DT1 ZONING INFORMATION

The DT1 Downtown Center District is a primary zoning classification in Minneapolis, designed to foster a vibrant, mixed-use urban core that serves as the city's commercial and cultural nucleus. This district accommodates a diverse array of uses, including retail, office, entertainment, residential, institutional, and public services, all contributing to a dynamic downtown environment.

Permitted Uses: Permitted uses in DT1 include **cannabis (with exceptions)**, retail stores, restaurants, grocery stores, nightclubs, hotels, medical and professional offices, child care centers, educational institutions, indoor and outdoor recreation facilities, entertainment venues, and public services. The district allows for mixed-use developments with multiple-family dwellings, live/work spaces, and residential units integrated above or alongside commercial spaces. Lodging uses such as hotels and hostels are permitted regardless of room count, and congregate living facilities including supportive housing, residential hospices, and emergency shelters are also allowed. DT1 supports cultural and civic amenities including places of worship, community centers, colleges, and social clubs, as well as production uses like breweries, research labs, and creative studios. The district is pedestrian-oriented and promotes active street-level engagement, encouraging developments that contribute to a dynamic downtown experience through ground-level commercial activity and high design standards.

More information on DT1 can be found at:

<https://www2.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>

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PROPERTY PHOTOS

PROPERTY PHOTOS - COMMON AREA

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PROPERTY PHOTOS - UNIT 101

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PROPERTY PHOTOS - UNIT 101

THE LINDSAY BUILDING

400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

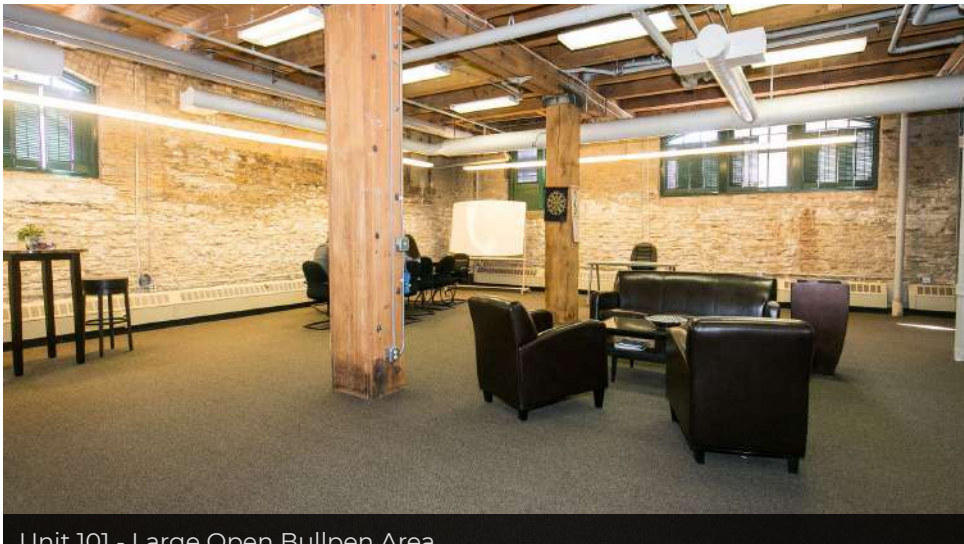
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Unit 101 - Front Area Reception



Unit 101 - Large Open Bullpen Area



Unit 101 - Large Open Bullpen Area



Unit 101 - Kitchen

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PROPERTY PHOTOS - UNIT 101

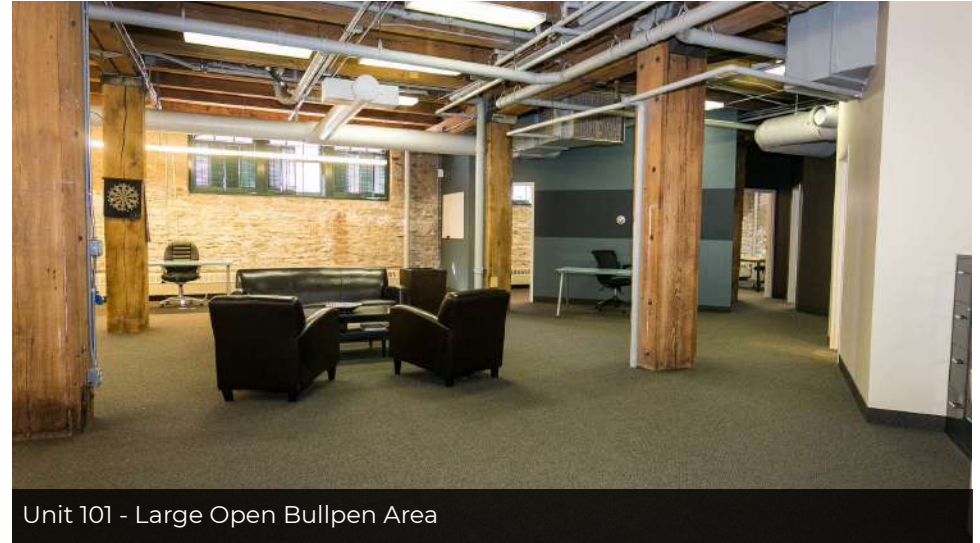
THE LINDSAY BUILDING

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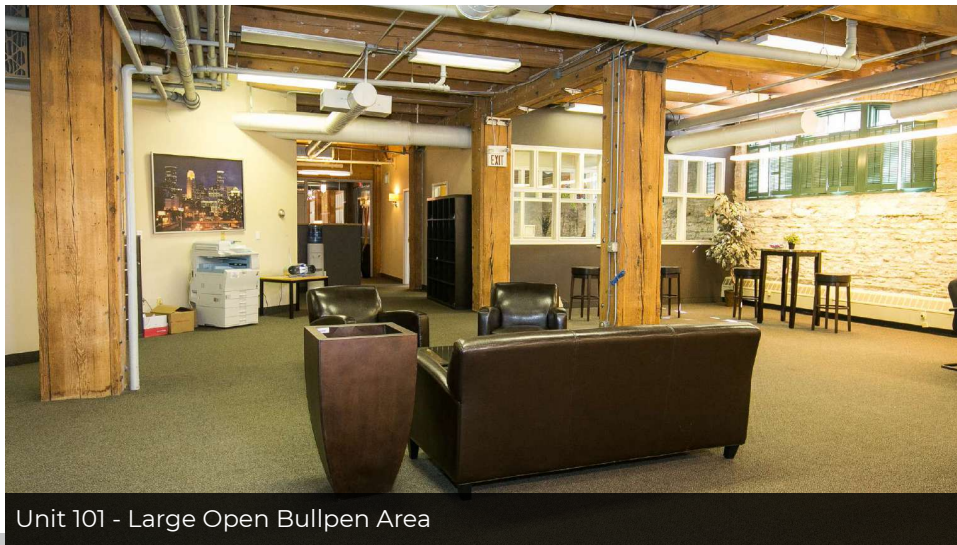
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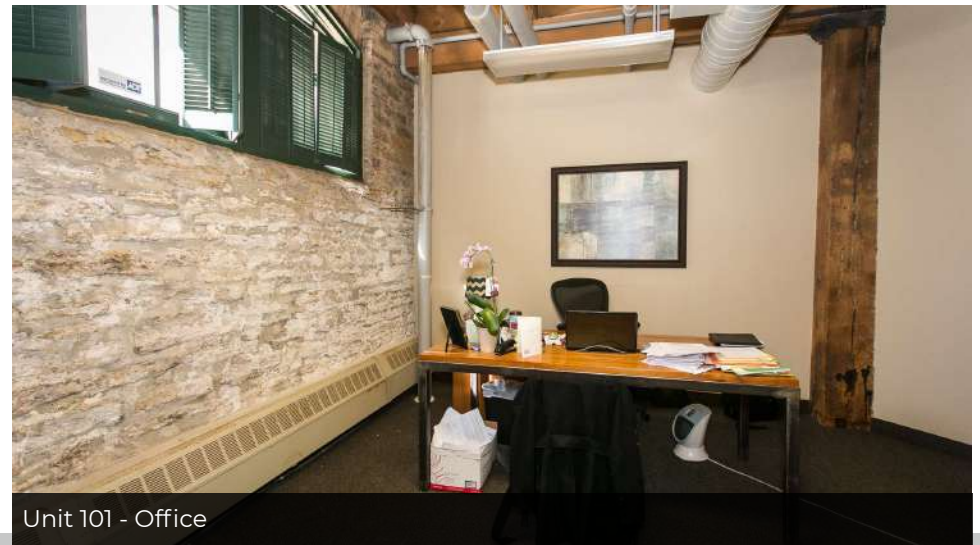
Unit 101 - Office



Unit 101 - Large Open Bullpen Area



Unit 101 - Large Open Bullpen Area



Unit 101 - Office

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PROPERTY PHOTOS - UNIT 102

THE LINDSAY BUILDING UNITS 101

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PROPERTY PHOTOS - UNIT 102

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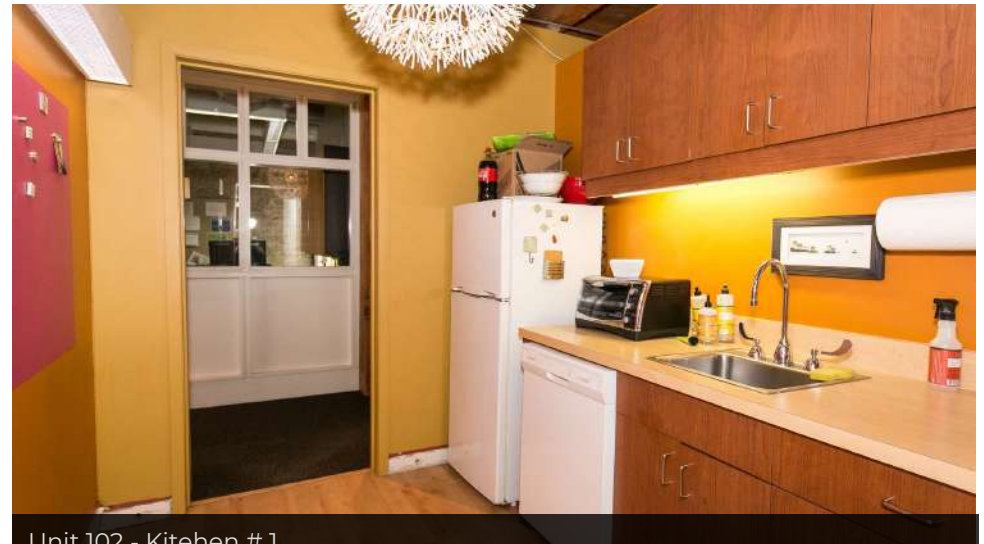
Unit 102 - Reception Desk with Conference Room on Left



Unit 102 - Reception Desk - Front



Unit 102 - Conference Room



Unit 102 - Kitchen #1

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PROPERTY PHOTOS - UNIT 102

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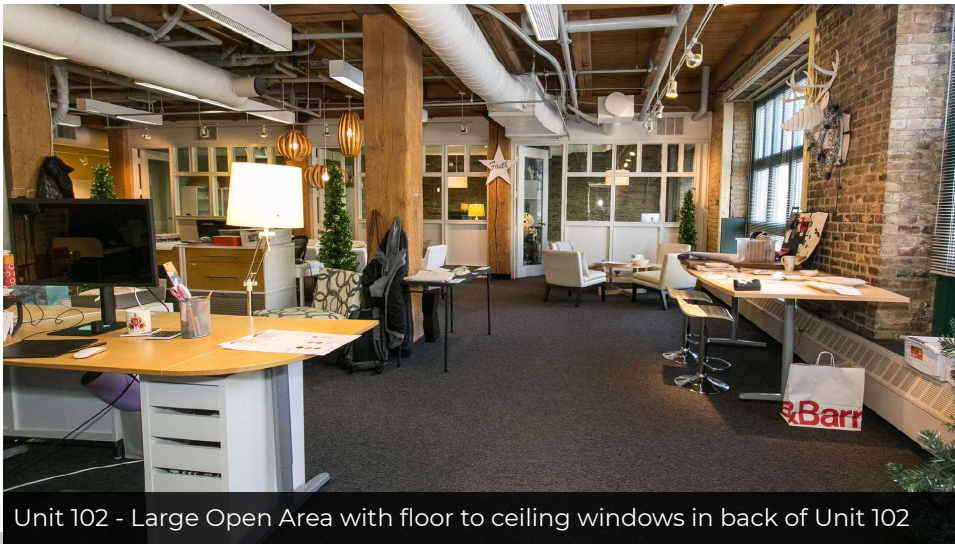
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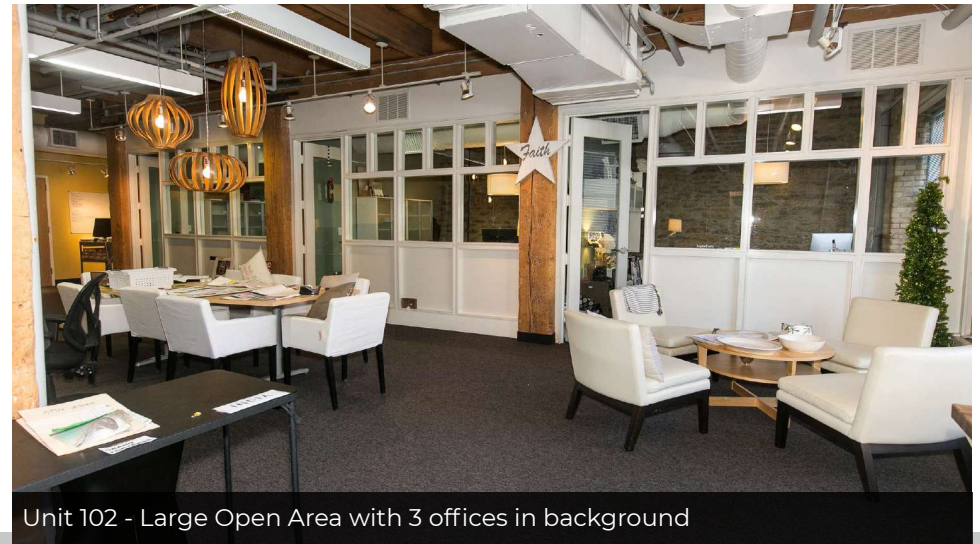
Unit 102 - Office with floor to ceiling windows in back of Unit 102



Unit 102 - Kitchen # 2



Unit 102 - Large Open Area with floor to ceiling windows in back of Unit 102



Unit 102 - Large Open Area with 3 offices in background

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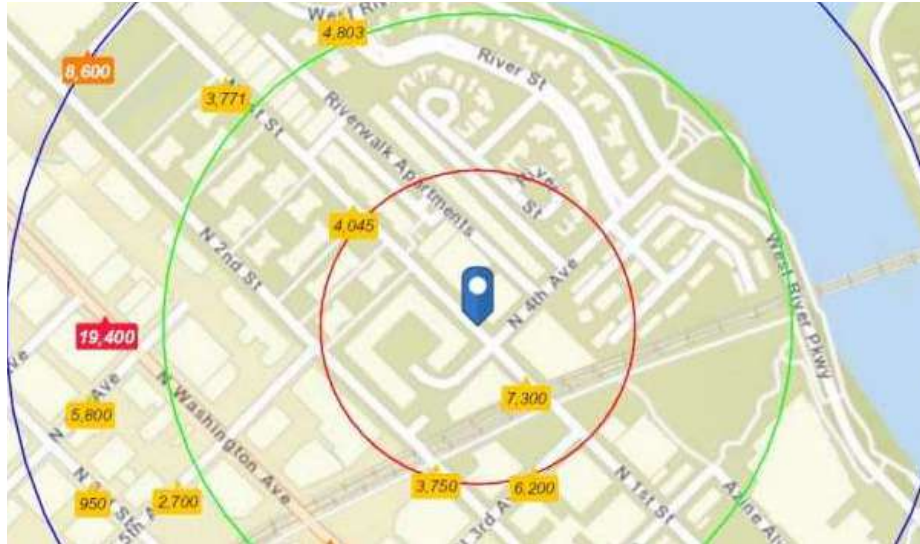
LOCATION INFORMATION

TRAFFIC COUNTS & PARCEL MAP

THE LINDSAY BUILDING

400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

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VEHICLES PER DAY

400 N 1st St - 7,300 VPD

Cross Roads

N Washington Ave - 19,400 VPD

N 2nd St - 3,750 VPD

N 3rd Ave - 6,200 VPD

West River Pkwy - 4,803 VPD



Legal Description:

CIC NO 1356 RIVERWALK LOFTS UNIT NO 615

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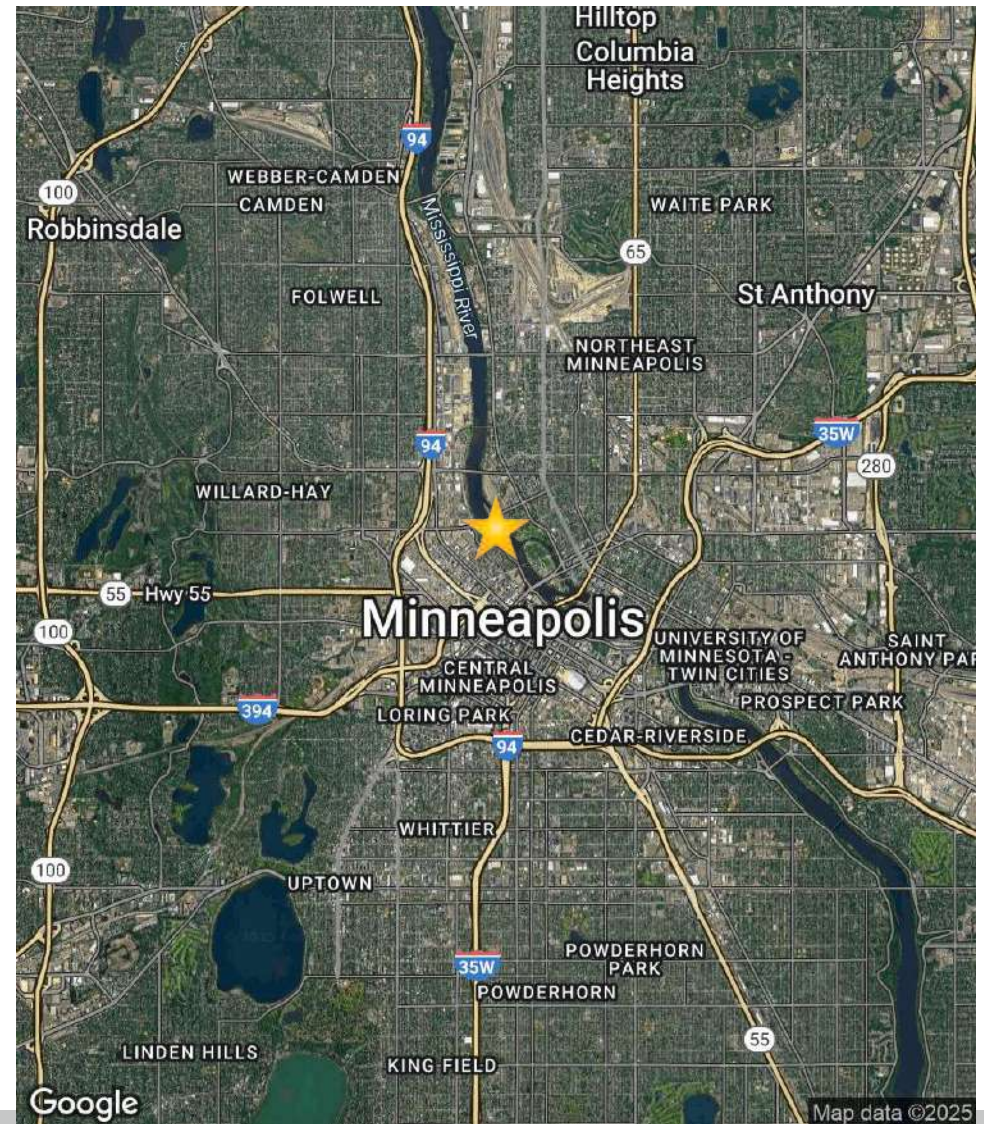
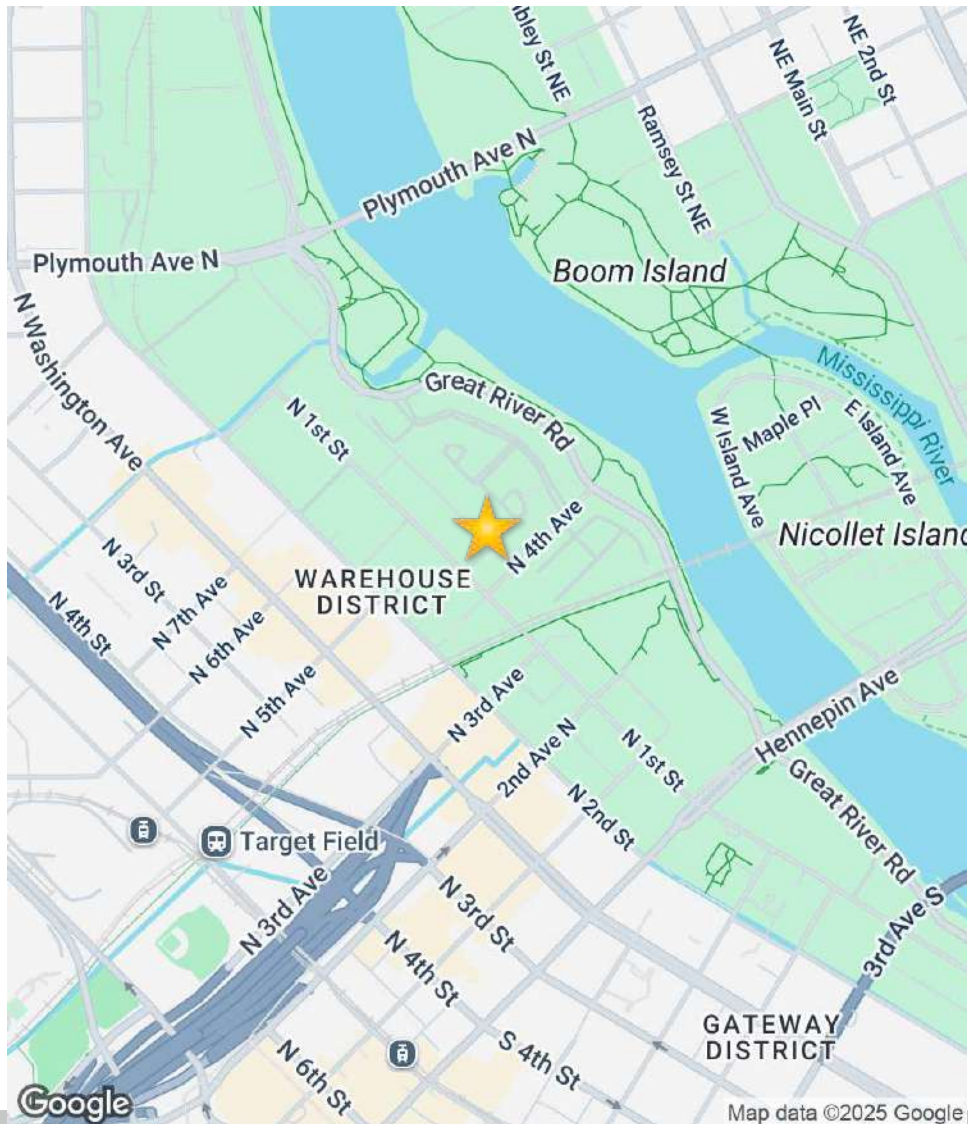
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LOCATION MAPS

THE LINDSAY BUILDING

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RETAILER MAP

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ABOUT THE NORTH LOOP



ABOUT THE NORTH LOOP

THE LINDSAY BUILDING

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ABOUT THE NORTH LOOP

What used to be neglected, largely-abandoned section of Minneapolis is now one of the City's most vibrant and walkable neighborhoods, with award-winning restaurants, fashionable boutiques, lively taprooms and Major League Baseball just steps away. The North Loop has become THE neighborhood in which to live and work, as well as an arts, entertainment, shopping and dining destination. Forbes Magazine calls the North Loop "One of America's Best Hipster Neighborhoods." Fodors Travel Guide put it on a list of 25 places in the world that avid travelers should check out. Thrillist raves about the "rags to riches" story. It's not just the old warehouses, factories and livestock facilities have been given new life here. It's the fact that many of them have been transformed into something truly exceptional. For instance, a former horse stable is now a nationally-acclaimed restaurant, Spoon & Stable, run by James Beard Award-Winning Chef Gavin Kaysen. An old farm implement warehouse is now the stylish, Hewing Hotel, proclaimed "Best Hotel in the Midwest" by Conde Nast Traveler readers and one of the Most Instagrammable Hotels in the US by National Geographic. A former horsecar storage facility from the 1880s is now home to high-end shops, most notably MartinPatrick3 which Forbes Magazine called "the hottest retailer in America's hottest retailing city". Businesses, especially creative and tech firms, have also gravitated to the North Loop, finding the old warehouse spaces, ease of transportation, neighborhood amenities and neighborhood energy particularly well-suited to their needs. The North Loop is also home to a gorgeous section of the Mississippi River where cyclists, joggers and pedestrians enjoy well-maintained trails and families enjoy the playground in a city park that features tall trees and views of the Minneapolis skyline. The light rail station at Target Field provides direct access to MSP Airport, US Bank Stadium, Allianz Field, the University of Minnesota, Downtown St. Paul and other destinations. And the North Loop's momentum keeps building as more people and businesses take note of this urban success story and decided they too want to invest in its future.

Source: <https://northloop.org/>

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Minneapolis, MN



St. Paul, MN

ABOUT THE TWIN CITIES



ABOUT THE TWIN CITIES

THE LINDSAY BUILDING

400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401

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ABOUT THE TWIN CITIES

The Minneapolis - St. Paul metro area is a thriving community of nearly 3 million people, in 7 counties and 182 communities, encompassing nearly 3,000 miles. A strong diversified economy, excellent education system and a high quality of life attract people to the region and keep them here. It's a great place to live, work, raise a family and do business. Our region is home to 19 "Fortune 500" corporations and boasts a highly educated workforce. Our average household income is among the highest in the nation, and our unemployment rate among the lowest. Thriving arts, music and theater communities and several professional sports, help make our region a magnet for creative young professionals. Our renowned park system includes 52 parks, 8 special recreation features and 340 miles of interconnected trails. Popular with residents and visitors alike, regional parks boast more than 47 million visits a year - more than the Mall of America!

Open your eyes and see yourself here. The Twin Cities has all you need from sports to nightlife. Whether you're looking for big city lights or want to have a quiet evening with family along the Mississippi River, this is the place to be. We're home of Prince, the St. Paul Winter Carnival, the Minnesota State Fair and a Cat Video Festival. We have the nation's oldest sketch comedy theater with the Brave New Workshop and have professional sports teams in football, basketball (men's & women's), baseball, hockey (men's & women's) and soccer.

Sources: Met Council, ExploreMN, Visit Twin Cities

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A photograph of a hallway with a patterned carpet, wooden pillars, and exposed ceiling pipes. The carpet has a dark brown background with a repeating geometric pattern of interlocking circles and lines in a lighter brown color. The walls are made of light-colored wood, and the ceiling features exposed wooden beams, black pipes, and white insulated ductwork. Small, square, white light fixtures are mounted on the walls. In the background, there are glass doors and windows, some of which are partially open. A red fire alarm pull station is visible on the right wall.

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

THE LINDSAY BUILDING
400 N 1ST ST, UNITS 101 & 102, MINNEAPOLIS, MN 55401



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,574	8,494	24,780
Average age	37.4	36.7	35.6
Average age (Male)	38.4	38.2	36.8
Average age (Female)	36.7	36.1	35.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,712	5,853	15,061
# of persons per HH	1.5	1.5	1.6
Average HH income	\$134,533	\$118,133	\$102,658
Average house value	\$319,851	\$293,453	\$280,456

** Demographic data derived from 2020 ACS - US Census*