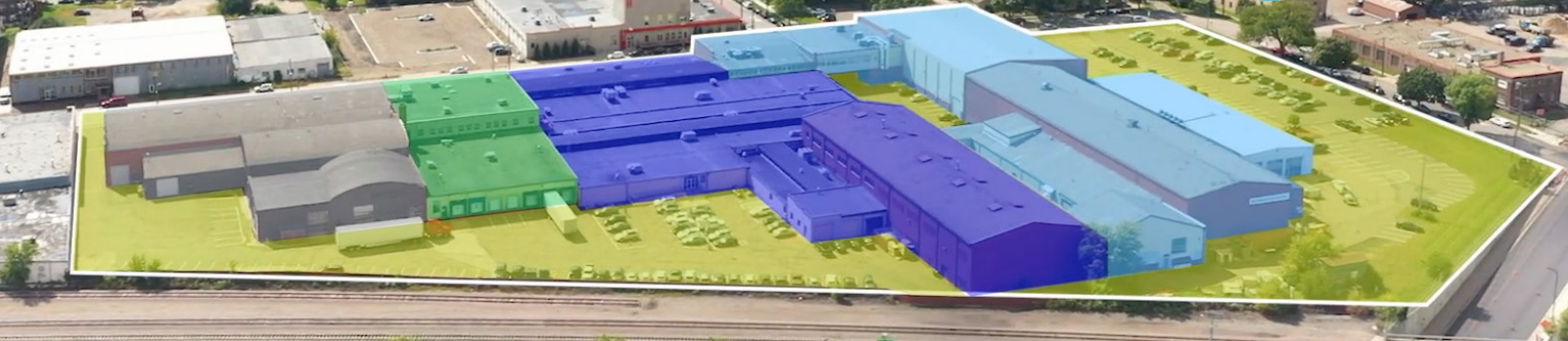


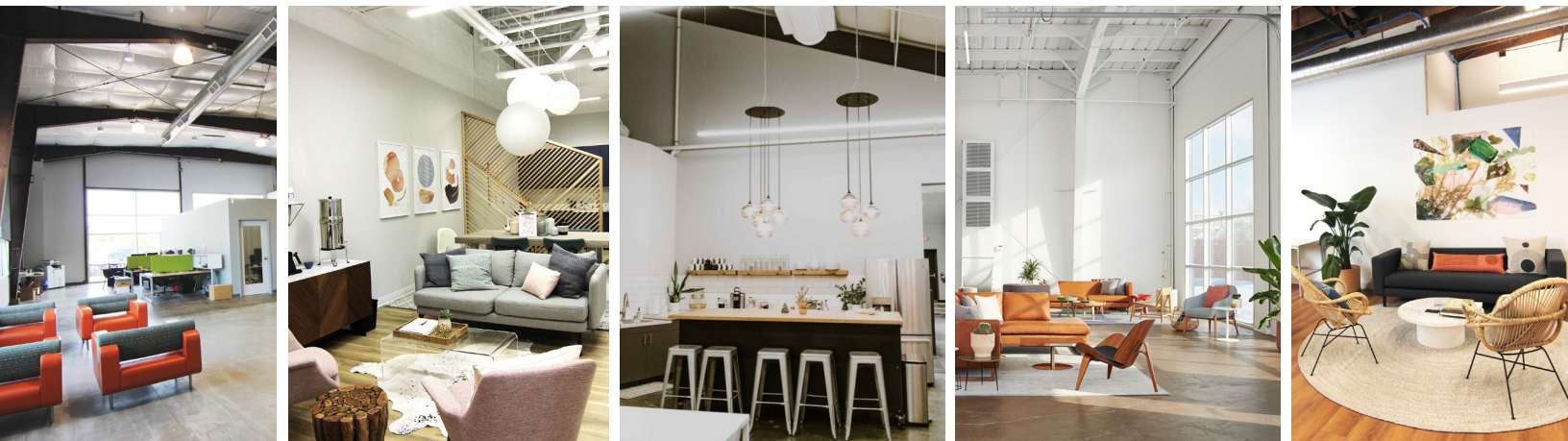
9TH STREET CENTER



DYNAMIC SPACES FOR BUSINESS SUCCESS

575-701 9TH STREET SE

The 9th Street Center business campus is comprised of 9 buildings constructed from 1910 through the 1950s. With a wide range of building styles, we offer numerous leasing options, from creative office/studio and warehouse & industrial space to destination retail. This unique mix of buildings has the customization options to help businesses create exactly the space they need!



HILLCREST

DEVELOPMENT, LLLP



CENTRAL LOCATION & ABUNDANT FREE PARKING

- Centrally located in Northeast Minneapolis near I-35W and East Hennepin Avenue
- Free, plentiful parking onsite with multiple transit options
- Minutes to NE MPLS arts district as well as breweries, restaurants, coffee and retail
- Bike trail accessible by way of the Presidential Memorial Bike Highway that connects to 50 miles of the Minneapolis Grand Rounds urban trail system

PRIVATE ENTRANCES & MAIN FLOOR CONVENIENCE

With the unique combination of primarily 1-story buildings, 9th Street Center is set up to accommodate our current times. We have the ability to add private entrances in many locations, providing our main-floor office tenants with controlled, secure access to their spaces. In addition, ample surface parking allows for easy access to tenant entrances.



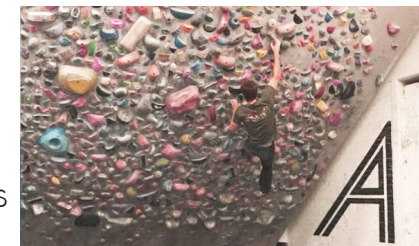
UNIQUE SPACES & ONSITE AMENITIES

- 223,000SF complex
- Spaces from 600SF - 7,000SF
- Fully customizable
- 11' - 30' ceiling heights
- Brick & timber finishes available & polished concrete and/or hardwood floors
- Outdoor courtyards, bike racks & seasonal landscaping /plantings
- Onsite cidery - Minneapolis Cider Co.
- Onsite fitness & wellness tenants - personal training, rock climbing, aerial performance & integrative medicine



MINNEAPOLIS CIDER COMPANY

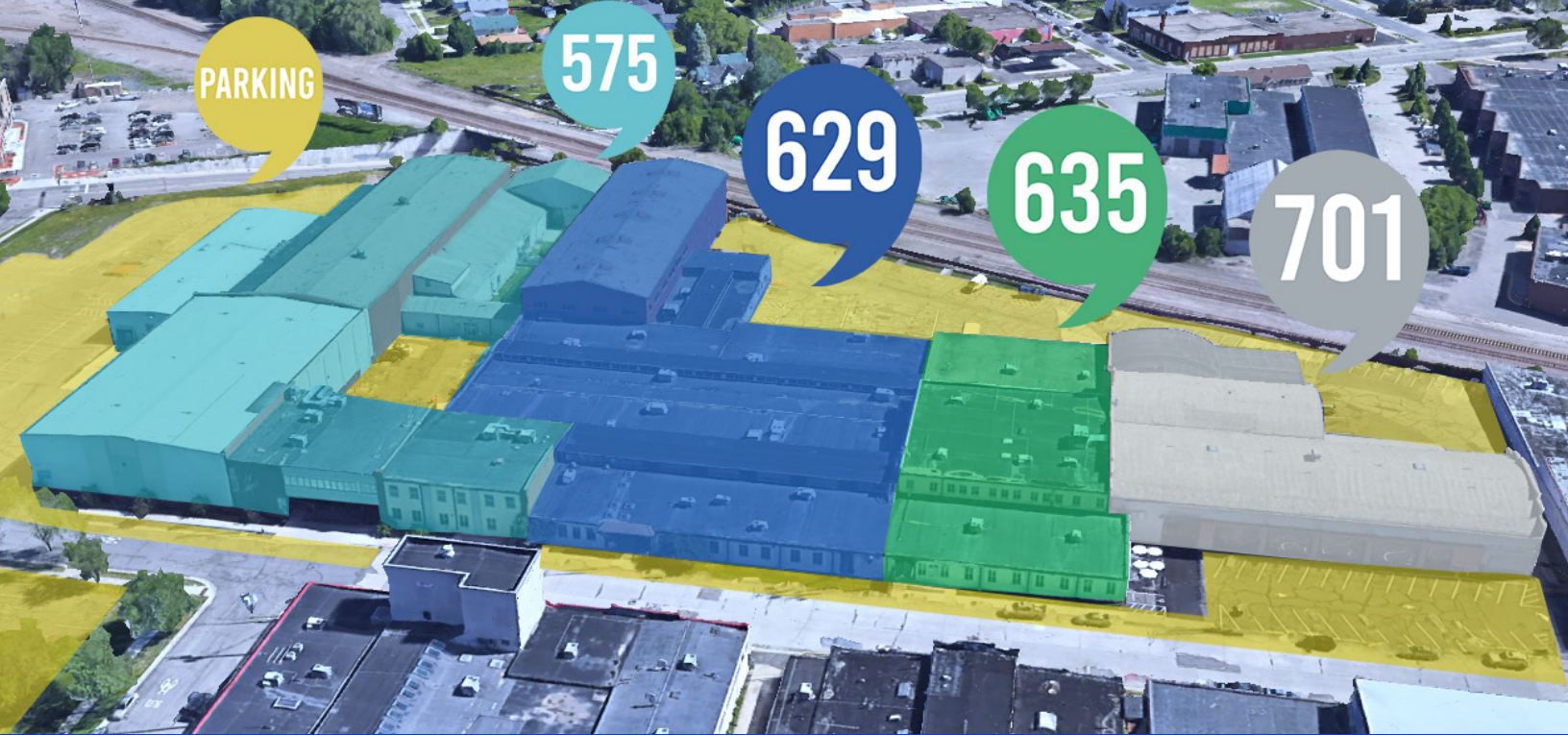
Our retail tenant in the 701 building (East end of the complex) doesn't just make and serve great seasonal ciders, they also offer indoor, weeknight Pickleball competitions/leagues, and they recently opened an authentic (in-house) French crêperie called Breizh Crêperie that offers a special brunch menu on Saturdays. They also have an awesome four-season patio with firepits for the winter months!



CUSTOMIZED, ENERGIZED SPACES

9th Street Center has been redeveloped into a modern, multi-tenant industrial/flex, creative office & destination retail campus that is professionally managed & owned by Hillcrest Development. Our full-service team has the ability to provide small to large customized spaces, with flexible lease terms, and is ready to help you secure, design-build and move into your company's new home in NE Minneapolis!





PLEASE VISIT WWW.9THSTREETCENTER.COM

FOR VIRTUAL TOURS & FLOOR
PLANS OF AVAILABLE SPACES

OR CONTACT OUR LEASING
AND DEVELOPMENT TEAM

**9TH
STREET
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