

COMMERCIAL SPACE FOR LEASE/SALE



THE REDWELL

1020 N 3rd Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- New construction mixed-use/affordable housing and commercial development in the North Loop
- Located one block off Washington Avenue within walking distance of coffee shops, retailers, restaurants, breweries and more
- 10,096 RSF design-build opportunity for retail or office user(s) with capacity for a full-service restaurant/grill, coffee shop, or deli
- Dedicated entrance(s) and signage on 10th Avenue or 3rd Street
- Adjacent, state of the art 24/7/365 secure parking ramp for tenant and guests, and underground, shared parking for employees
- Convenient access to I-94, I-394 and Highway 55
- Commercial space also offered for sale (call for pricing)



*Please be advised that the METRO Blue Line Extension light rail transit project may impact 10th Avenue North, if approved. For more information, please visit: <https://metrocouncil.org/Transportation/Projects/Light-Rail-Projects/METRO-Blue-Line-Extension.aspx>



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Building Address	1020 N 3rd Street Minneapolis, MN 55401	
Availability	Suite 110 - 10,096 RSF (divisible to 2 or 3 bays)	
Lease Rate	\$20.00 - \$22.00 PSF Net	
Traffic Counts (2021) est.	10th Avenue N and 5th Street: 6,057 VPD	
Operating Expenses	TAX	\$5.40 PSF (not fully assessed)
	<u>INSURANCE</u>	<u>\$0.52 PSF</u>
	TOTAL	\$5.92 PSF (2025 est.)
TI Allowance/Build to Suit	Owner will offer a TI Allowance or Build to Suit (with term)	
Zoning	I-2 Medium Industrial District with an Industrial Living Overlay	
Clear Height	11 foot clear from floor to concrete beam	

The Redwell, Schafer Richardson's second affordable housing project, located at 1020 North Third Street in Minneapolis' North Loop neighborhood, is now open!

The street level of the building hosts resident amenity spaces and approximately 10,096 SF of commercial space, which can be demised into two or three bays for retail or office users. The commercial space has dedicated street entrances and signage on 10th Avenue and/or 3rd Street.

The Redwell is located within a few short blocks of the region's most significant amenities, including Target Field and Target Center, the Fillmore Theatre, the Mississippi Riverfront, Downtown Minneapolis and Skyway System, and Minneapolis's primary intermodal transit station (light rail/passenger rail/bus).

Conveniently located in the North Loop neighborhood, one block off Washington Avenue near Spyhouse Coffee, Bunkers, The Galley, Freehouse, Borough/Parlour, BLG and the Snack Bar. Within walking distance of Target Field, the Fillmore Theater, Fulton Brewery and more. Easy access to I-94, I-394, Highway 55 and Target Station LRT. Underground, shared parking for employees and adjacent secure ramp for guests.



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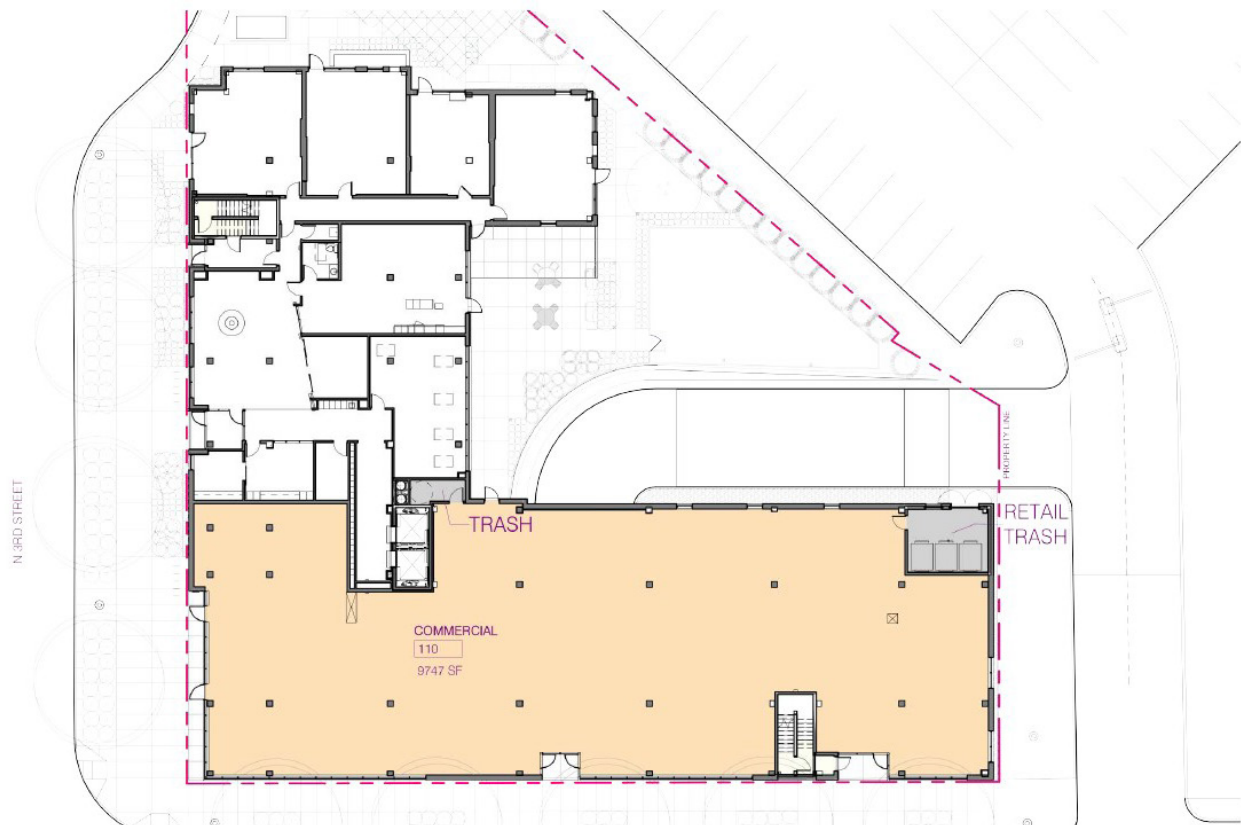
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FIRST FLOOR PLAN - COMMERCIAL SPACE (not demised, shown on plan in USF)



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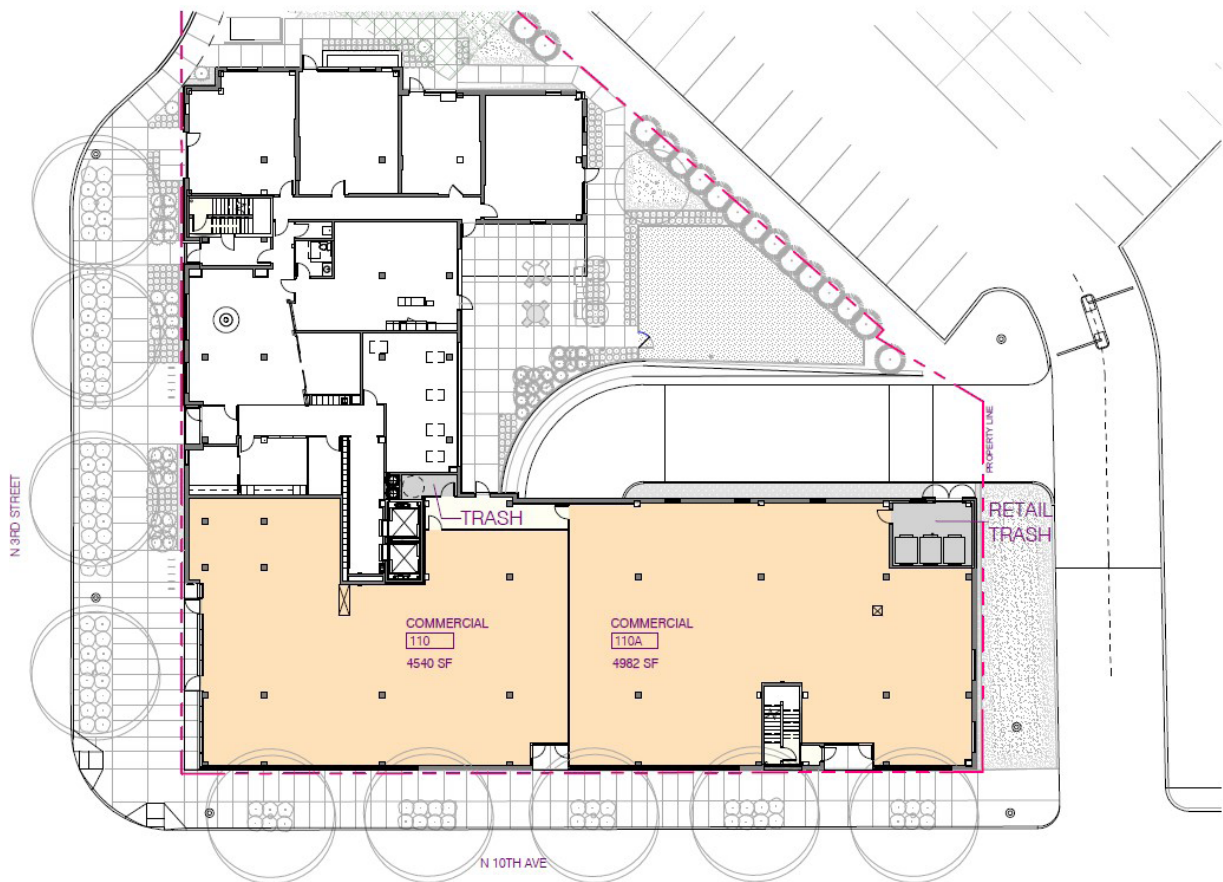
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1020 N 3rd Street, Minneapolis, MN 55401

FIRST FLOOR PLAN - COMMERCIAL SPACE (demised into two bays, shown on plan in USF)



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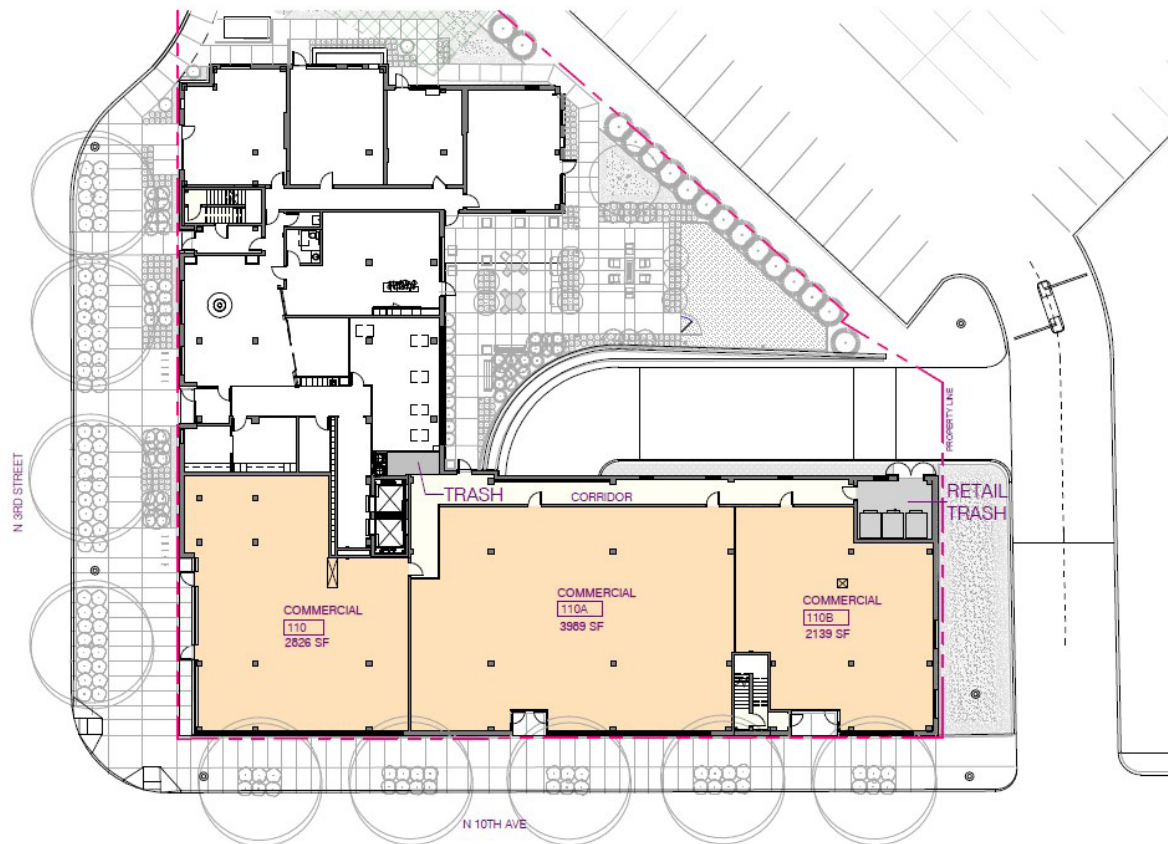
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1020 N 3rd Street, Minneapolis, MN 55401

FIRST FLOOR PLAN - COMMERCIAL SPACE (demised into three bays, shown on plan in USF)



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