

THE 1001 BUILDING



1001 WASHINGTON AVE S, MINNEAPOLIS, MN



BUILDING OVERVIEW

We are excited to offer, for sale or lease, a highly creative and collaborative office building located on Washington Ave along the vibrant Mill City District in Minneapolis.. It boasts high-end finishes, exposed ceilings with abundant natural light, a rooftop deck, and off-street parking, giving you the downtown presence and access without the hassle.

BUILDING HIGHLIGHTS

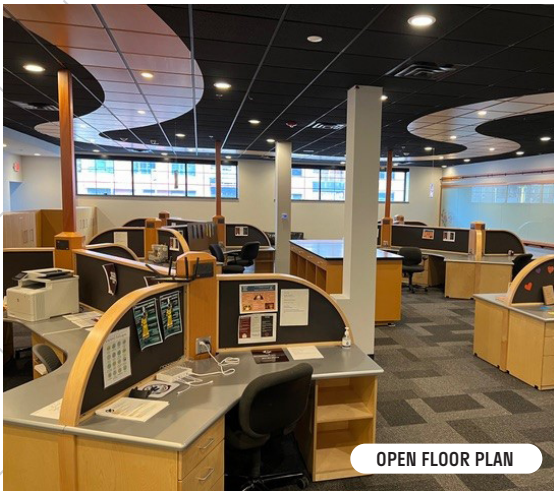
- Great location
- Frontage on Washington Avenue
- Unique architecture
- Open floor plan
- Off-street parking - 5 stalls
- Rooftop deck
- Signage
- Drive-in door
- Large training room

SPACE AVAILABILITY

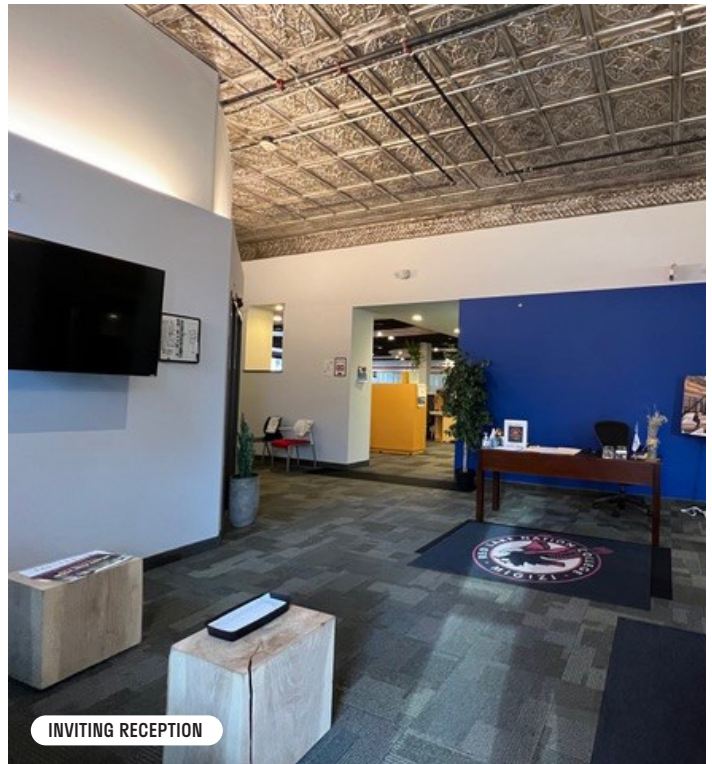
- Office: Approx. 10,299 SF
- Storage/LL: Approx. 1,434 SF
- Total SF: Approx. 11,733 SF
- Net Rental Rates: \$21.50 PSF
- Estimated Tax/Ops: \$10.25 PSF
- Sale Price: Negotiable
- Available: Immediately



COMMON AREA KITCHEN



OPEN FLOOR PLAN



INVITING RECEPTION

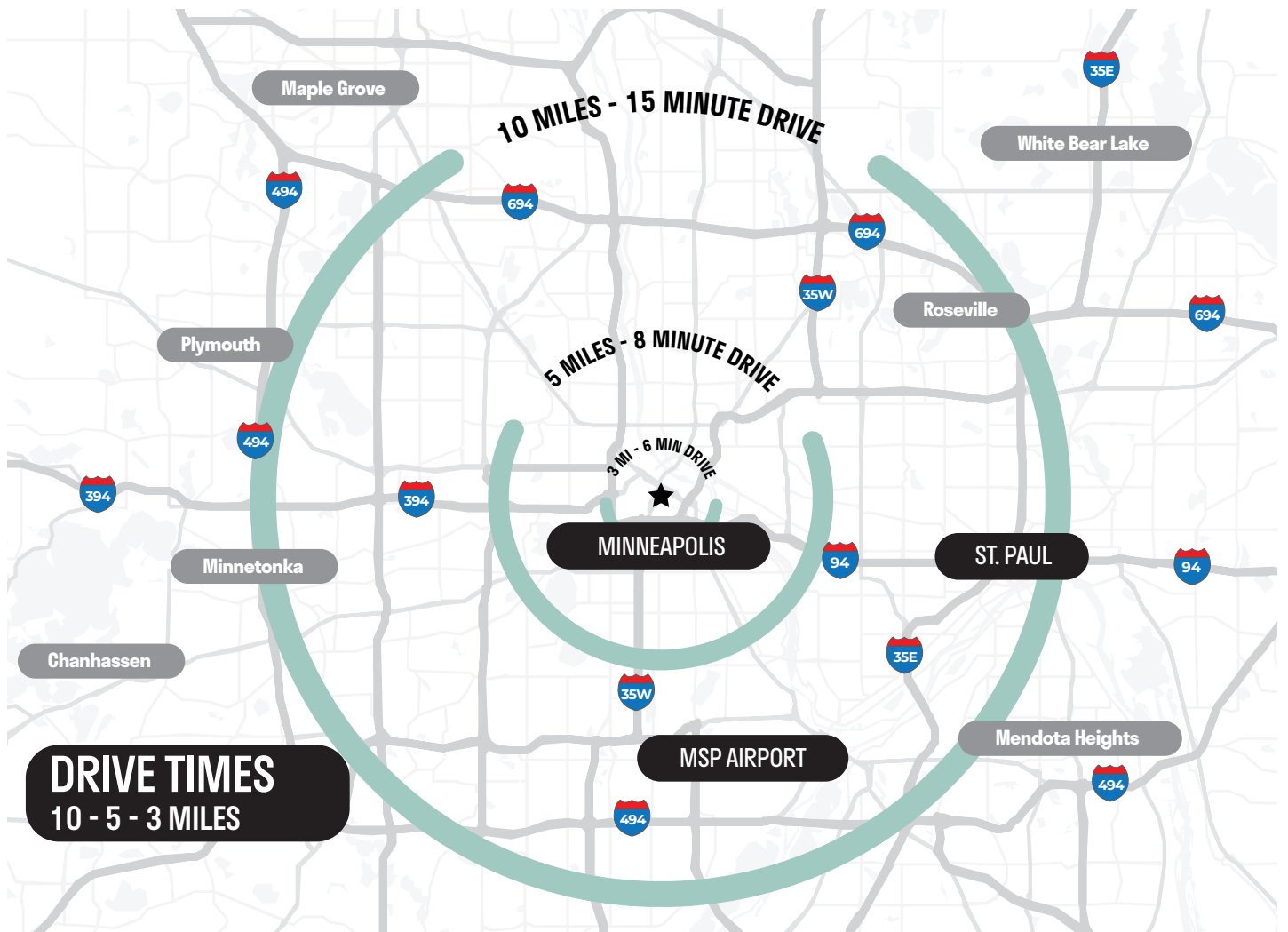
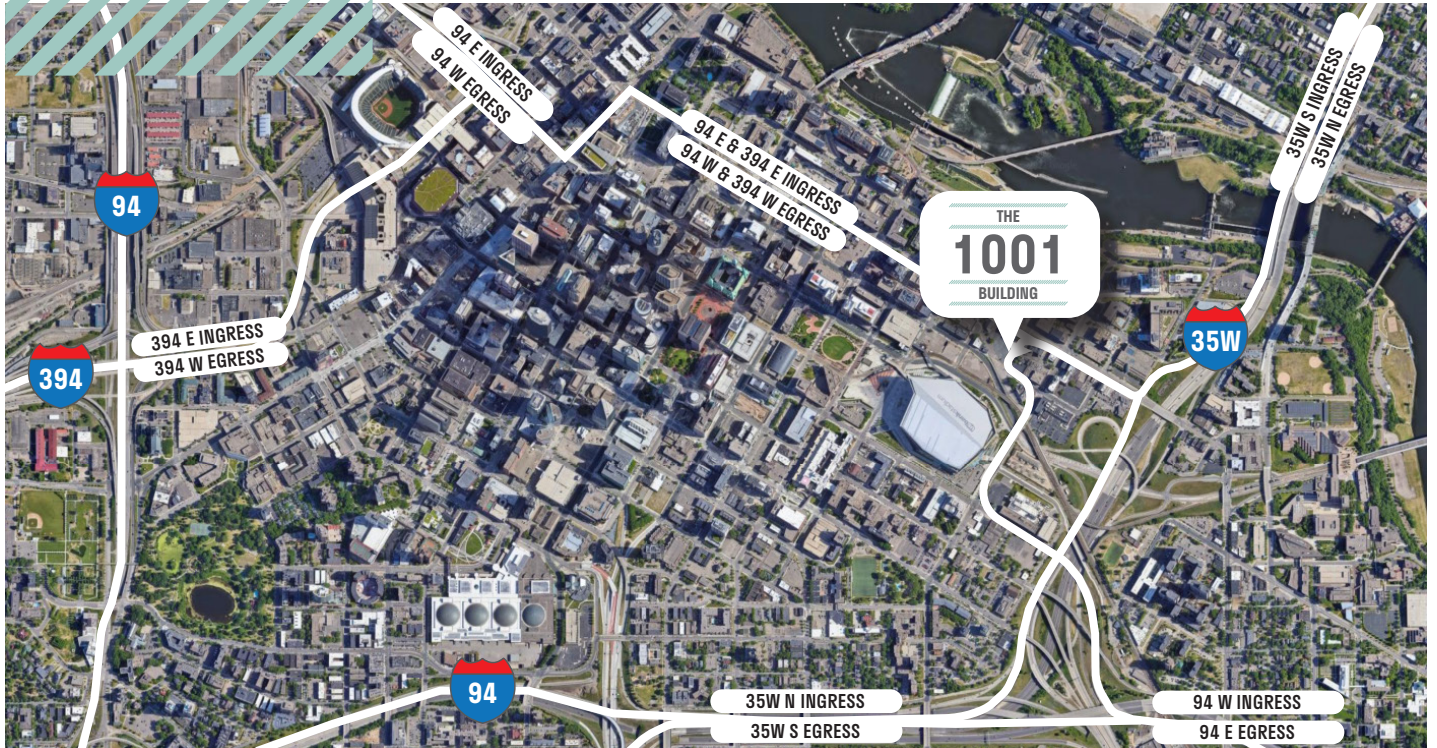


COLLABORATION AREAS



COLLABORATION AREAS

ACCESSIBLE





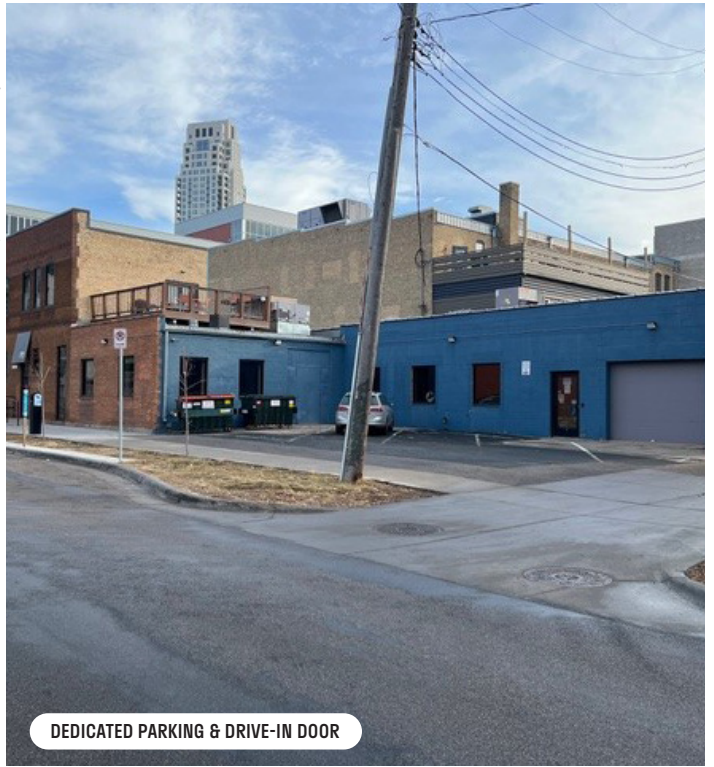
2ND FLOOR KITCHENETTE



LARGE CONFERENCE ROOM



FLEX ROOM

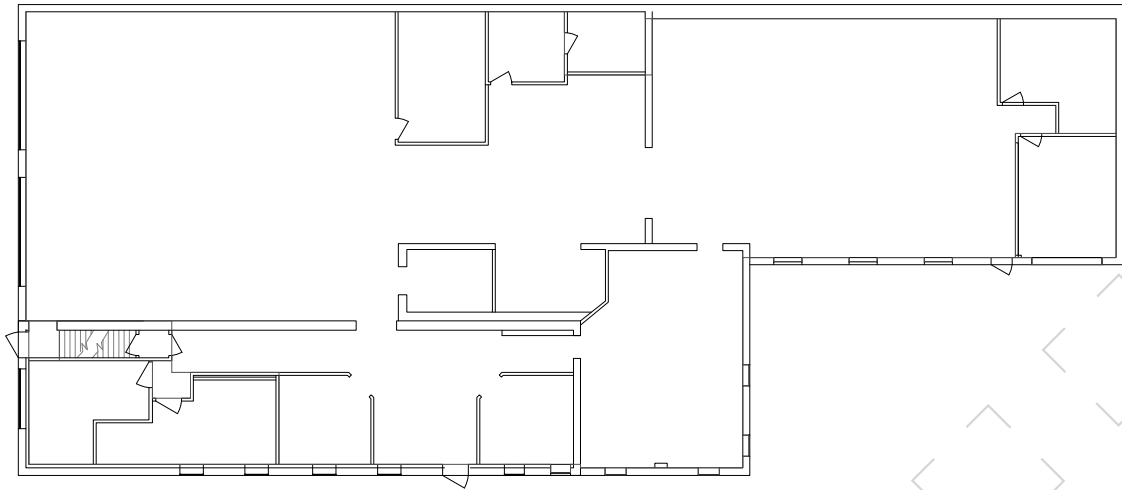


DEDICATED PARKING & DRIVE-IN DOOR

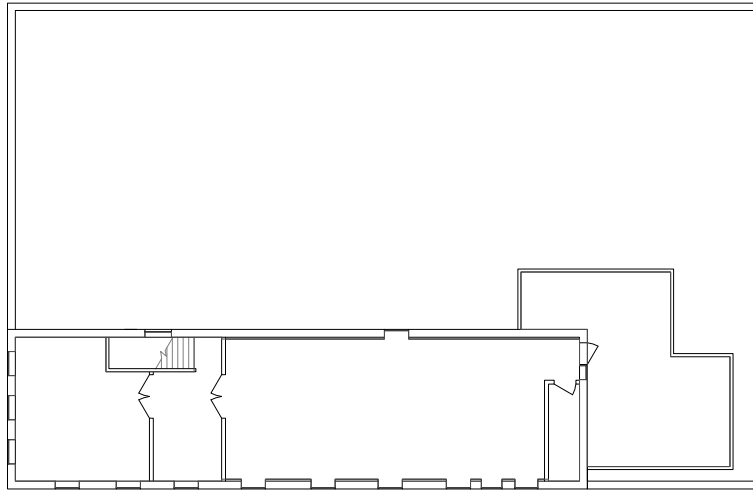


WASHINGTON AVE VISIBILITY

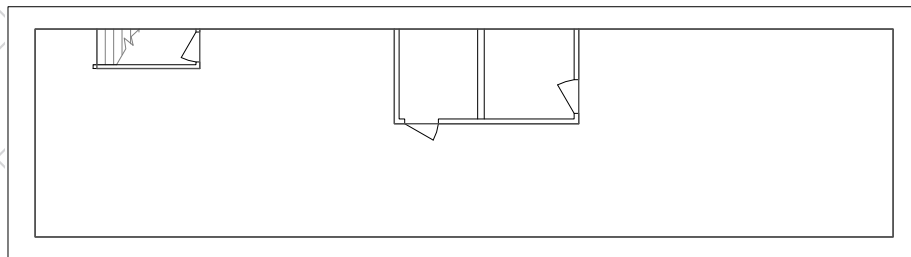
FLOOR PLANS



FIRST FLOOR - 8,209 SF



SECOND FLOOR - 2,090 SF



STORAGE/LL - 1,434 SF



TRANSWESTERN

REAL ESTATE
SERVICES

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