

# THE 1001 BUILDING



1001 WASHINGTON AVE S, MINNEAPOLIS, MN



THE  
**1001**  
BUILDING

# 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

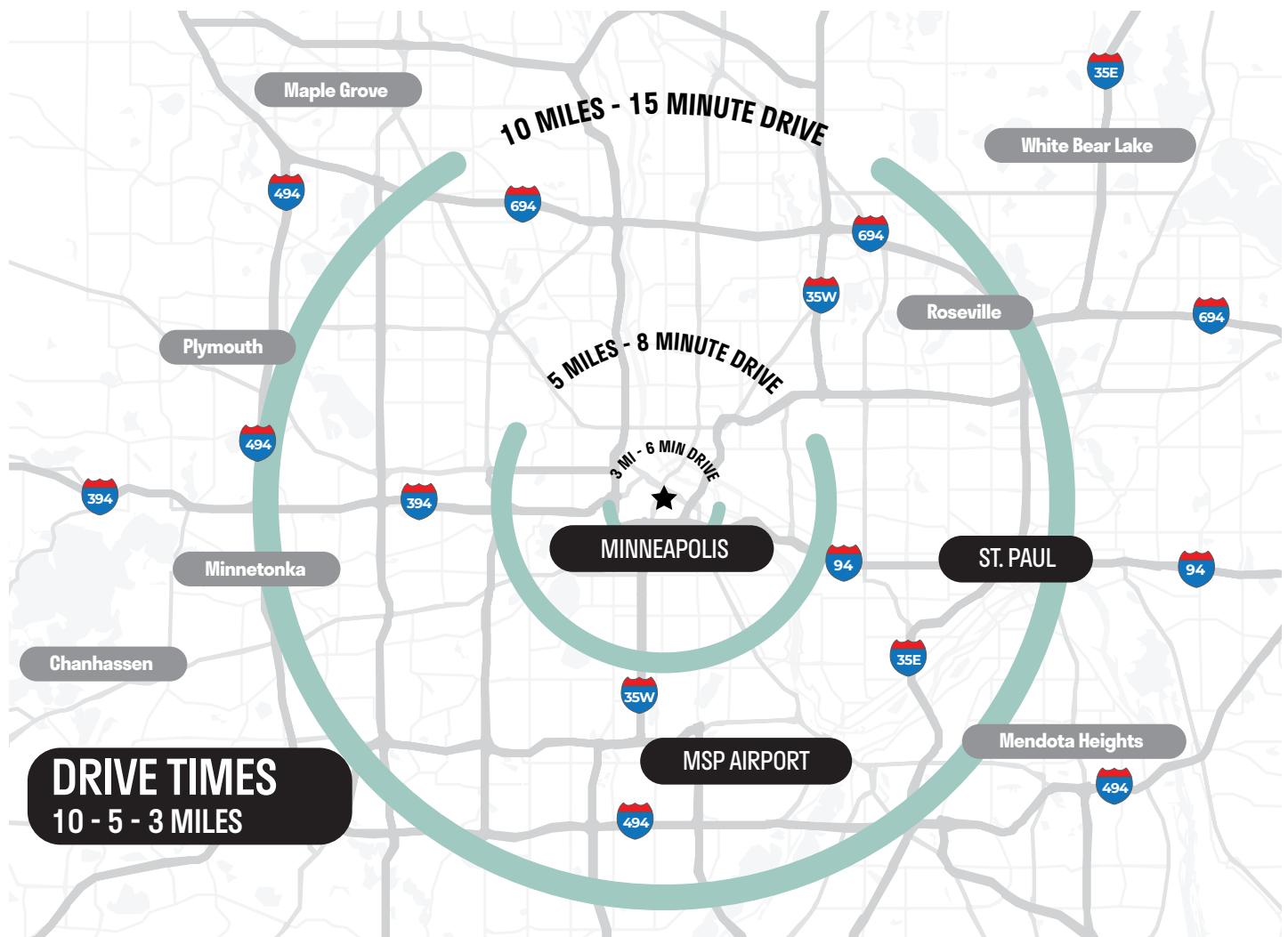
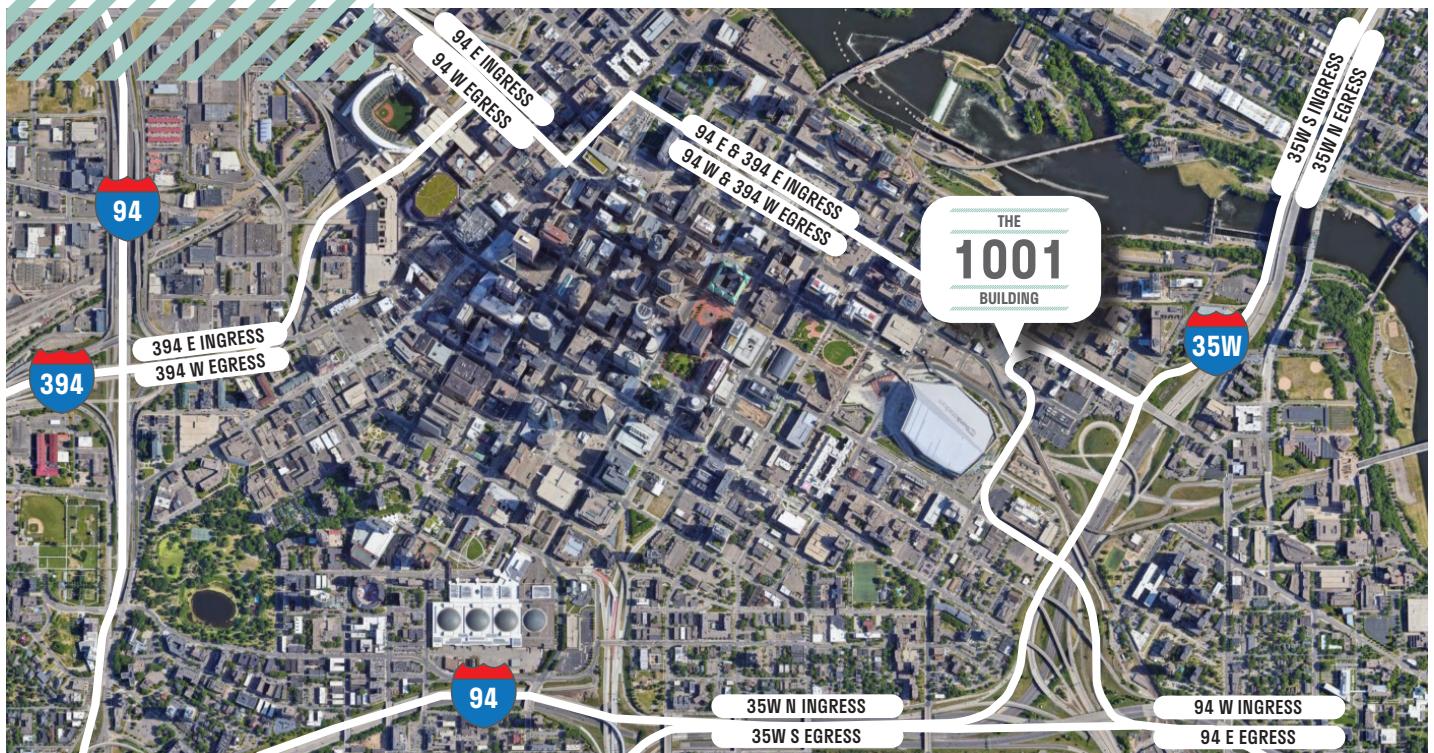
- Great location
- Frontage on Washington Avenue
- Unique architecture
- Open floor plan
- Off-street parking - 5 stalls
- Rooftop deck
- Signage
- Drive-in door
- Large training room

## 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/0ps: \$10.25 PSF
- Sale Price: Negotiable
- Available: Immediately



# ACCESSIBLE

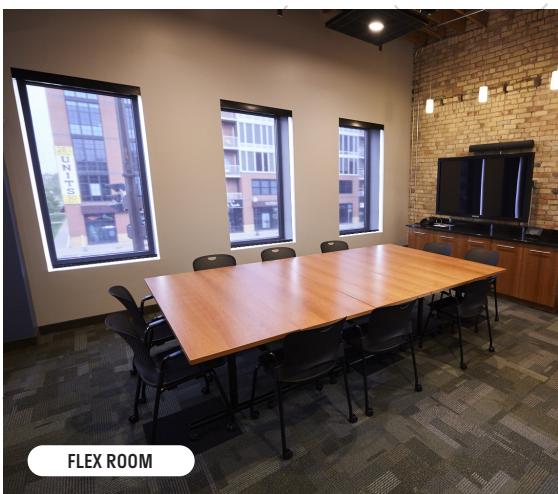




2ND FLOOR KITCHENETTE



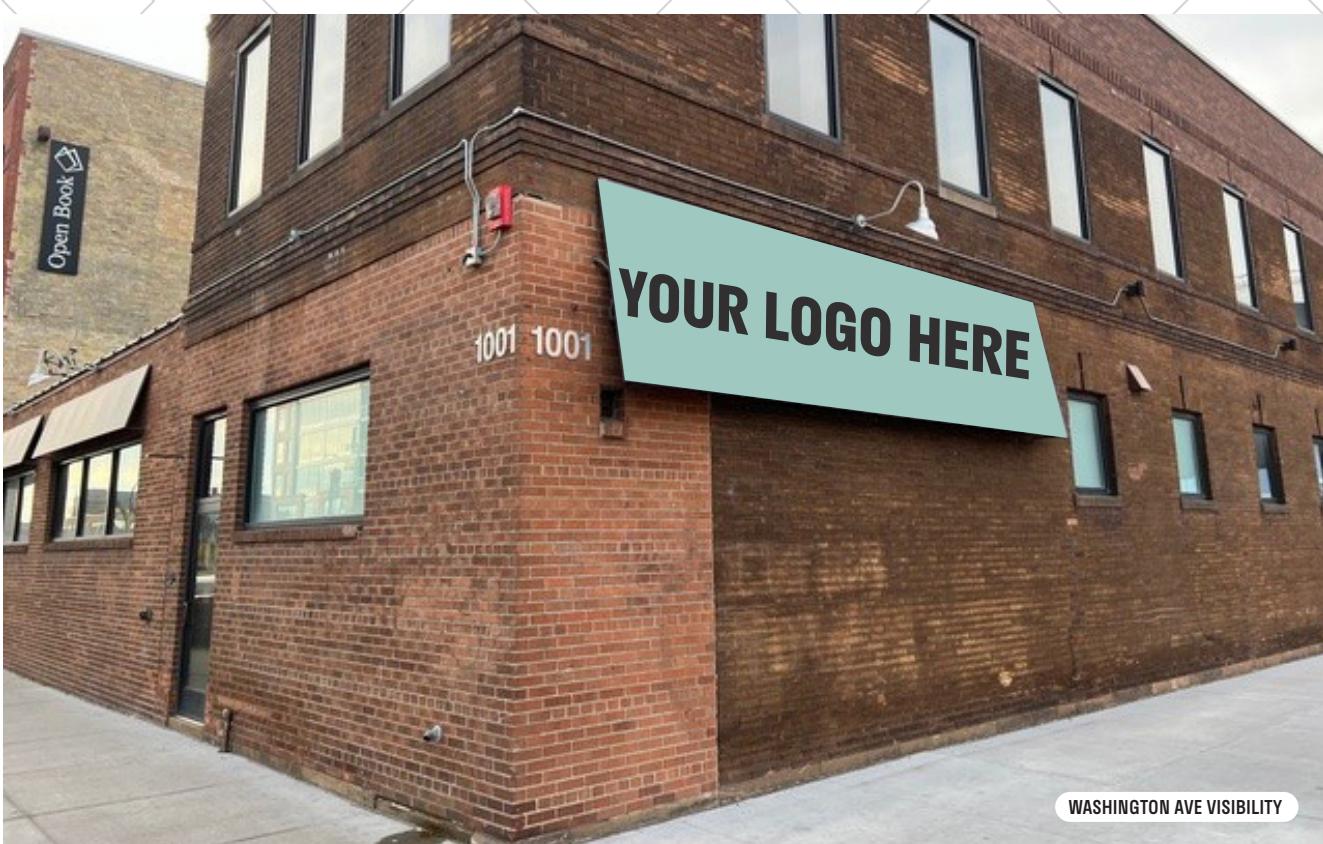
LARGE CONFERENCE ROOM



FLEX ROOM



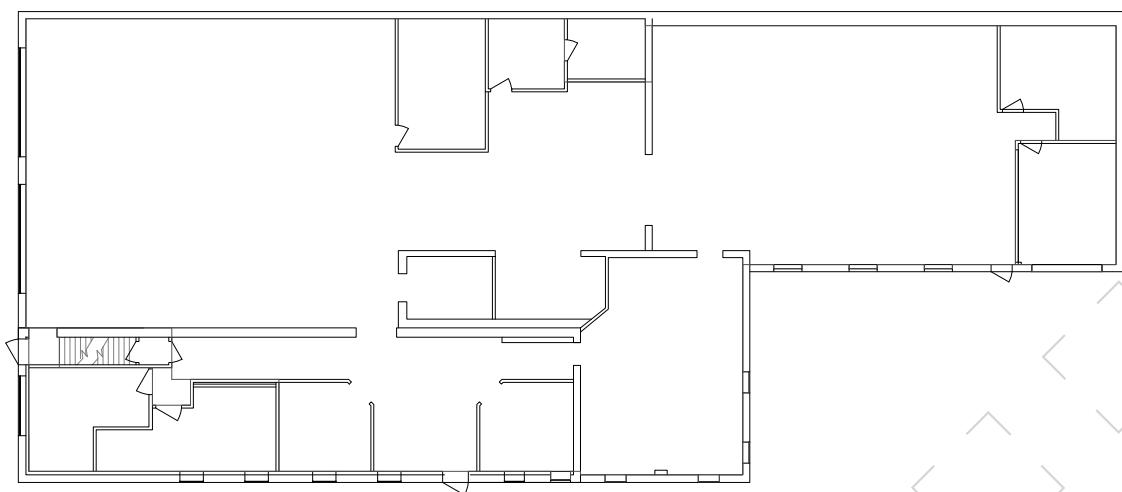
DEDICATED PARKING & DRIVE-IN DOOR



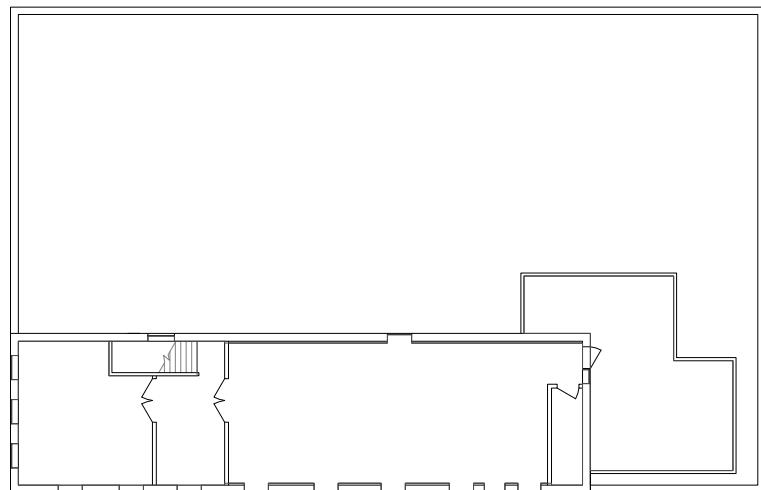
WASHINGTON AVE VISIBILITY



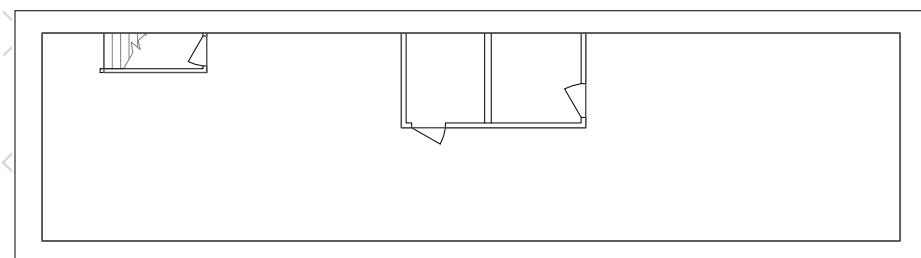
# FLOOR PLANS



**FIRST FLOOR - 8,209 SF**



**SECOND FLOOR - 2,090 SF**



**STORAGE/LL - 1,434 SF**



## **CONTACT**

---

**MIKE SALMEN, SIOR**  
612.359.1660  
[MIKE.SALMEN@TRANSWESTERN.COM](mailto:MIKE.SALMEN@TRANSWESTERN.COM)

**ERIC RAPP, SIOR**  
612.359.1635  
[ERIC.RAPP@TRANSWESTERN.COM](mailto:ERIC.RAPP@TRANSWESTERN.COM)