

# For sublease

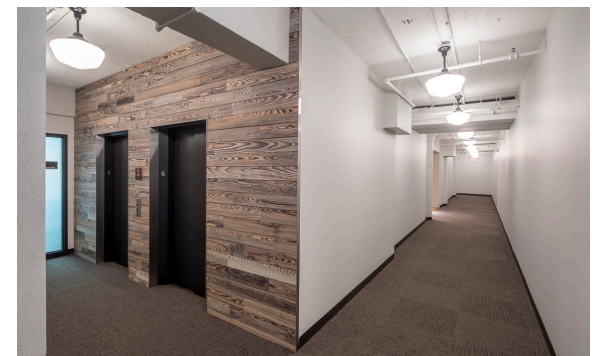
21,039 RSF  
Full Floor Opportunity  
Office Space Available

123 N. 3rd St.  
Minneapolis, MN

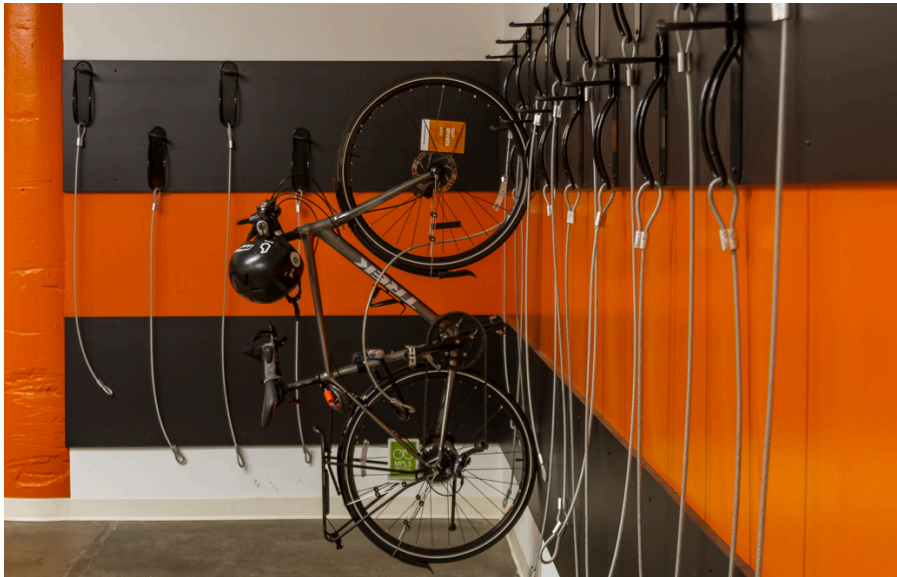
 **JLL** SEE A BRIGHTER WAY



# Common Areas







## Building Overview & Amenities

- Creative, historic office building in Minneapolis Warehouse District
- Updated lobby & corridors
- On-site property management
- Fitness Center
- Indoor bike storage
- Operable windows
- Close proximity to the Skyway and LRT
- Walk to light rail
- Direct access to I-394 and I-94
- Electric Car Charging Station
- On-site executive heated parking
- On-site surface building parking



## Sublease Details

<b>Location</b>	123 N. 3rd St. Minneapolis, MN
<b>Suite</b>	300 - full floor opportunity
<b>Size</b>	21,039 SF
<b>Term Through</b>	04/30/2026
<b>Rental Rate</b>	Negotiable
<b>Furniture</b>	Included
<b>Parking</b>	6 garage stalls and 2 stalls in adjacent surface lot
	Creative Warehouse Space, Original brick walls, exposed ceilings



# Sublease Space

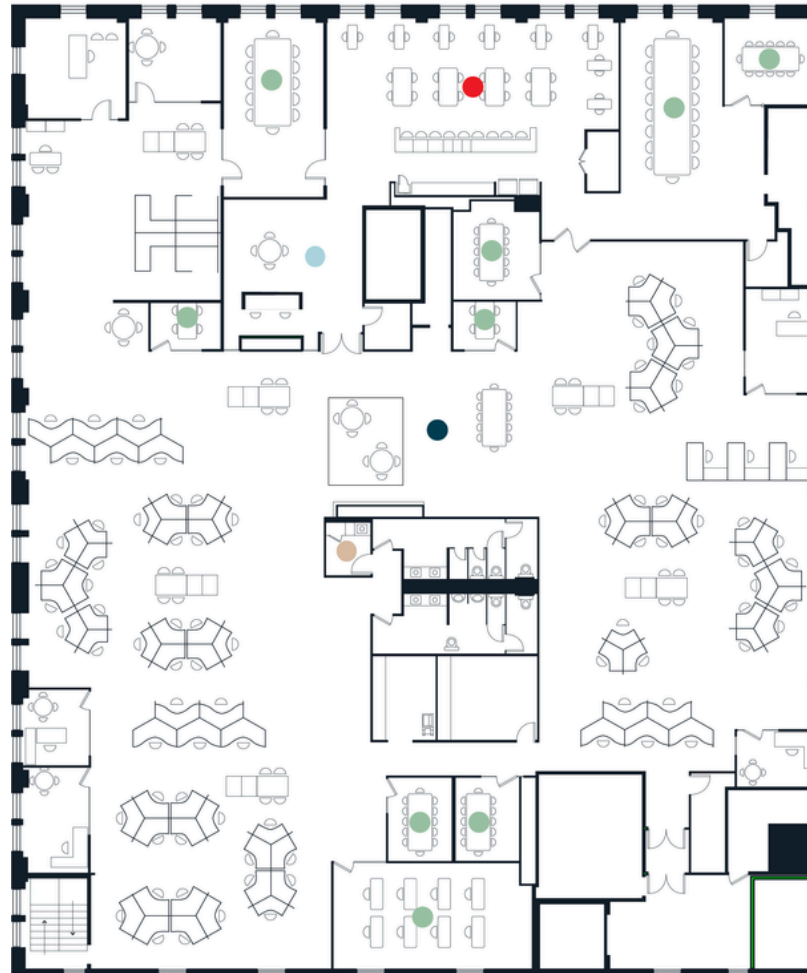


# Space Details

Suite 300  
21,039 RSF

## Third floor availability

21,039 SF



Private Offices: 6  
Conference Rooms: 9  
Work Stations: 86

- Breakroom
- Lobby
- Conference room
- Wellness room
- Open collaboration

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