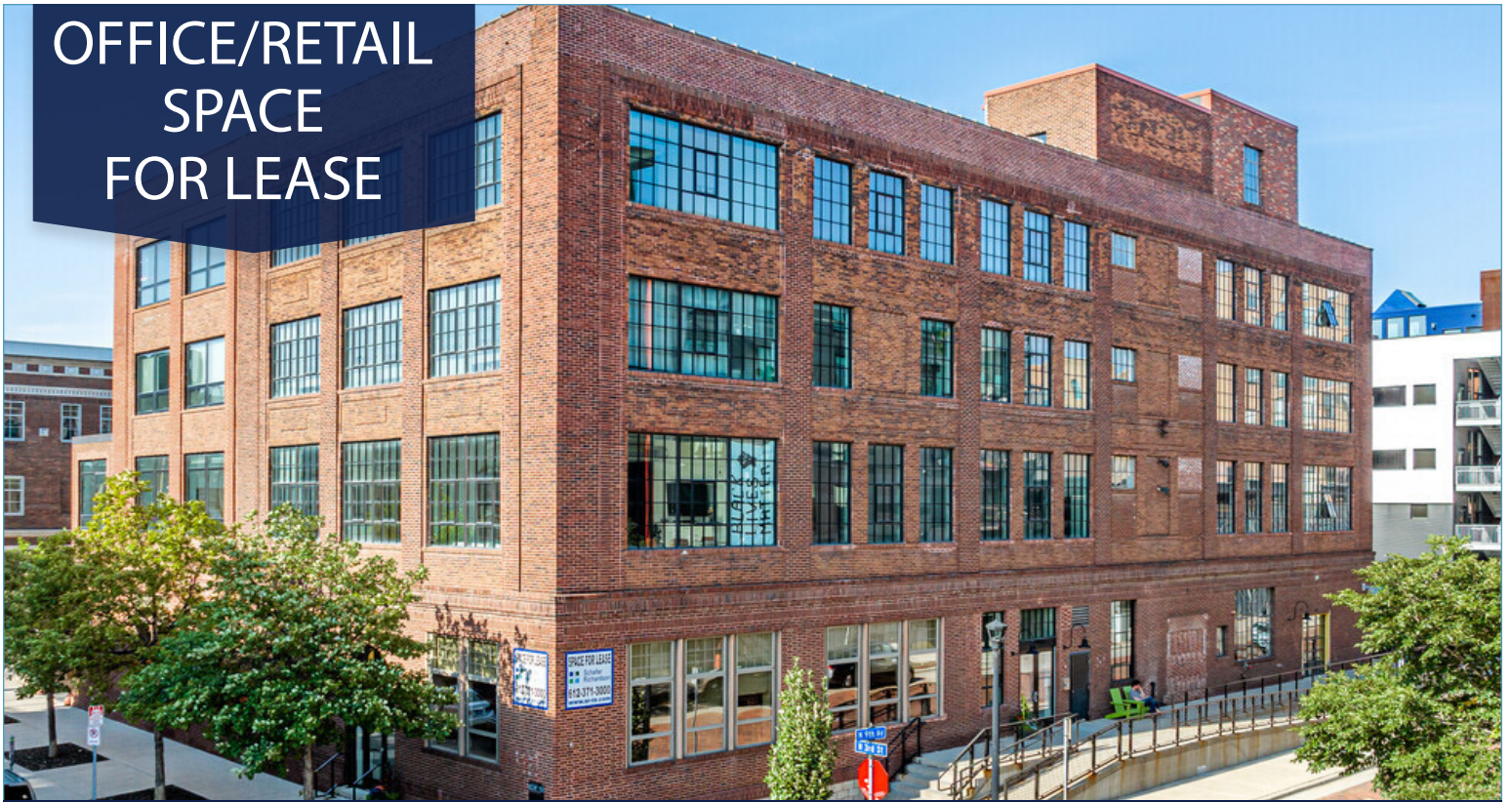


# OFFICE/RETAIL SPACE FOR LEASE

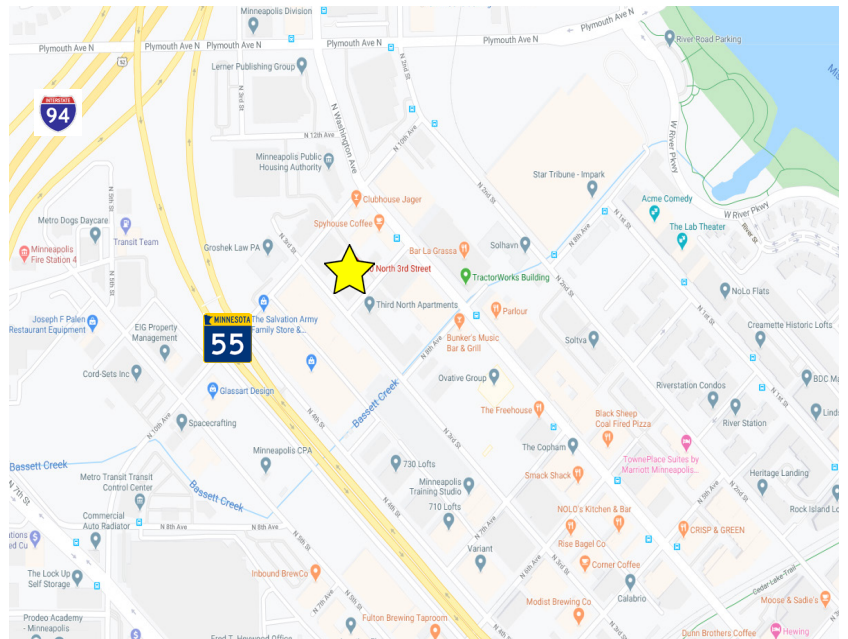


## GURLEY BUILDING

900 North Third Street, Minneapolis, MN 55401

### BUILDING HIGHLIGHTS

- Four (4) story North Loop district creative office/retail & residential loft building
- Located one block off Washington Avenue within walking distance to Target Field, Fillmore Theater and the light rail mass transit system
- 6,903 RSF creative office/retail space available
- Divisible to 2,500 RSF
- Abundant natural light and windows
- High ceilings
- Street-level private access
- Executive parking spaces available
- Onsite fitness tenant - Alchemy 365 North Loop
- Convenient access to I-94, I-394 and Highway 55 and the North Loop Ramp (tenant/guest parking)



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON  
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# GURLEY BUILDING

900 North Third Street, Minneapolis, MN 55401

## Building Address

900 North Third Street  
Minneapolis, MN 55401

## Space Availability

6,903 SF (divisible to 2,500 SF)

## Office Lease Rate

\$18.00 PSF Net

## Retail Lease Rate

Negotiable

## Operating Expenses

CAM	\$4.83 PSF
TAX	\$4.29 PSF
<u>INSURANCE</u>	<u>\$0.52 PSF</u>
TOTAL	\$9.64 PSF (2024 est.)

## Building Features

Originally built in 1919 and renovated in 2014, the Gurley Building is currently home to three floors of loft apartments, 6,900 SF of street-level commercial space, and Alchemy 365 North Loop Fitness.

## Location

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.

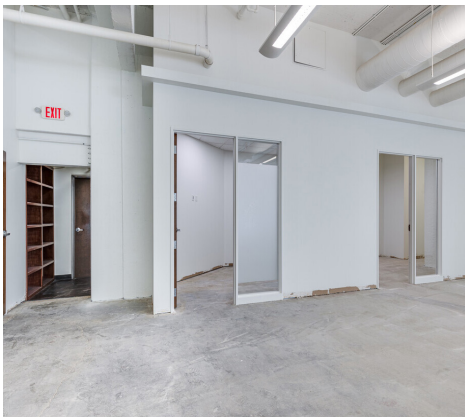


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