

BASSETT CREEK BUSINESS CENTER

901 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- · Vibrant North Loop Minneapolis location
- Creative office suites and retail/restaurant suites available now at affordable rates!
- Two blocks off Washington Avenue with easy access to I-94, I-394 and Highway 55
- Limited free parking available in secure ramp for tenants & guests 24/7/365
- Onsite deli (C. McGee's), common conference rooms, renovated lobby, tenant fitness center, bike racks and showers
- Critically-acclaimed restaurant Butcher & the Boar now open on east side of building
- Within walking distance of Spyhouse Coffee, Borough/Parlour, Freehouse, InBound Brewing, Fillmore Theater, Smack Shack, Rise Bagel Co., Target Field and more



Adjacent, Secure Parking Ramp

www.bassettcreekbusinesscenter.com



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Building Address 901 North Third Street

Minneapolis, MN 55401

Available Suites 110 - 1,832 RSF 205 - 6,026 RSF

115 - 3,705 RSF* 232 - 2,341 RSF

116 - 3,987 RSF* 305 - 3,572 RSF (avail 11/1/24)

118 - 1,284 RSF 325 - 3,761 RSF

125 - 1,038 RSF** 345 - 2,746 RSF (private patio)

140 - 6,625 RSF 350 - 2,164 RSF

200 - 1,967 RSF

*115 & 116 can be combined for 7,692 RSF office/flex/dock access

**125 is flex/warehouse space with dock access (rate negotiable)

Office Suite Lease Rate \$14.00 PSF Net

Storage Onsite, secure storage units available at \$10.00 PSF Gross

Operating Expenses CAM \$8.62 PSF

TAX \$2.65 PSF INSURANCE \$0.17 PSF

TOTAL \$11.44 PSF (2024 est.)

Parking Options Limited free secure parking in adjacent 24/7/365 ramp

North Loop Neighborhood: Spyhouse Coffee Bar La Grassa

Borough/Parlor NOLO

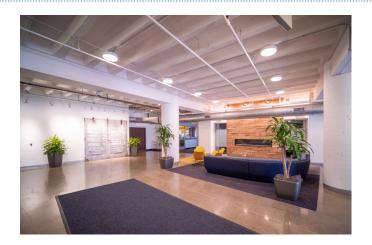
Freehouse Smack Shack
Crisp & Green Fulton Brewing
Modist Brewing Number 12 Cider
First Draft FRGMNT Coffee
Fillmore Theater Element by Westin

Hewing Hotel THR3 Jack



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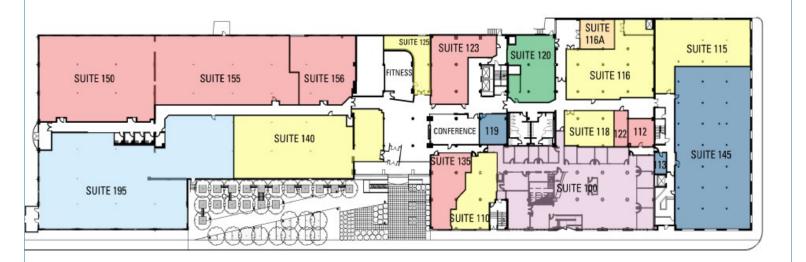






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FIRST FLOOR PLAN





SECOND FLOOR PLAN





THIRD FLOOR PLAN





