



OFFICE  
SPACE  
FOR LEASE

# IDC BUILDING

211 First Street North, Minneapolis, MN 55401

## BUILDING HIGHLIGHTS

- Historic building featuring creative office space
- Beautifully restored building with hardwood floors, high ceilings, exposed brick, wood beams and updated interior common area
- Located in the heart of the Minneapolis North Loop District near Whole Foods, Red Cow, Aria Event Center, lululemon, Fair Trade Coffee, the Hewing Hotel and more
- Critically-acclaimed restaurant Spoon & Stable, Vivid Home and ARCH Salon & Suites located on first floor of the building
- Ample parking available within one block; partial parking allowance provided by Landlord
- Excellent access to bus lines/public transit
- Loading docks and one (1) freight elevator onsite

[www.intldesigncenter.com](http://www.intldesigncenter.com)



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

612-359-5843

[molson@sr-re.com](mailto:molson@sr-re.com)

[www.sr-re.com](http://www.sr-re.com)



# IDC BUILDING

211 First Street North, Minneapolis, MN 55401

**Building Address** 211 First Street North  
Minneapolis, MN 55401

**Availability**

Suite 250 - 4,471 RSF	Suite 345 - 2,988 RSF
Suite 285 - 492 RSF	Suite 370 - 3,876 RSF
Suite 290 - 692 RSF	Suite 415 - 3,117 RSF
Suite 300 - 3,011 RSF	Suite 455 - 6,417 RSF

**Ceiling Heights** Vary from 12-14 Feet

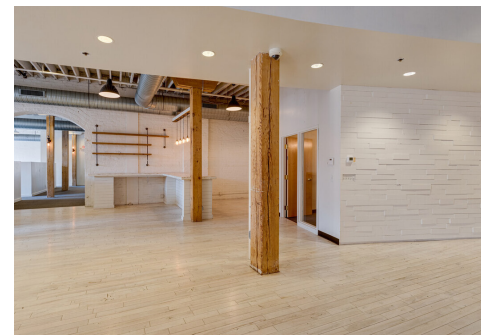
**Lease Rate** \$14.50 - \$16.50 PSF Net

**Operating Expenses**

CAM	\$9.25 PSF
TAX	\$3.40 PSF
<u>INSURANCE</u>	<u>\$0.22 PSF</u>
TOTAL	\$12.87 PSF (2024 est.)

**Parking** Ample parking available within one block; partial parking allowance provided by Landlord

**Building Highlights** Located in the vibrant Minneapolis North Loop District, IDC is a beautifully restored office building with convenient access to Downtown, the Mississippi River, I-94 and I-394 with excellent walk/bike/transit access.



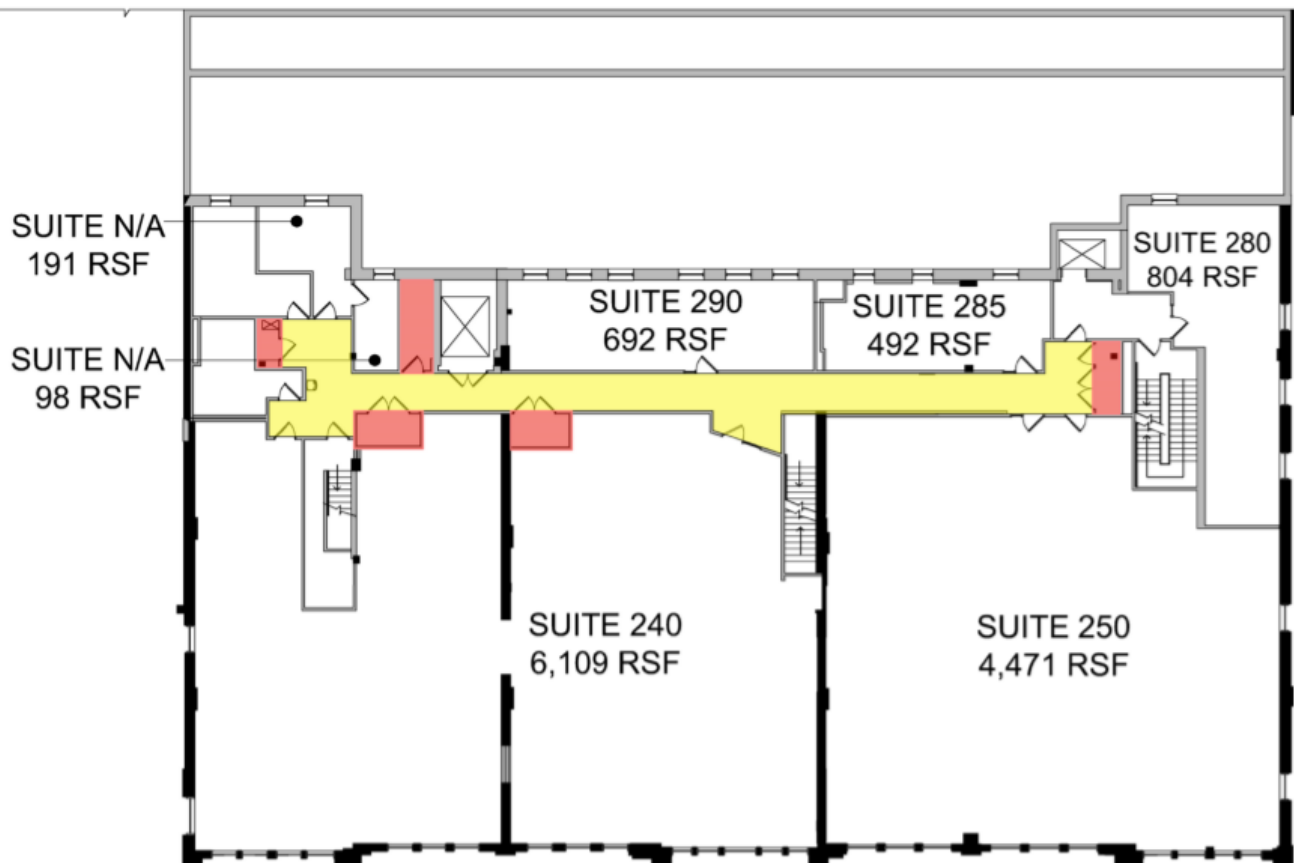
900 North Third Street, Minneapolis, MN 55401

MIKE OLSON  
612-359-5843  
molson@sr-re.com  
www.sr-re.com

# IDC BUILDING

211 First Street North, Minneapolis, MN 55401

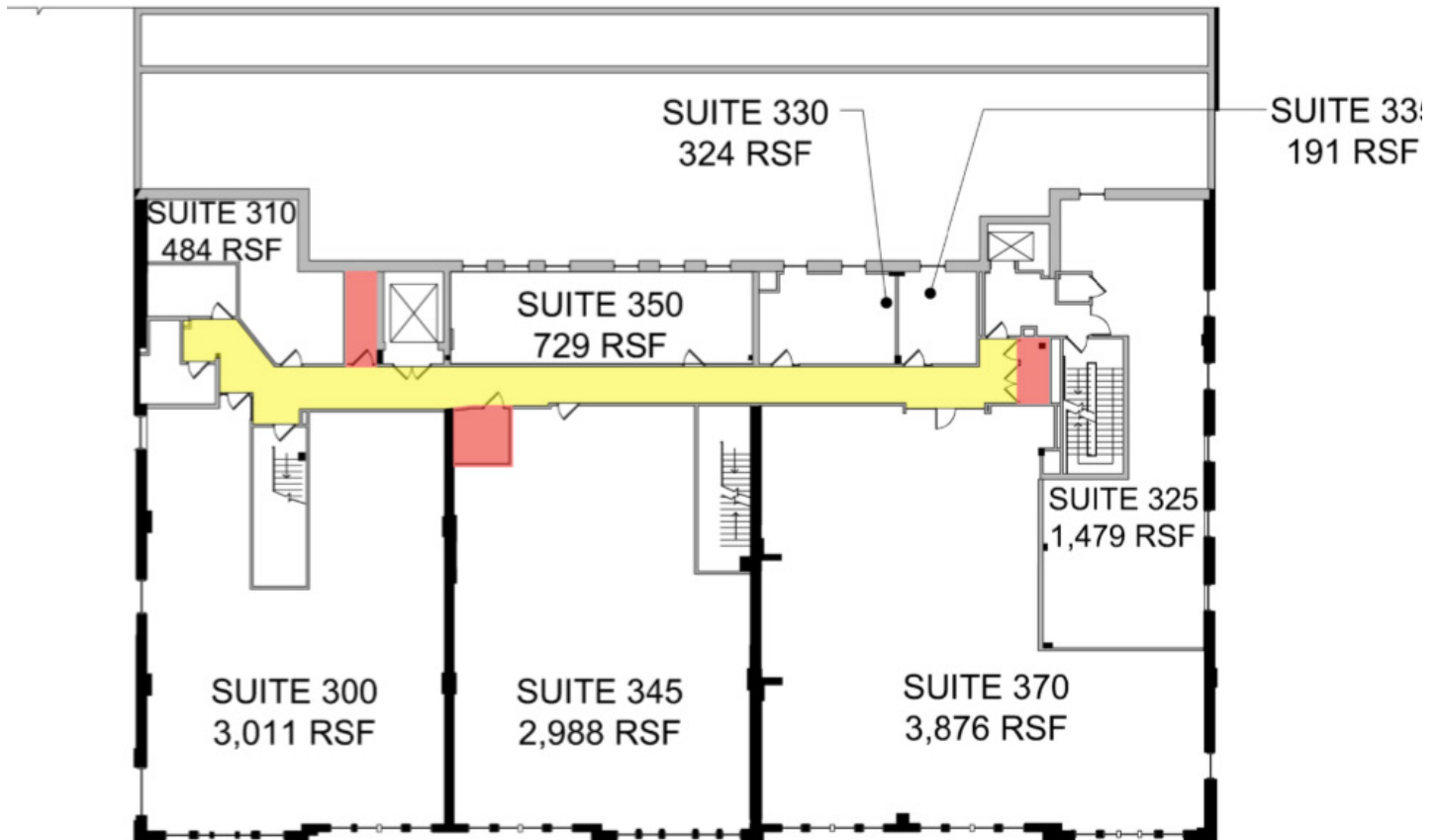
## SECOND FLOOR PLAN



# IDC BUILDING

211 First Street North, Minneapolis, MN 55401

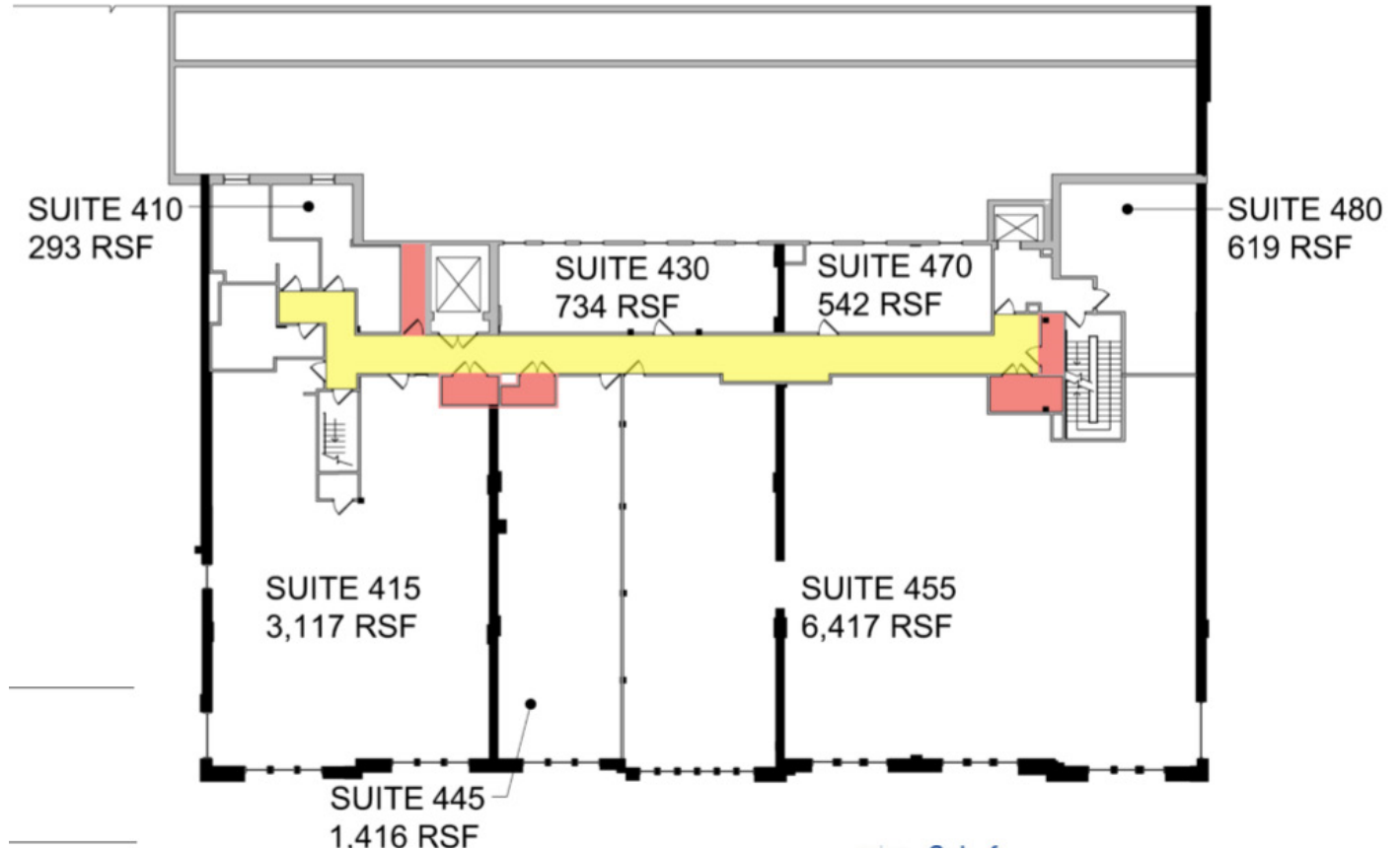
## THIRD FLOOR PLAN



# IDC BUILDING

211 First Street North, Minneapolis, MN 55401

## FOURTH FLOOR PLAN





— Northstar Commuter

