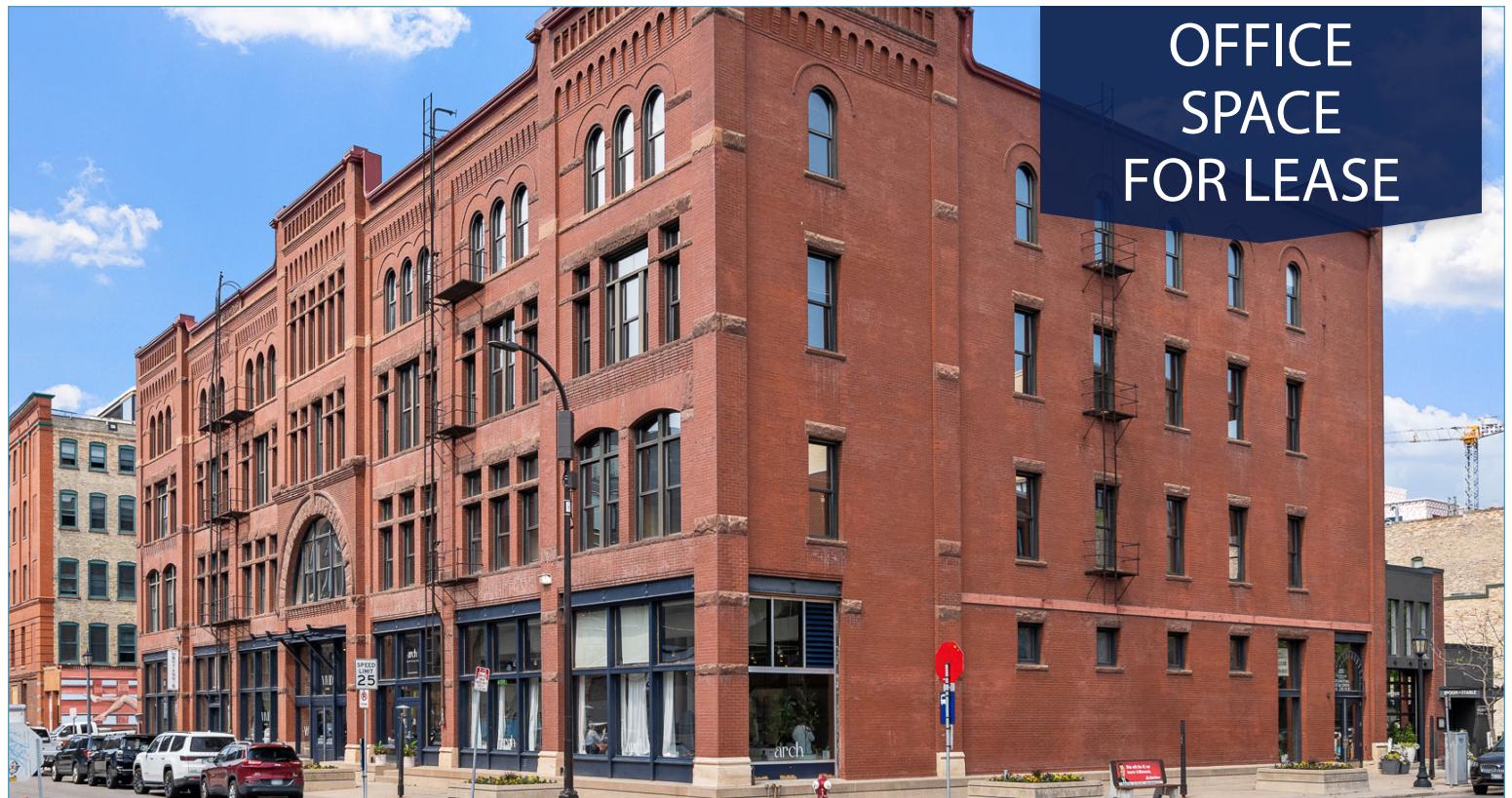


OFFICE
SPACE
FOR LEASE



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



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

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.



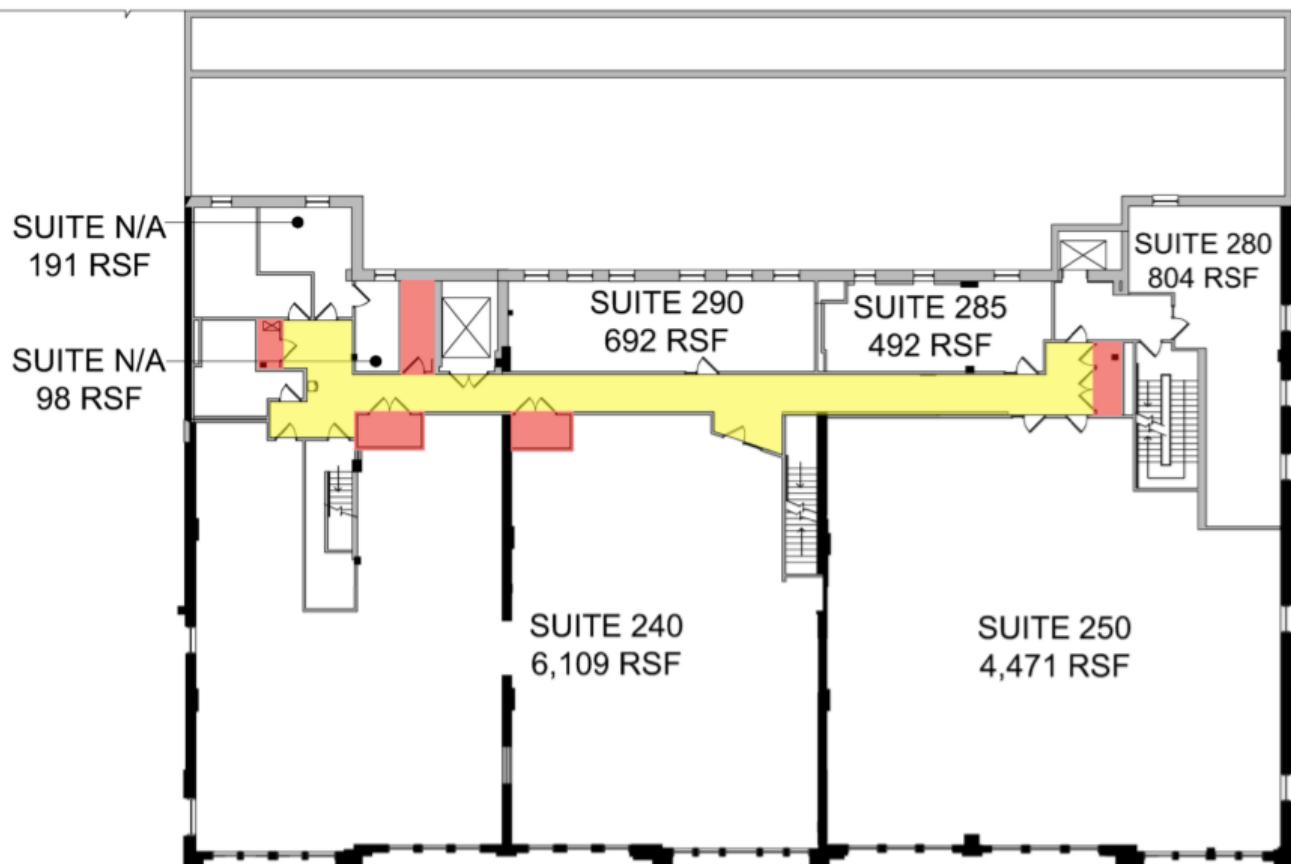
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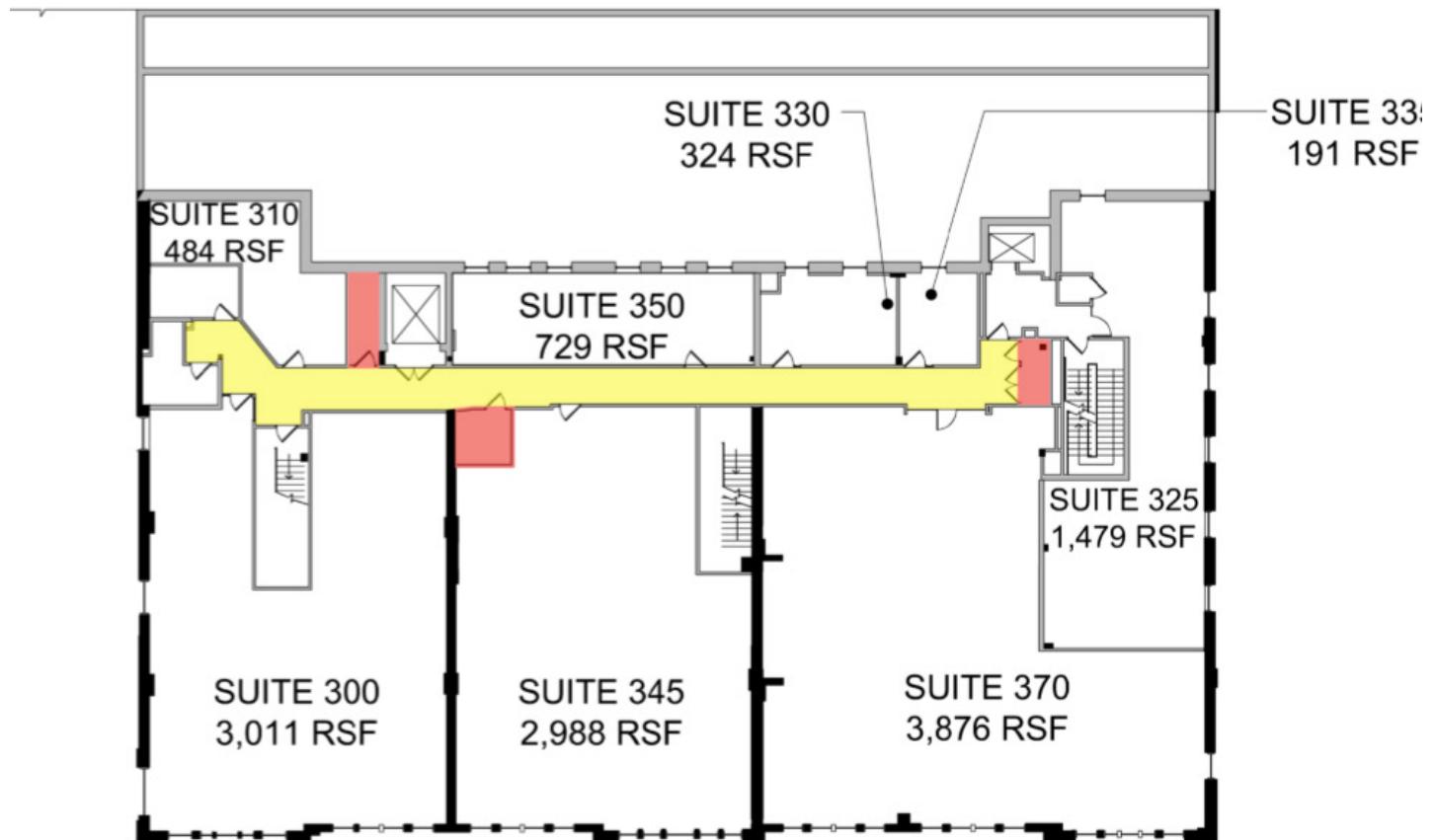
SECOND FLOOR PLAN



IDC BUILDING

211 First Street North, Minneapolis, MN 55401

THIRD FLOOR PLAN



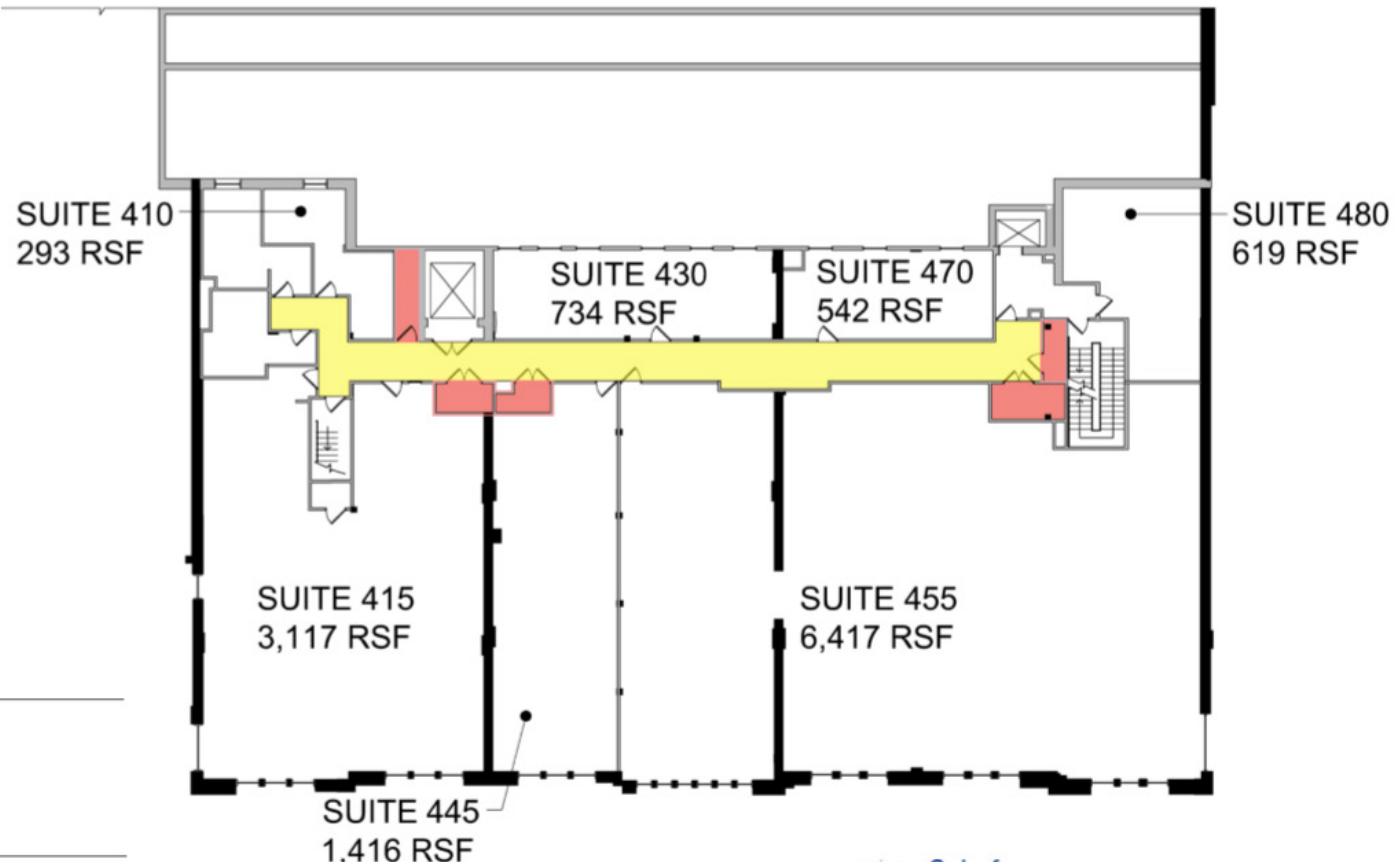
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FOURTH FLOOR PLAN





COFFEE



PARKING



RETAIL



ENTERTAINMENT



HOTELS



FITNESS



FOOD & DRINK



GROCERY

LIGHT RAIL LINES

Green Line (Central)

Blue Line (Hiawatha)

Green Line Extension

Blue Line Extension

Northstar Commuter

 Schafer Richardson

