



1,500 – 5,000 SF
AVAILABLE



109/111 WASHINGTON AVE N
MINNEAPOLIS, MN 55401

*Historic three-story retail, office, & residential building
in Minneapolis' thriving North Loop.*

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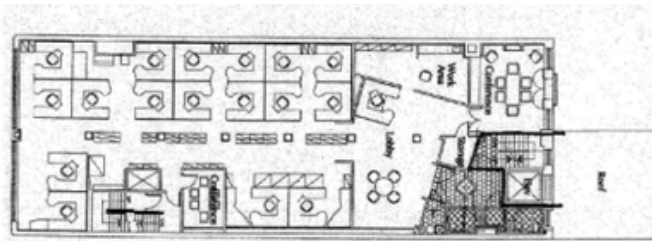
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Property Features

- ➞ Three story brick building with classic features including exposed brick, high ceilings, and large industrial windows.
- ➞ Situated in one of the most affluent ZIP codes in the Twin Cities (top 5 in Minnesota)
- ➞ Approx. 5,000 SF floor plate, totalling just over 20,000 SF including a fully finished basement
- ➞ Street-level retail storefronts with large display windows and excellent pedestrian visibility
- ➞ Exceptional walkability: minutes to Target Field, light rail stations, and riverfront trails & amenities

Floor Plans



Building Size	~20,000 sq.-ft. (including finished basement)
Stories	3-story building
Property Type	Office/Retail
Parking Availability	(2) parking spots as well as street, surface & ramp lots available
Public Transit	Bus and Light Rail access

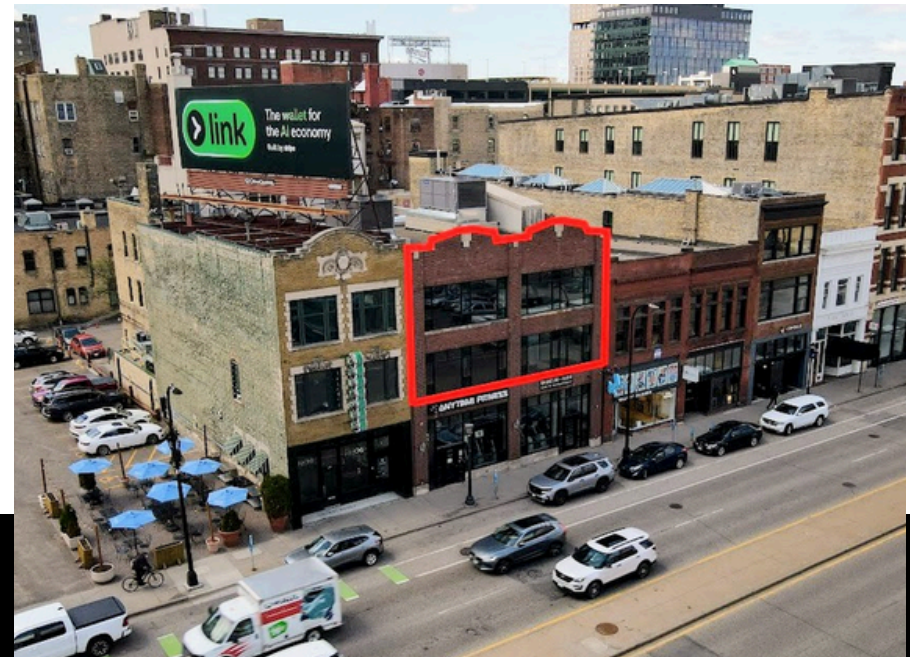
Floor 3 Highlights

- ➞ Asking Rent: Negotiable
- ➞ 5,052 SF
- ➞ Conference Room
- ➞ Newly Renovated
- ➞ Sunlights
- ➞ Can be demised (1,500 SF - 5,000SF)

PICTURES - FLOOR 3

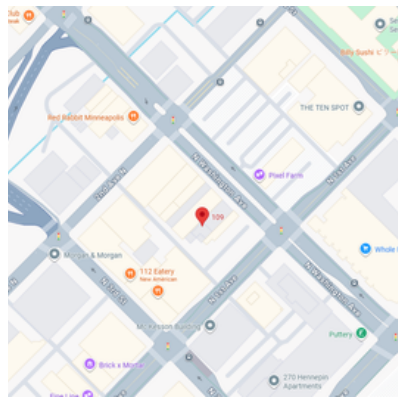


PICTURES - BUILDING /COMMON AREA



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The Neighborhood



The North Loop in Minneapolis has grown into a vibrant economic hub, blending historic charm with modern commerce. Once an industrial district, the 55401 zip code is now home to some of Minnesota's highest-income residents and boasts renowned restaurants like Billy Sushi, Porzana, and 112 Eatery; high-end retailers such as MartinPatrick3 and Lululemon; and cozy spots like Spyhouse Coffee Roasters. Luxury accommodations, including the Four Seasons Hotel and Hewing Hotel, further elevate the neighborhood. Attracting visitors and supporting local businesses. This mix of dining, shopping, and hospitality emphasizes the North Loop's key role in Minneapolis's economy.



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Nearby

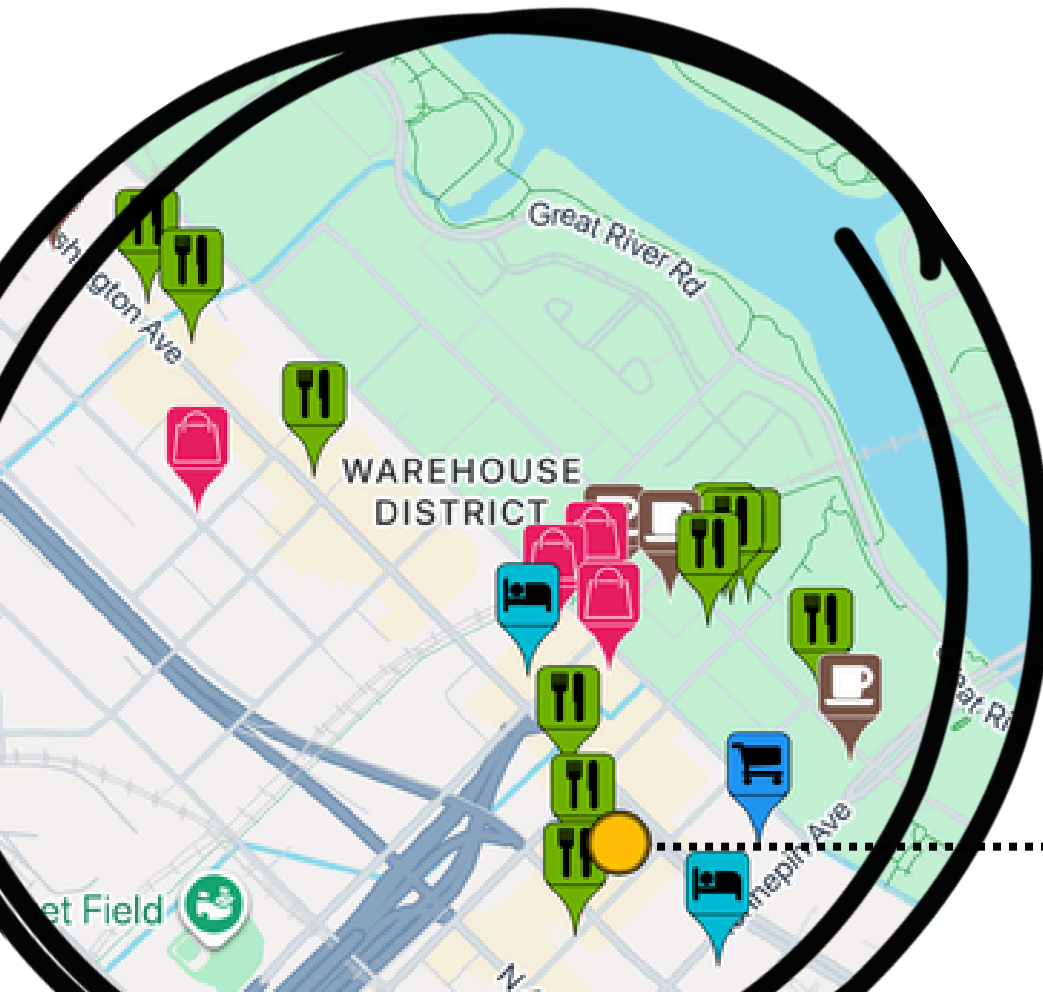


94

86

94

WALK SCORE TRANSIT SCORE BIKE SCORE



RESTAURANTS:

PORZANA
RED COW
BLACK SHEEP PIZZA
BOROUGH
BUTCHER & THE BOAR
BAR LA GRASSA
BILLY SUSHI
CRISP & GREEN
TULLIBEE
SWEETGREEN
THE LOOP
SANJUSAN

COFFEE SHOPS:

SPYHOUSE COFFEE
CORNER COFFEE
FAIRGROUNDS COFFEE AND TEA
STARBUCKS
IN THE LOOP COFFEE CO.

SHOPPING:

ALLBIRDS
LULULEMON
PACIFIER NORTH LOOP
MADEWELL
WARBY PARKER
WEST ELM

LUXURY ACCOMODATIONS:

HEWING HOTEL
FOUR SEASONS HOTEL MINNEAPOLIS

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