

# ASSEMBLY

Development • Brokerage • Consulting

**814 South 3rd Street  
Minneapolis, MN**

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**FOR LEASE**





# 814 South 3rd Street

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Beautiful office space located at the corridor of downtown Minneapolis in turn-key condition. Ideal for a medical, dental office, healthcare practitioner, or private practice clinic. Street level entry features a client reception and admin area, numerous private observation rooms, lab, storage, ADA bathrooms, and private office suites. The lower level offers two additional spacious private office suites, a kitchenette &/or break room, and still more storage. Lower level also provides a separate private employee entry. Great value for prime centralized location in close proximity to highway for a quick commute & beautiful modern updates ready for you to promptly launch your daily business operations with little to no delay.





# 814 South 3rd Street

**LEASE RATES:** \$14.00 PSF

**2025 CAM/TAX:** \$250/month + Tax

**Year Built:** 2018

**Available Space:** 3,976 SF

**Features:** Client reception and admin area, numerous private observation rooms, lab, ample storage, ADA bathrooms, private office suites, kitchenette &/or break room. Great value for beautifully updated + centrally located office space!

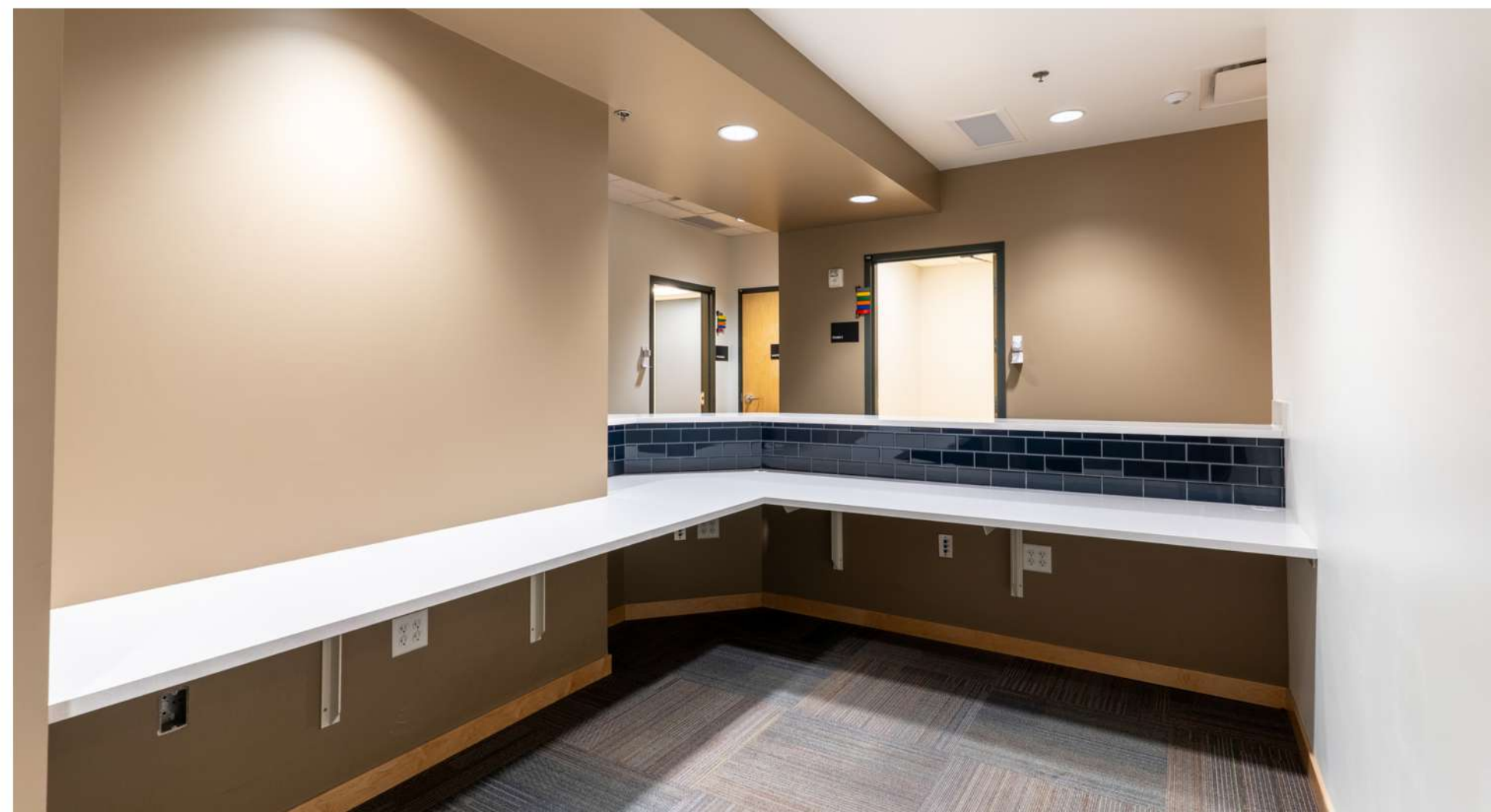
**Nearby:** US Bank Stadium, Trader Joe's, Guthrie Theater, Mill City Museum, Mill City Farmers Market, Farmers Kitchen & Bar, Spice & Tonic Indian Cuisine & Bar, Off the Rails, Crooked Pint Ale House, Mother Dough Bakery, just a short walk to the Stone Arch Bridge, Owamni, Downtown and more.





















# Downtown East





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