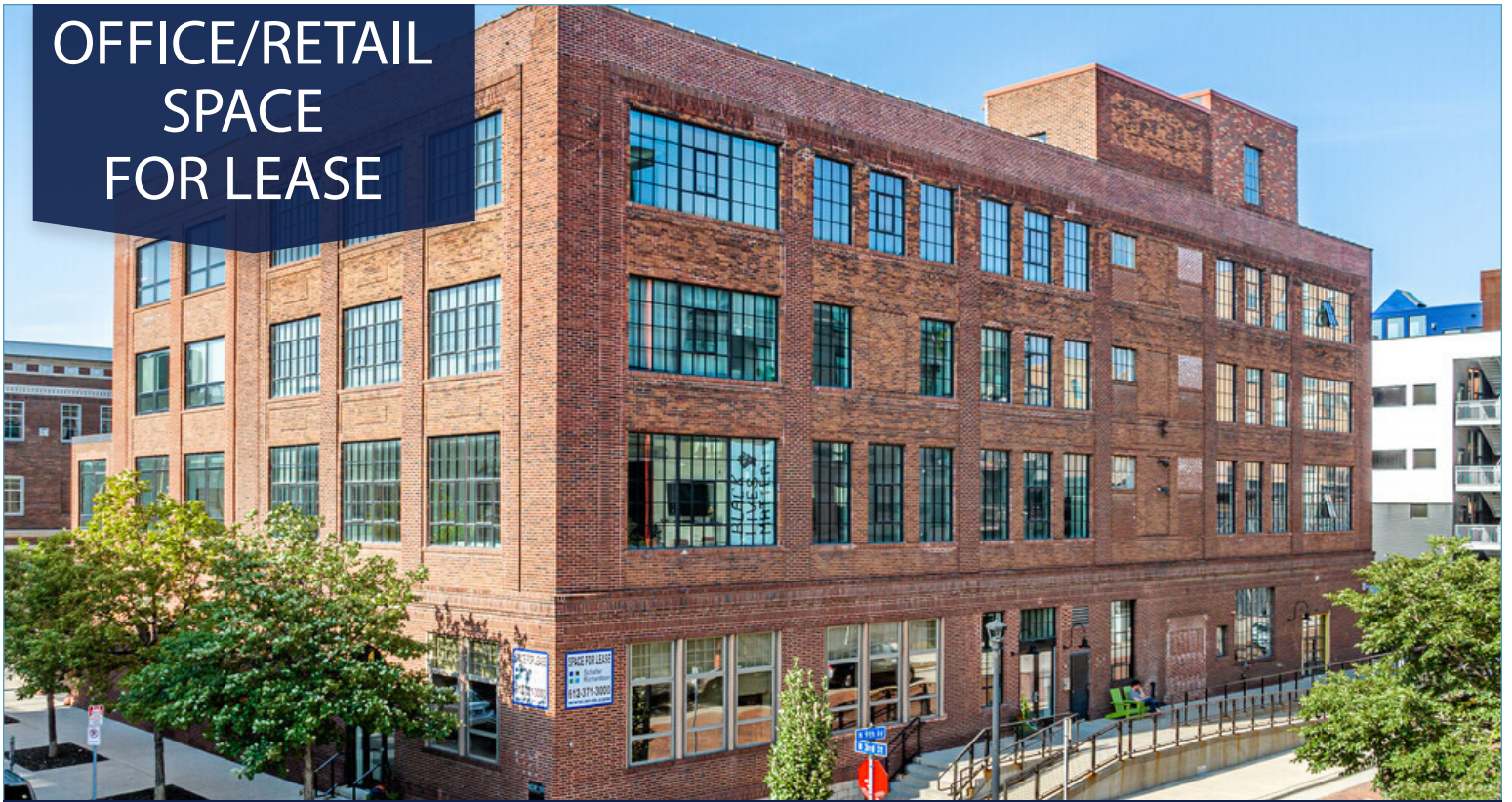


# OFFICE/RETAIL SPACE FOR LEASE

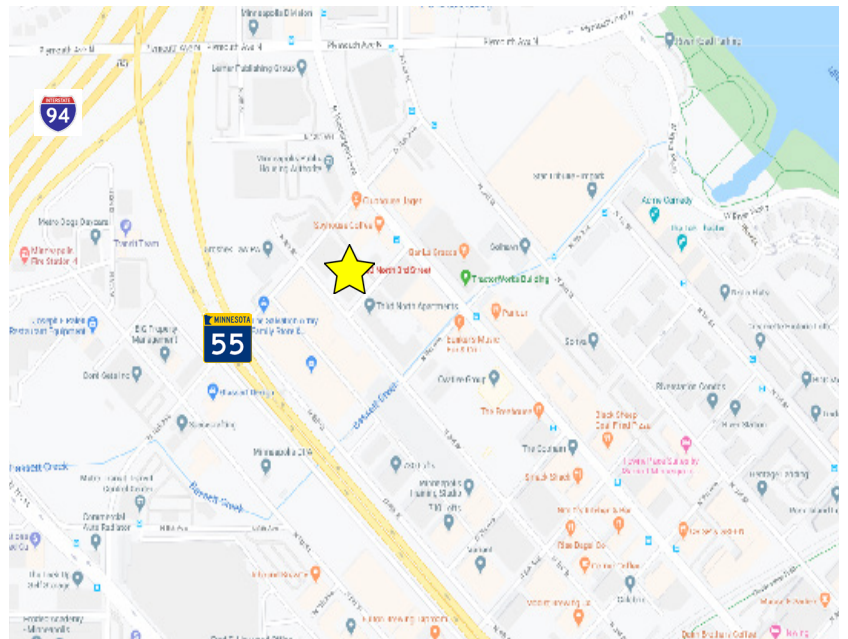


## GURLEY BUILDING

900 North Third Street, Minneapolis, MN 55401

### BUILDING HIGHLIGHTS

- Four (4) story North Loop district creative office/retail & residential loft building
- Located one block off Washington Avenue within walking distance to Target Field, Fillmore Theater and the light rail mass transit system
- Suite 100 - 6,903 RSF creative office/retail space
- Suite 110 - 3,663 RSF retail/fitness space
- Abundant natural light and windows
- High ceilings
- Street-level private access
- Executive parking spaces available
- Convenient access to I-94, I-394 and Highway 55 and the North Loop Ramp (tenant/guest parking)



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

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# GURLEY BUILDING

900 North Third Street, Minneapolis, MN 55401

## Building Address

900 North Third Street  
Minneapolis, MN 55401

## Space Availability

Suite 100 - 6,903 SF (divisible to 2,500 SF)  
Suite 110 - 3,663 SF (former Alchemy Fitness)

## Lease Rate

\$18.00 - \$20.00 PSF Net

## Operating Expenses

CAM	\$4.28 PSF
TAX	\$4.18 PSF
INSURANCE	\$0.32 PSF
TOTAL	\$8.78 PSF (2026 est.)

## Building Features

Originally built in 1919 and renovated in 2014, the Gurley Building is currently home to three floors of loft apartments and two commercial spaces. Suite 100, a former office headquarter space, and Suite 110, a former boutique fitness space.

## Location

Conveniently located in the North Loop neighborhood, one block off Washington Avenue near Spyhouse Coffee, Bunkers, The Galley, Freehouse, Borough/Parlour, BLG and the Snack Bar. Within walking distance of Target Field, the Fillmore Theater, Fulton Brewery and more. Easy access to I-94, I-394, Highway 55 and Target Station LRT.



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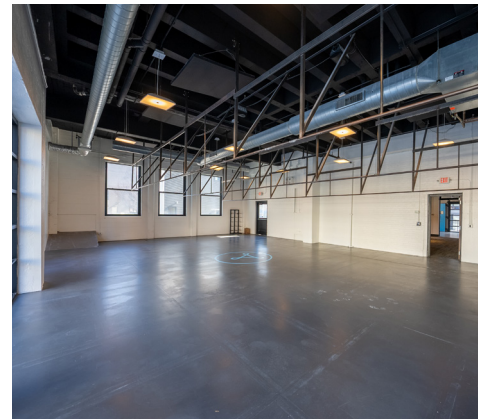
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-  Green Line Extension
-  Blue Line Extension
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