

OFFICE SPACE FOR LEASE

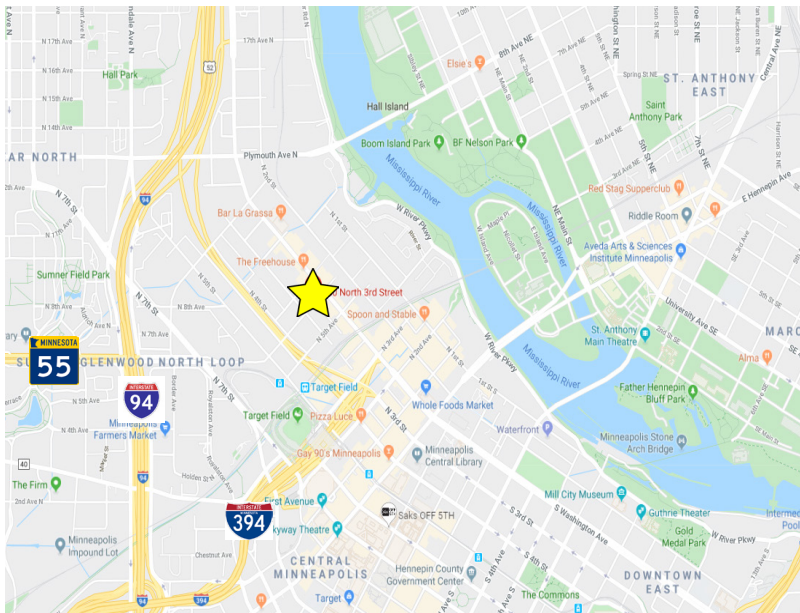


530 NORTH THIRD

530 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- Five (5) Story - Multi-tenant North Loop District Office Building
- Exposed brick and heavy timber construction building built in 1916
- Suites available from 363 RSF - 7,228 RSF
- Located two blocks off Washington Avenue within walking distance to Target Field and the light rail mass transit system
- Large windows with great views of the downtown skyline
- Building parking lot and additional underground, heated parking in nearby building
- Rise Bagel Co. in building, showers and bike storage, and updated lobby (2025)
- Convenient access to I-94, I-394 and Highway 55



901 North Third Street, Suite 100, Minneapolis, MN 55401

MIKE OLSON

612-359-5843

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www.sr-re.com

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Building Address

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Minneapolis, MN 55401

Availability

Suite 120 - 2,207 RSF

Suite 310 - 3,192 RSF (7/1/25)

Suite 210 - 3,067 RSF*

Suite 325 - 363 RSF

Suite 220 - 1,010 RSF*

Suite 500 - 7,228 RSF

*can combine 210 & 220 for 4,077 RSF

Lease Rate

\$14.00 - \$16.00 PSF Net

Operating Expenses

CAM \$9.76 PSF

TAX \$3.89 PSF

INSURANCE \$0.26 PSF

TOTAL \$13.91 PSF (2025 est.)

Building Features

Beautifully restored 95 year old building with hardwood floors, 12 foot ceilings, large windows, exposed brick and wood beams. New roof added in 2018 and updated lobby in 2025. Rise Bagel Company on first floor of the building. Bike storage in lower level and underground, heated, controlled parking available for lease at nearby building.

Location

Conveniently located in the North Loop neighborhood, two blocks off Washington Avenue near Smack Shack, The Loop, Crisp & Green, Fuzzy's Taco Shop, Black Sheep Pizza, Freehouse, Five Iron Golf, and Sunrise Bank. Easy access to I-94, I-394, Highway 55 and Target Station LRT.



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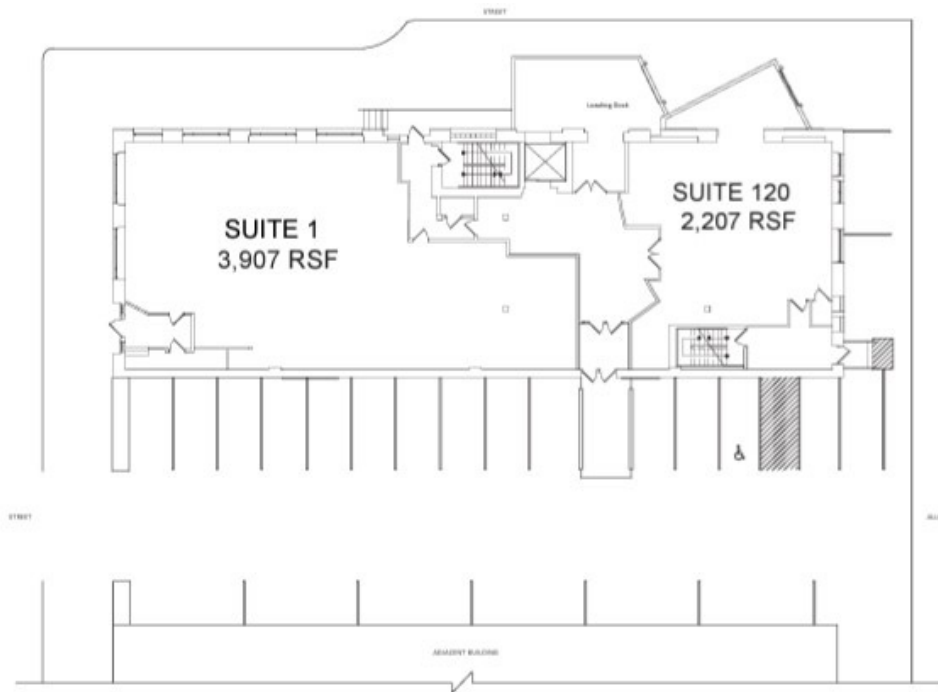
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FIRST FLOOR PLAN



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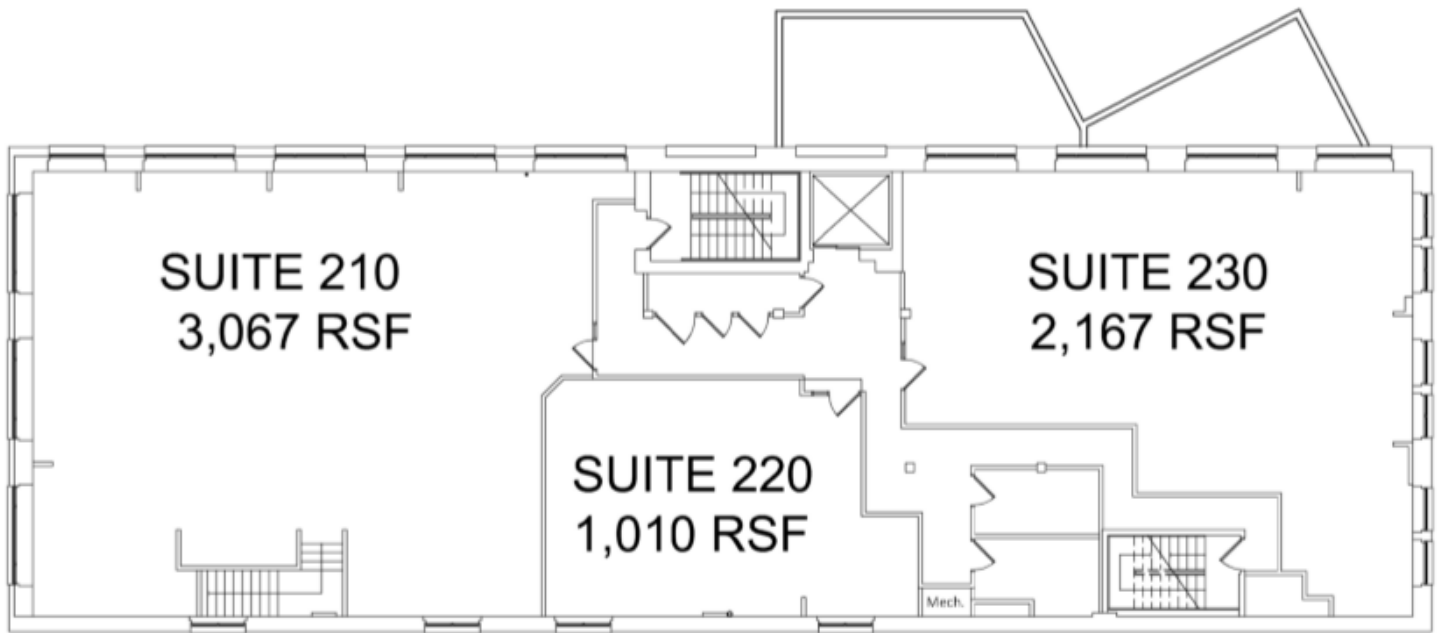
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SECOND FLOOR PLAN



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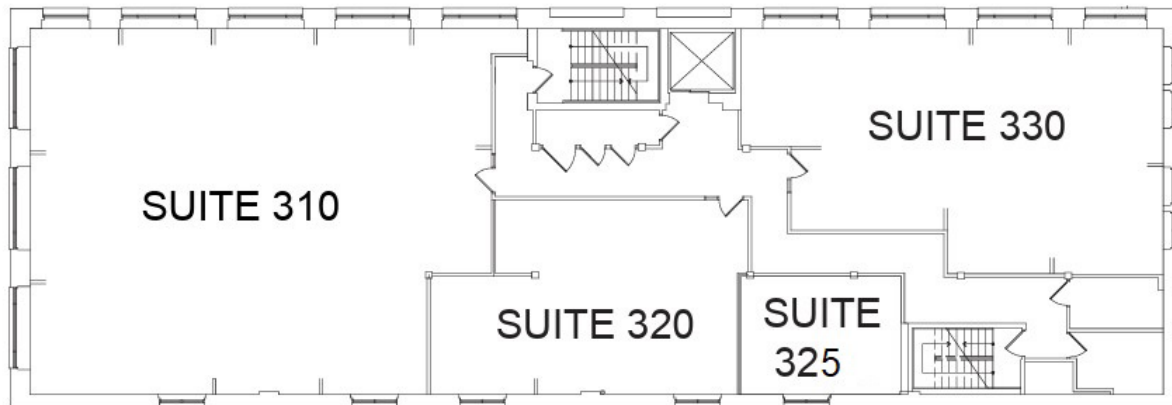
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THIRD FLOOR PLAN



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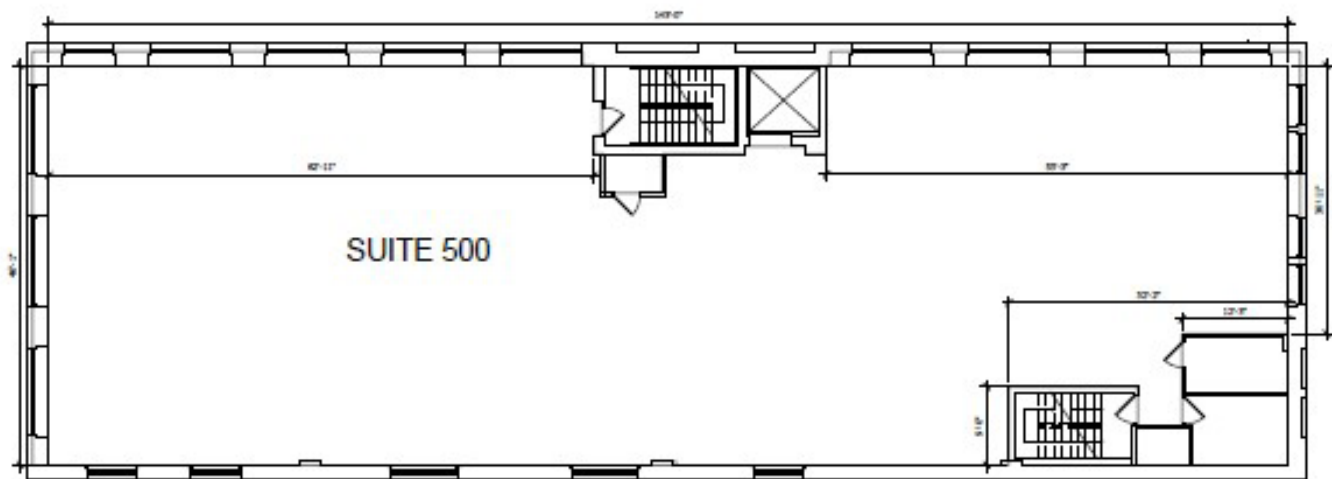
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FIFTH FLOOR PLAN





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

