



# MILLWRIGHT BUILDING

## CREATIVE SPACE FOR SUBLEASE

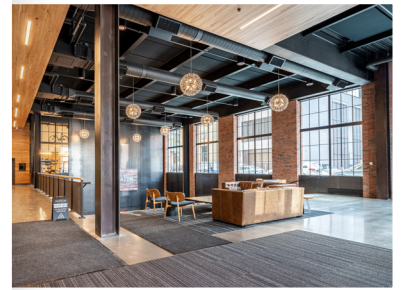
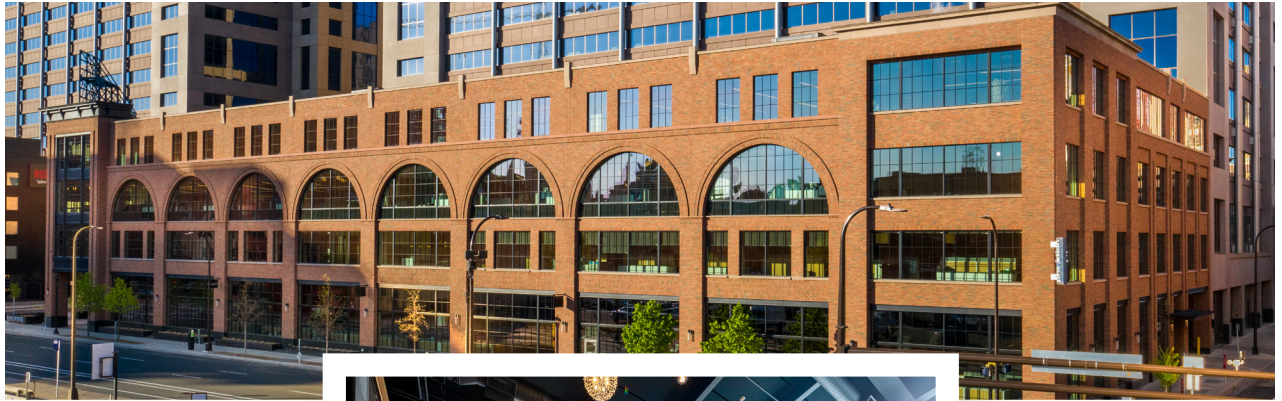
533 3rd Street South, Minneapolis, MN 55415

### DETAILS

<b>AVAILABLE</b>	60,000 RSF for Sublease 2nd floor: 19,776 SF 4th floor: 39,701 SF
<b>FLOORS</b>	4
<b>CONSTRUCTION</b>	Brick-Clad Steel
<b>RENT RATES</b>	Negotiable
<b>PARKING</b>	Underground climate controlled parking garage, plus over 8,000 parking stalls within a 3 block radius
<b>SUBLEASE TERM</b>	Through June 30, 2026

### AMENITIES

Furniture Available
Center of East Town neighborhood, downtown Minneapolis
24 hour premium bicycle storage
Locker rooms with showers and changing areas
Private rooftop deck
Skyway connected
24 hour accessible atrium lobby, available for scheduled events
Close to Blue Line Light Rail station
Access to green spaces including Downtown East Commons, Gold Medal Park, Mill Ruins Park and the Stone Arch Bridge



### Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



### Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



### Full-Service

From start to finish: we're directly involved every step of the way.

## CONTACT US

Nils Snyder

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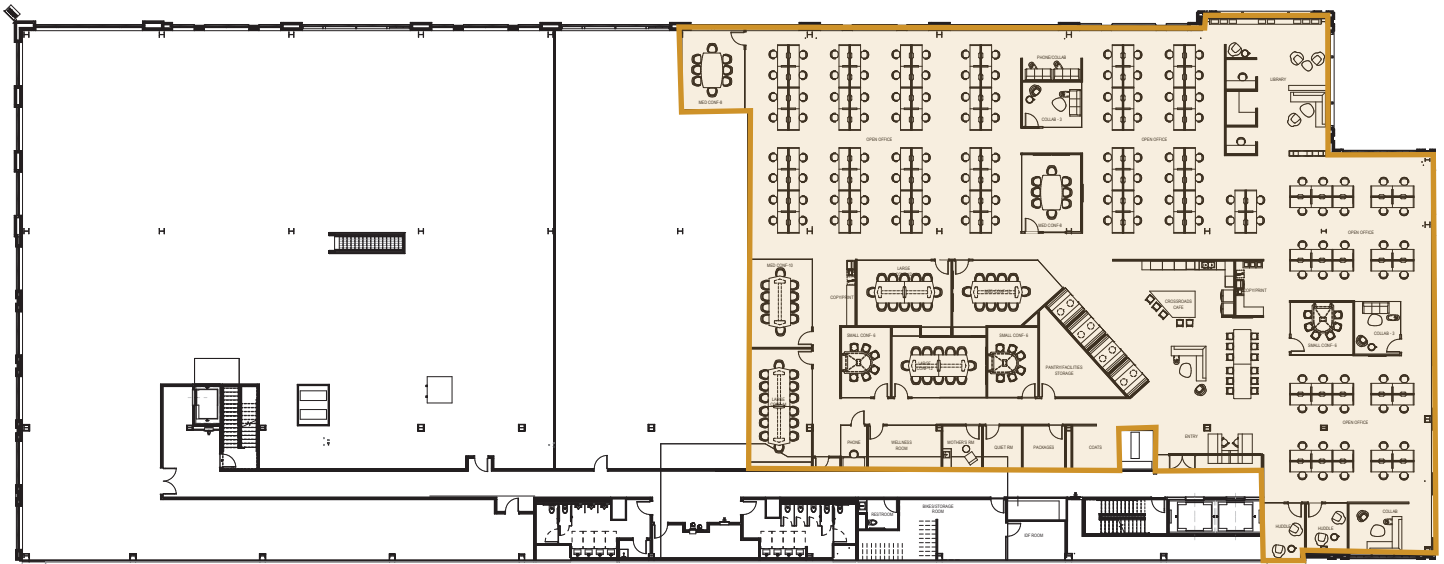
Michael Doyle

612.242.8820

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**SECOND FLOOR**

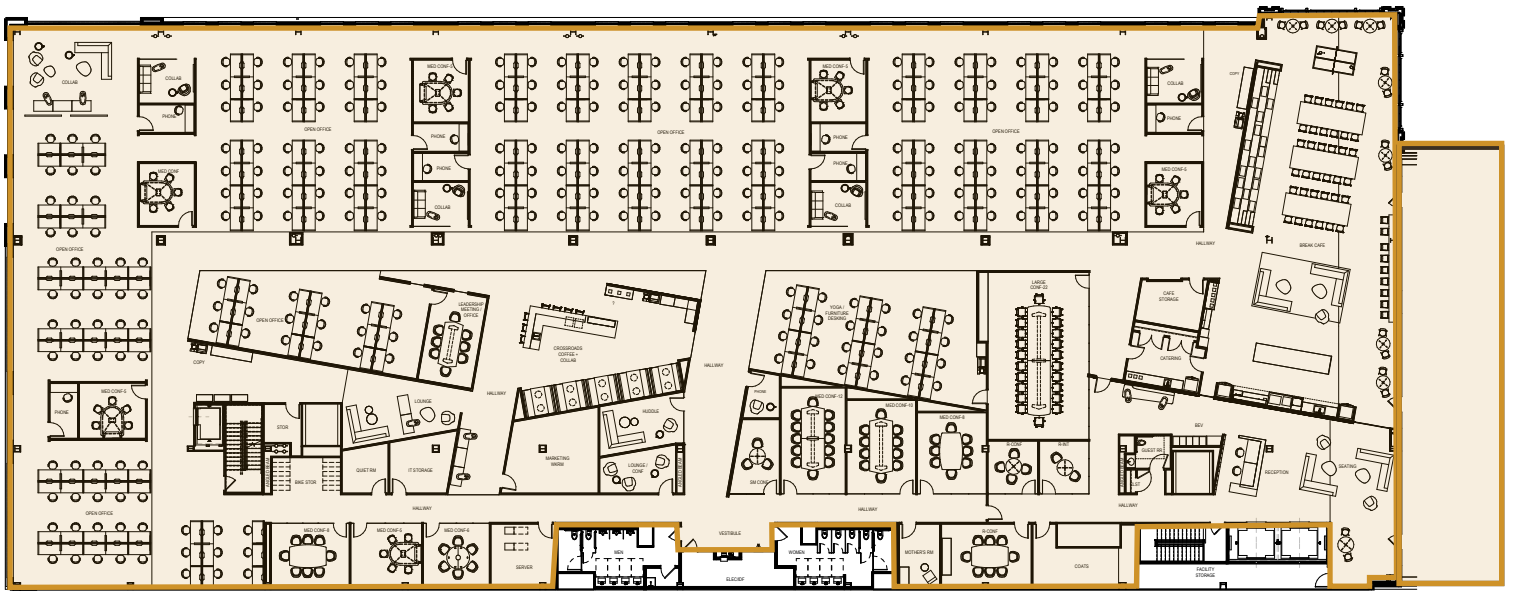
19,776 RSF\*



\* subject to verification

**FOURTH FLOOR**

39,701 RSF\*



**PRIVATE  
ROOFTOP  
DECK**

\* subject to verification

PHOTOS

