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NOW LEASING  
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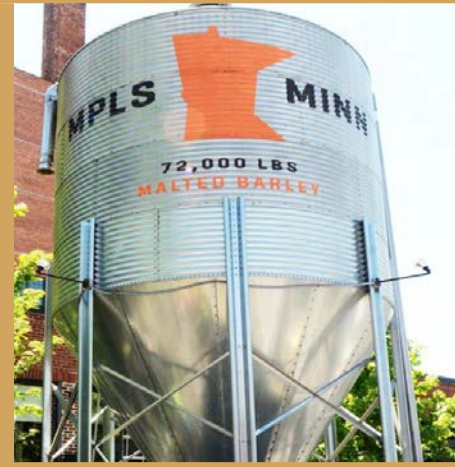
A unique office opportunity in the  
Historic Minneapolis North Loop Neighborhood





# STATIONED IN THE FASTEST GROWING NEIGHBORHOOD IN MINNEAPOLIS

124 North Third is nestled in the heart of the vibrant North Loop Neighborhood, adjacent to the Mississippi River and within walking distance to over 50 unique shops and restaurants, making it one of the top locations in Minneapolis to live, work and play.



## A RICH HISTORY

Constructed in the late 1800's for the American Hide and Fur Company, evidence of the furrier industry can still be seen with the presence of Ribnick Fur and Rockler Fur in the immediate vicinity.





## BUILDING HIGHLIGHTS

- Three-story historic building
- Built in 1885
- Beautiful exposed brick
- 2,593 sf of office space located on the third floor
- First floor retail
- Join Fairgrounds Coffee, Stilheart Distillery, and Lululemon



HIGH-VISIBILITY  
SIGNAGE OPPORTUNITY

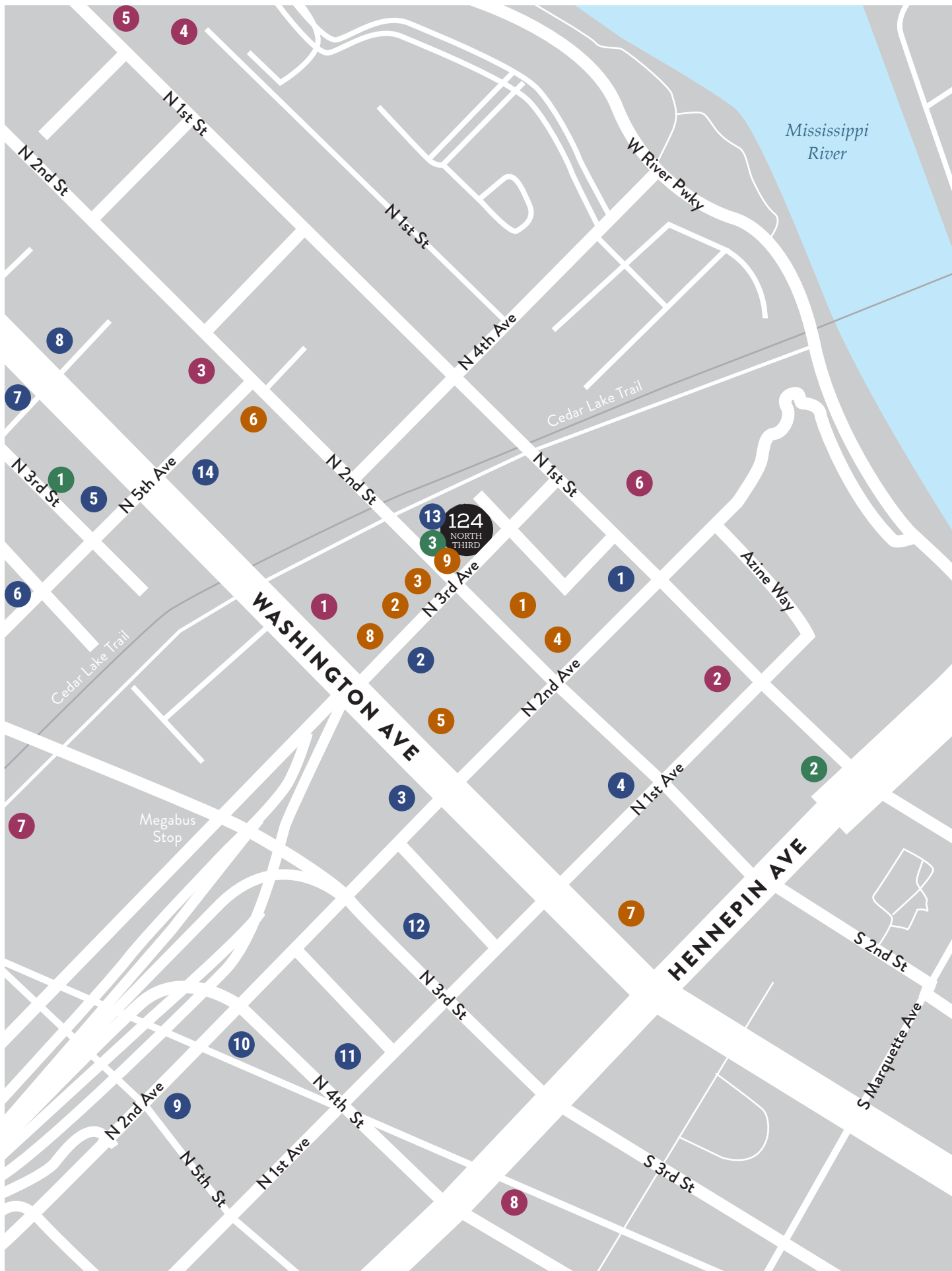
## RECENT RENOVATIONS

- Brick, window and door restoration
- Mechanical, electrical and plumbing upgrades
- Structural improvements
- Completed December 2017
- New restrooms and common areas
- Timber ceilings exposed to show raw character



LARGE WINDOWS  
PROVIDE ABUNDANT  
NATURAL LIGHT









## RESTAURANTS & BARS

1. Spoon & Stable
2. The Monte Carlo
3. Red Rabbit
4. Red Cow North Loop
5. Cuzzy's Grill & Bar
6. Modist Brewing Co
7. Smack Shack
8. Black Sheep Coal Fired Pizza
9. Cowboy Jack's
10. Pizza Luca
11. FineLine Music Cafe
12. 112 Eatery
13. Stilheart Distillery
14. Crisp & Green



## RETAIL

1. PARC Boutique
2. Statement Boutique
3. Grethen House
4. Filigree Jewelers
5. North Loop Wine & Spirits
6. Fifth Avenue Market
7. Whole Foods Market
8. Martin Patrick 3 (Forbes "Hottest Retailer")
9. Lululemon



## COFFEE SHOPS

1. Corner Coffee
2. Starbucks Coffee
3. Fairgrounds Coffee



## OTHER

1. Hewing Hotel
2. Aria
3. Town Place Suites
4. The Lab Theatre
5. Acme Comedy Club
6. Cooks of Crocus Hill
7. Target Field
8. Minneapolis Central Library

# NORTH LOOP MARKET OVERVIEW

FASTEST GROWING  
NEIGHBORHOOD IN  
MINNEAPOLIS

210% POPULATION  
GROWTH FROM  
2000-2015

2,864 HOUSEHOLDS

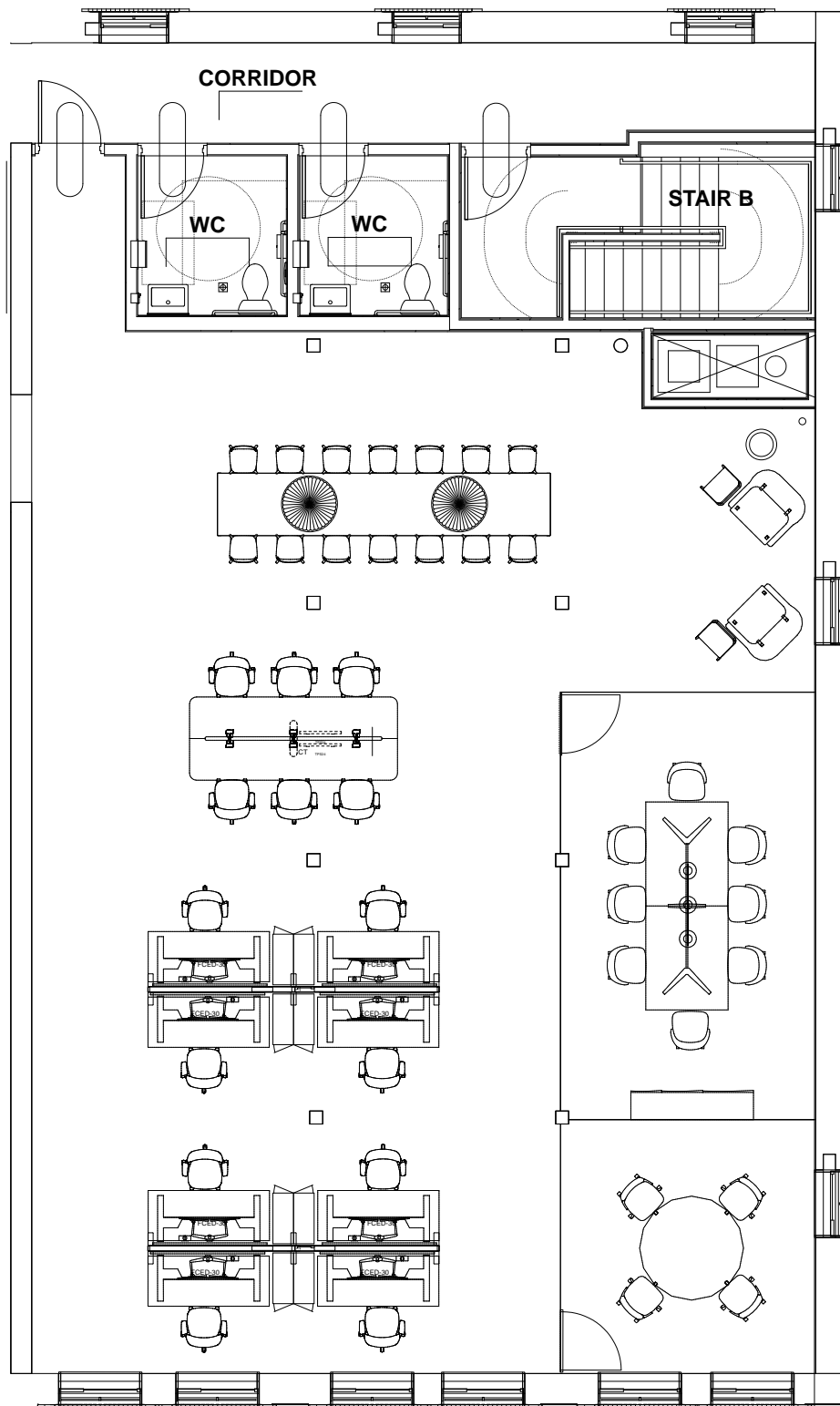
RANKED #3  
BICYCLING CITY BY  
BICYCLE MAGAZINE

SECOND RANKING  
MIDWEST ECONOMY

3.5% UNEMPLOYMENT  
RATE



# 3RD FLOOR 2,593 SF Available

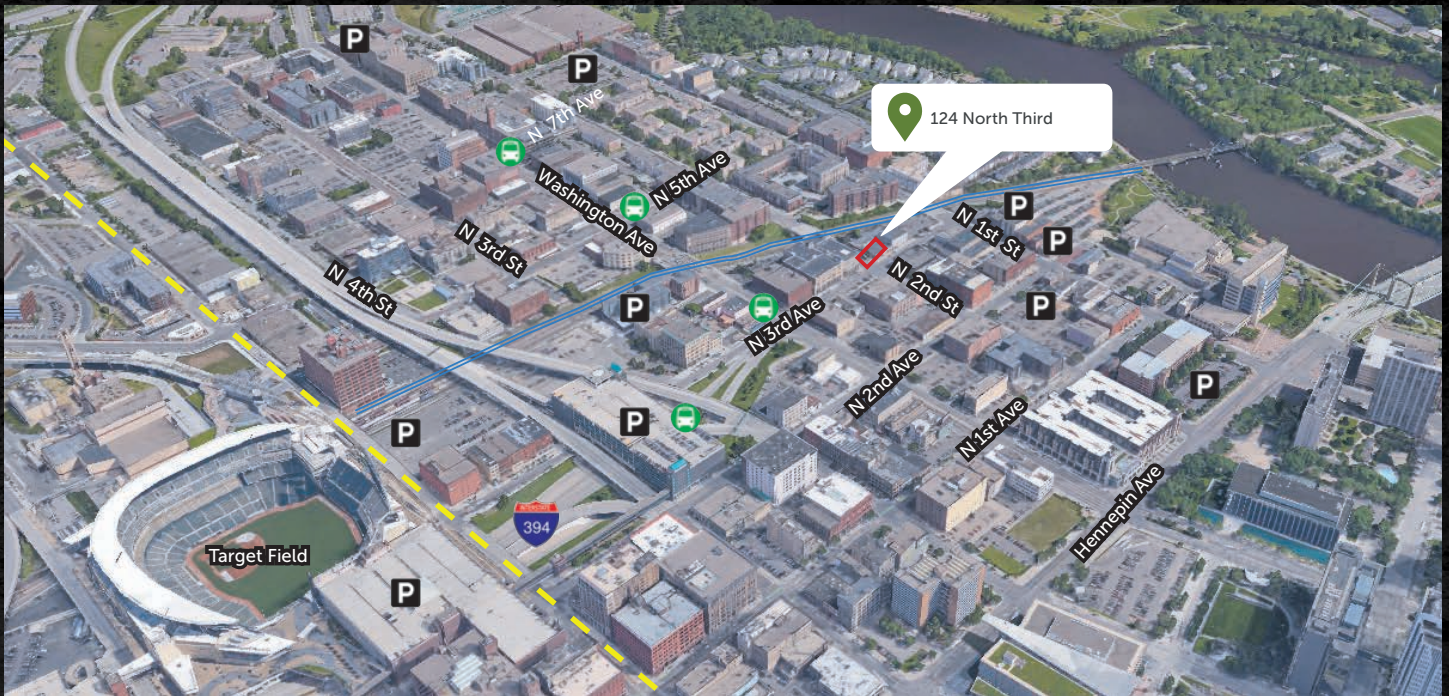








# AERIAL VIEW



- Site
- Parking Lot
- Bus Stop
- Light Rail Transit
- Northstar Commuter Rail Line

## FOR LEASING INFORMATION:

**Mary Burnton**

612.430.9968

[mary.burnton@nrmk.com](mailto:mary.burnton@nrmk.com)

**Brent Erickson**

612.430.9970

[brent.erickson@nrmk.com](mailto:brent.erickson@nrmk.com)

**Callie Ronkowski**

612.430.9975

[callie.ronkowski@nrmk.com](mailto:callie.ronkowski@nrmk.com)

100 South 5th Street #2100, Minneapolis, MN 55402

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