

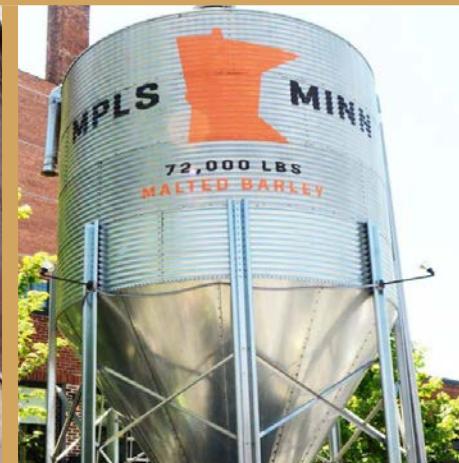
.....
NOW LEASING
.....

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

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

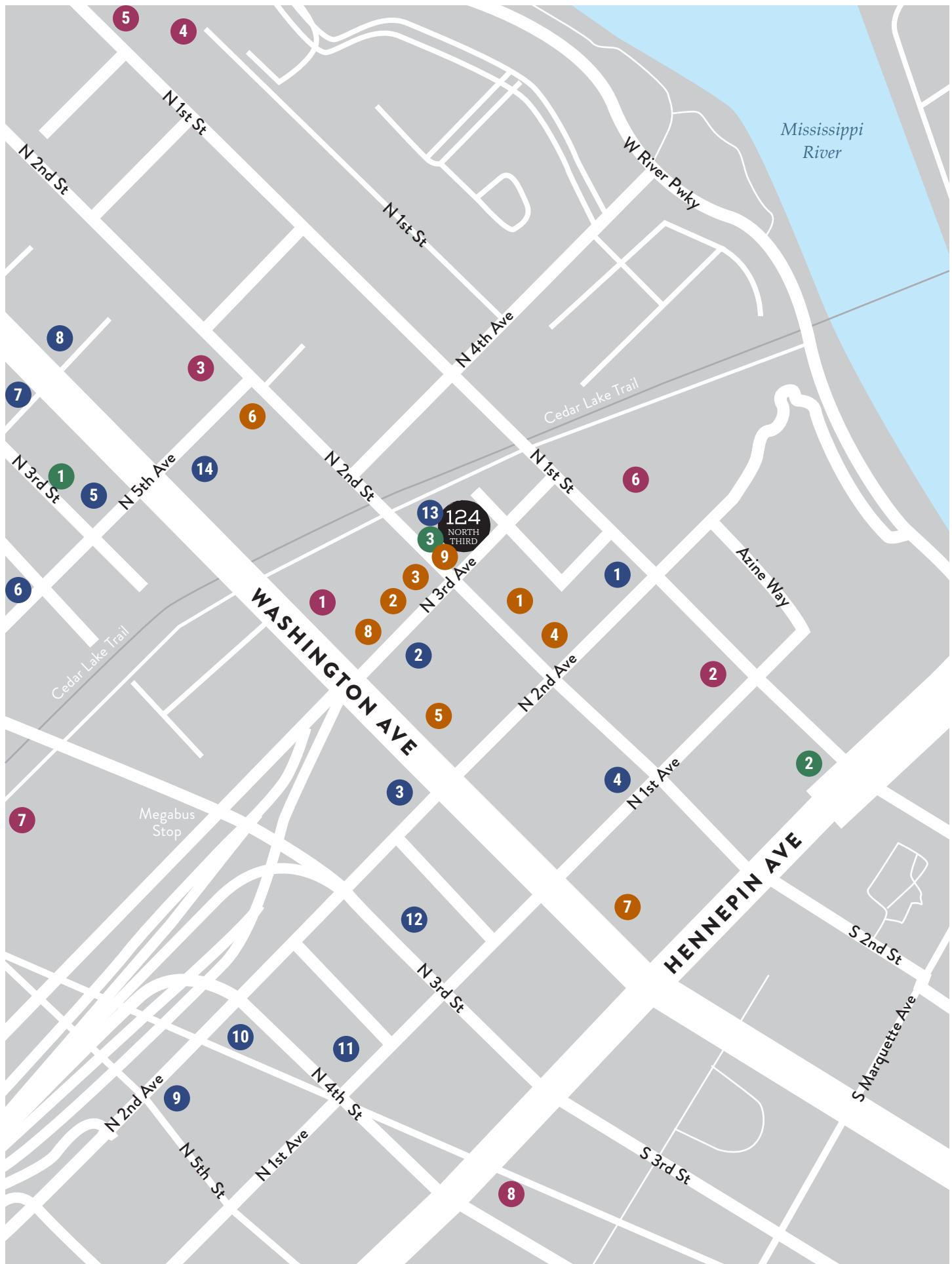


HIGH-VISIBILITY
SIGNAGE OPPORTUNITY



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

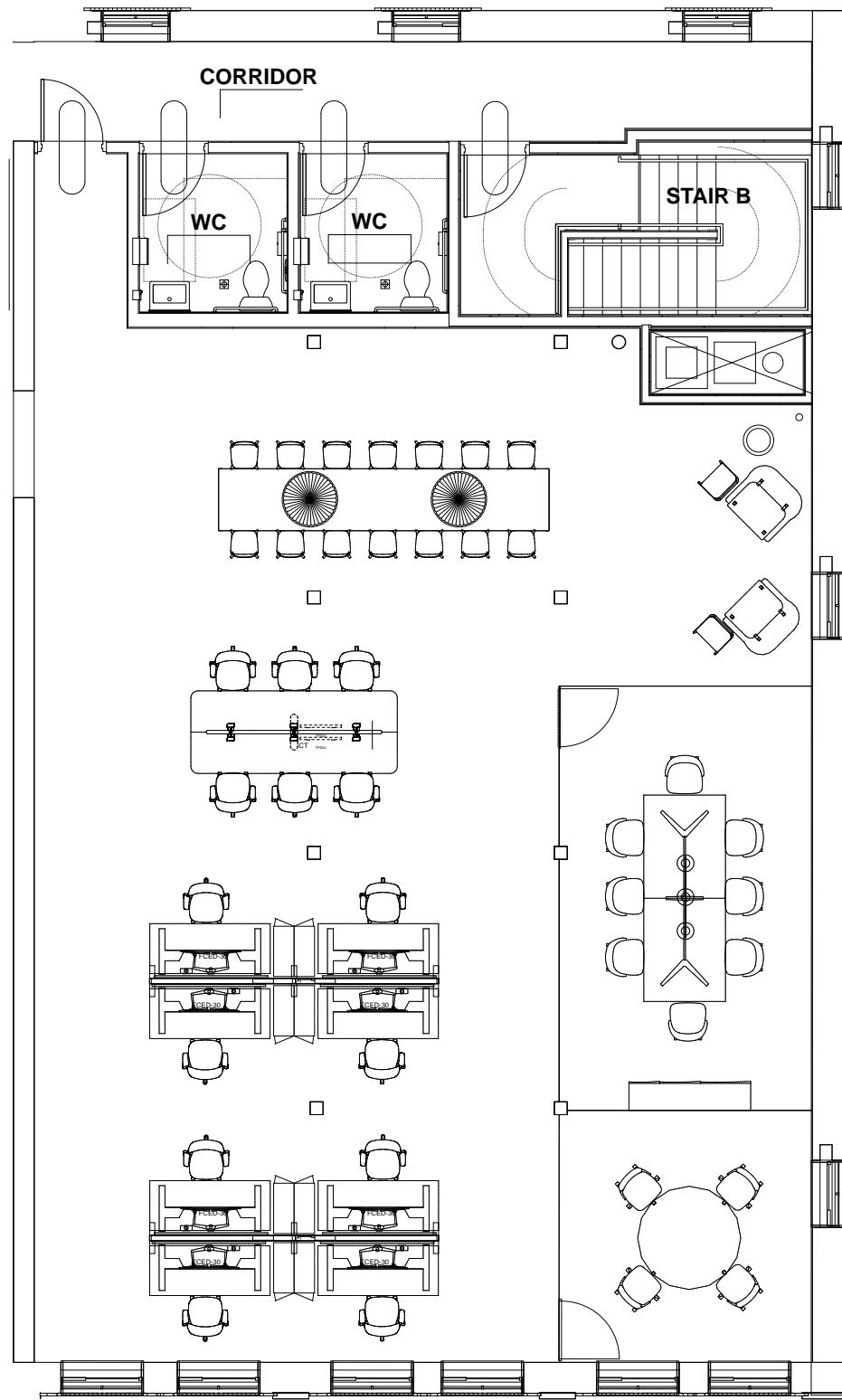
2,864 HOUSEHOLDS

RANKED #3
BICYCLING CITY BY
BICYCLE MAGAZINE

SECOND RANKING
MIDWEST ECONOMY

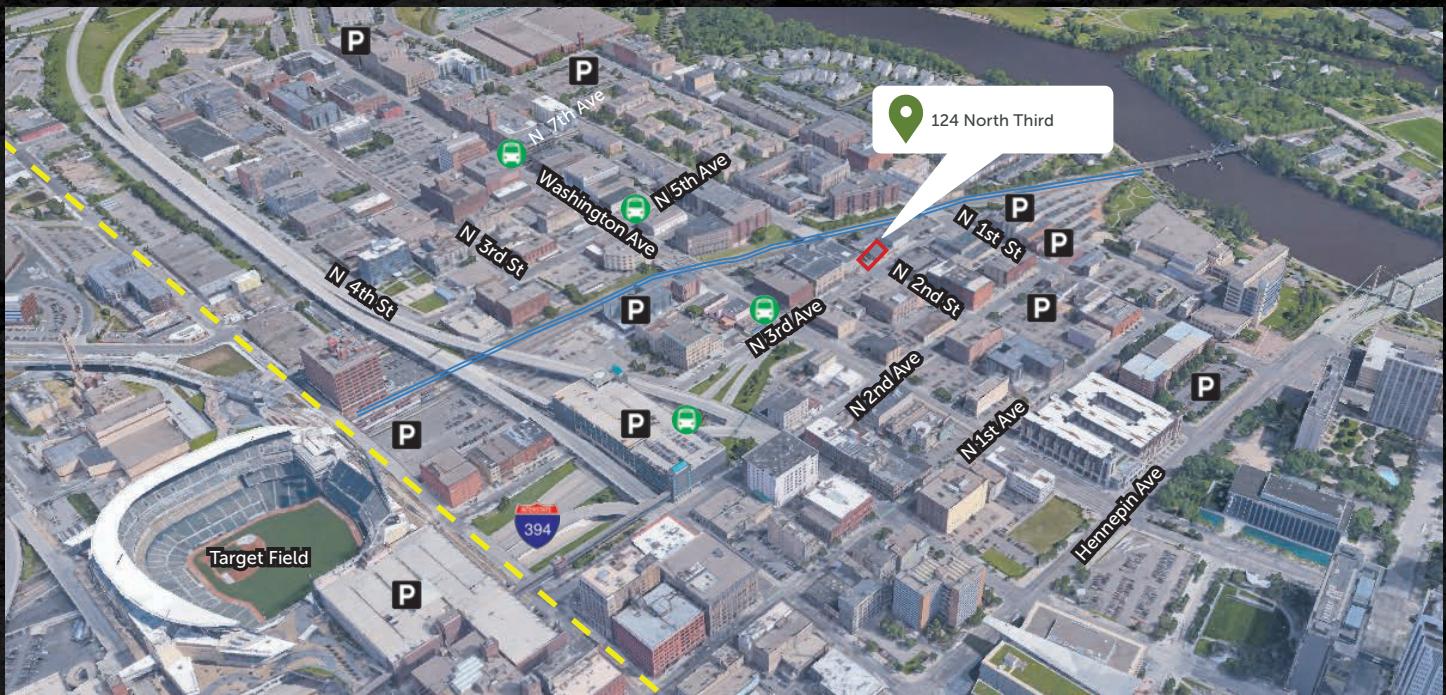
3.5% UNEMPLOYMENT
RATE

3RD FLOOR 2,593 SF Available





AERIAL VIEW



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

FOR LEASING INFORMATION:

Mary Burnton
612.430.9968
mary.burnton@nmrk.com

Brent Erickson
612.430.9970
brent.erickson@nmrk.com

Callie Ronkowski
612.430.9975
callie.ronkowski@nmrk.com

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

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