

**FOR SUBLEASE**

**5,000 SF / 11,000 SF / 15,765 SF**  
**FLEXIBLE OPTIONS AVAILABLE**

**COLONIAL WAREHOUSE**  
**North Loop - Minneapolis, MN**

**SUBLEASE OVERVIEW**

<b>NEIGHBORHOOD</b>	North Loop - Minneapolis
<b>ADDRESS</b>	212 3 <sup>rd</sup> Avenue North Minneapolis, MN
<b>RENTABLE AREA</b>	<b>Option A:</b> 5,000 RSF <b>Option B:</b> 11,000 RSF <b>Option C:</b> 15,765 RSF
<b>GROSS RENTAL RATE</b>	\$28.00 Gross, \$0.50 Annual Escalations
<b>TERM LENGTH</b>	Term Available thru March 31, 2034 Minimum Term Requirement three (3) Years
<b>CONDITION</b>	Irreplaceable creative environment with numerous, glass fronted private offices, executive conference rooms, semi-private break out areas, a variety of workstations, and full kitchen
<b>AMENITIES</b>	Fitness center, tenant lounge & conference, outdoor patio, parking available, on-site management, dog friendly, plus unlimited North Loop neighborhood amenities



**LEASING INFORMATION**

**Sam Maguire**  
 612.231.7644  
 samm@modern-CRE.com

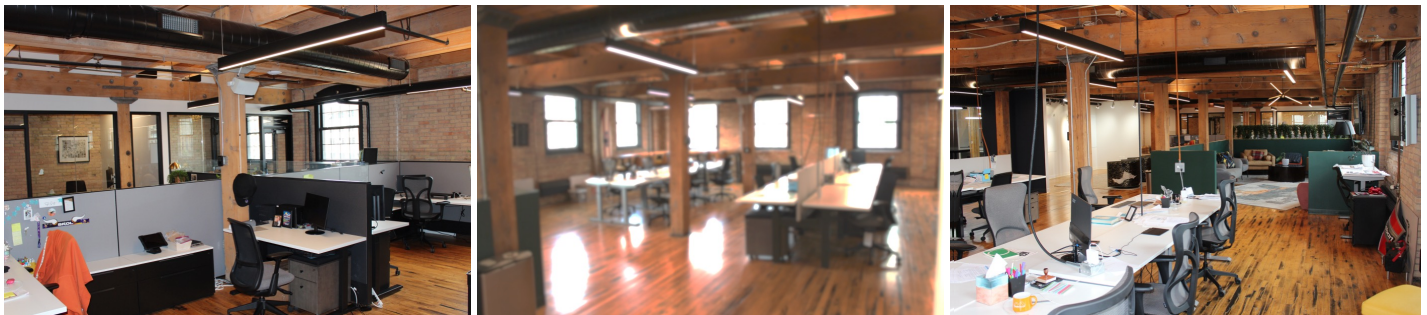
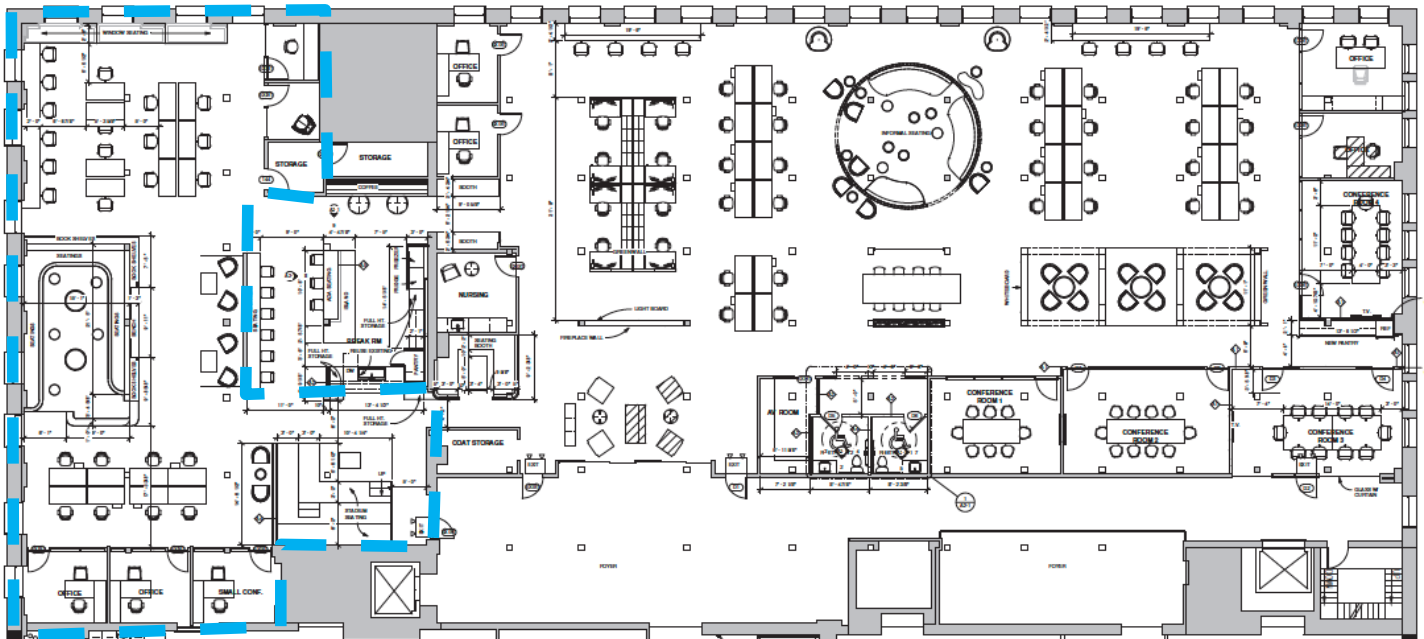
**Corporate Address**  
 5151 Edina Industrial Blvd.  
 Suite 400 Edina, MN 55439  
 www.modern-CRE.com

# FLOOR PLAN

## COLONIAL WAREHOUSE 4th Floor Sublease

### Option A – Small Suite

Suite Number	Size Available
4th Floor	5,000 SF



#### OF NOTE:

No demising walls will be built.  
Subtenant may have access to kitchenette and conference rooms  
throughout the full premises.  
Furniture is included.



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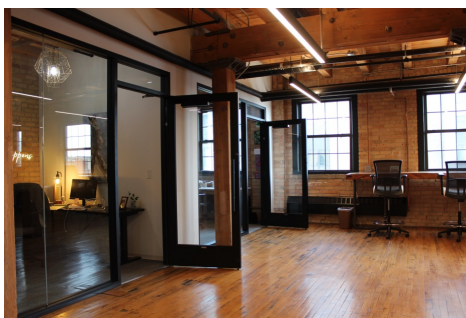
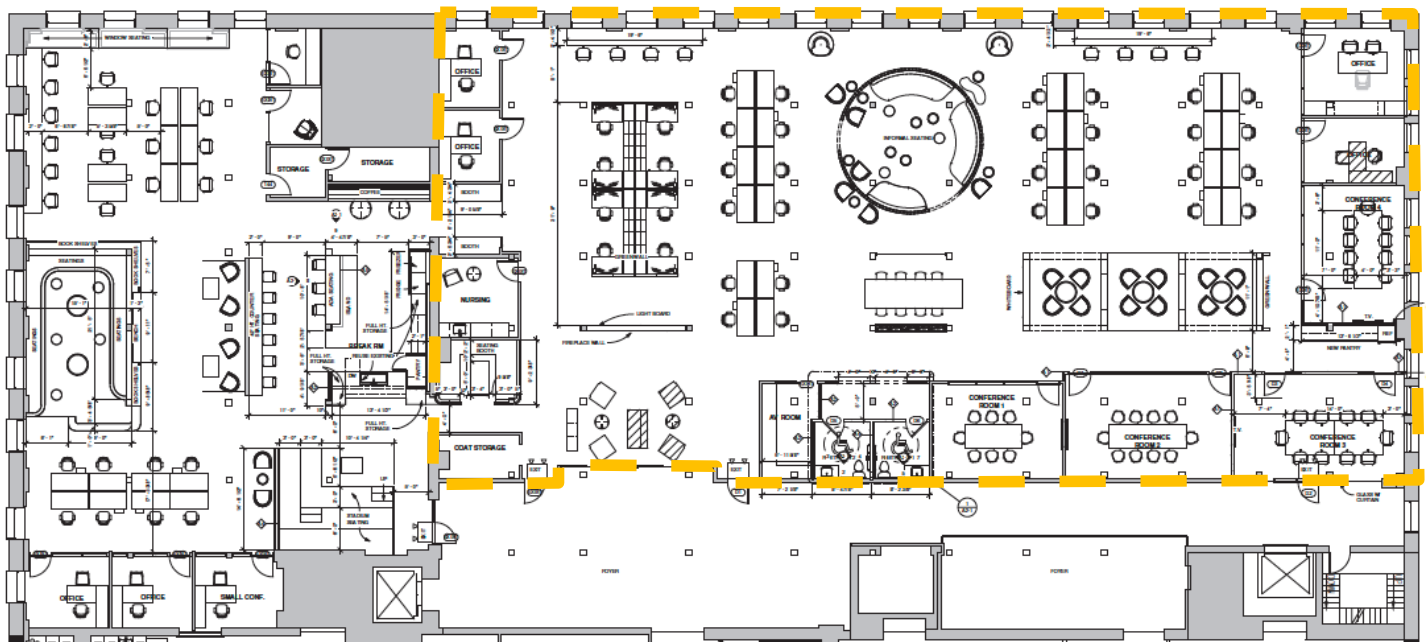
**David Wiegatz**  
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davidw@modern-CRE.com

# FLOOR PLAN

## COLONIAL WAREHOUSE 4th Floor Sublease

### Option B – Large Suite

Suite Number	Size Available
4th Floor	11,000 SF



#### OF NOTE:

No demising walls will be built.  
Subtenant may have access to kitchenette and conference rooms  
throughout the full premises.  
Furniture is included.



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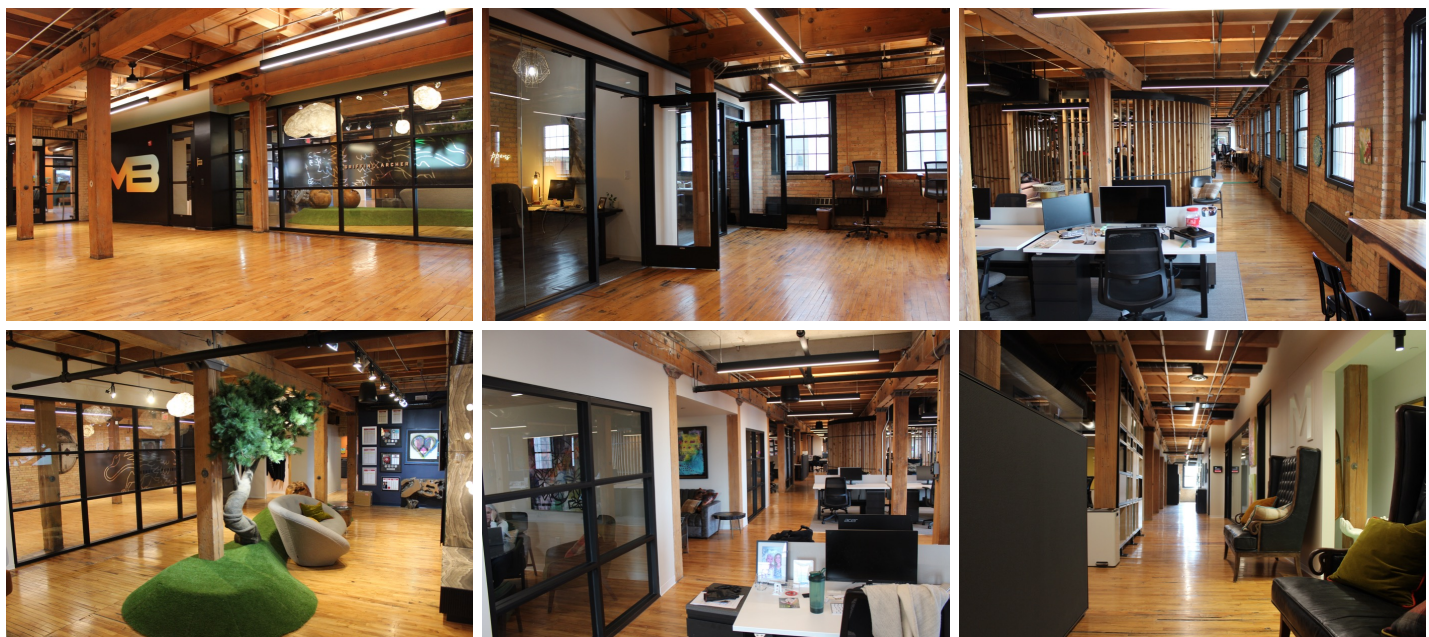
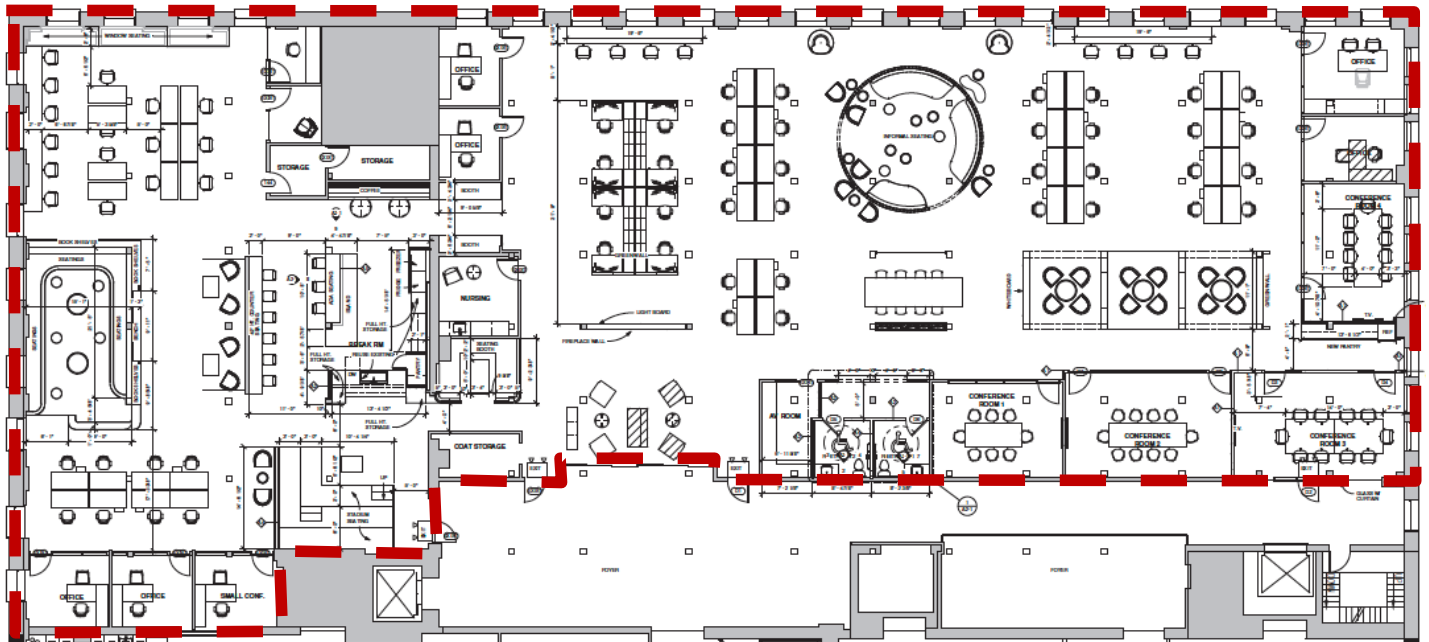
**David Wiegatz**  
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# FLOOR PLAN

## COLONIAL WAREHOUSE 4th Floor Sublease

### Option C – Full Suite

Suite Number	Size Available
4th Floor	15,765 SF



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# PREMISES PHOTOS

COLONIAL WAREHOUSE  
4th Floor Sublease



FRONT ENTRANCES



SHARED KITCHEN



SHARED CONFERENCE #1



SHARED CONFERENCE #2



SHARED CONFERENCE #3



OPEN COLLABORATIVE AREA



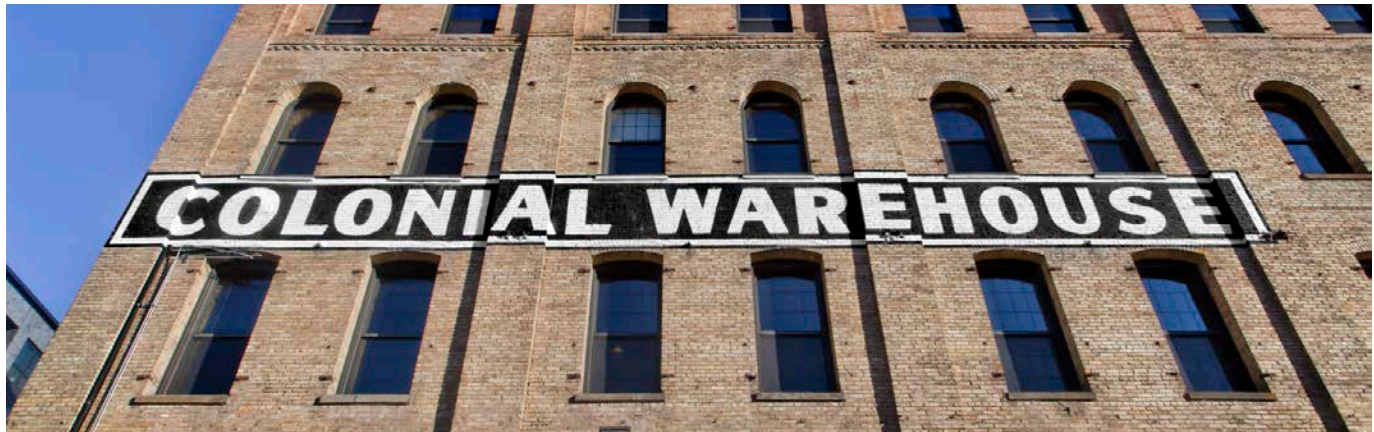
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# BUILDING AMENITIES

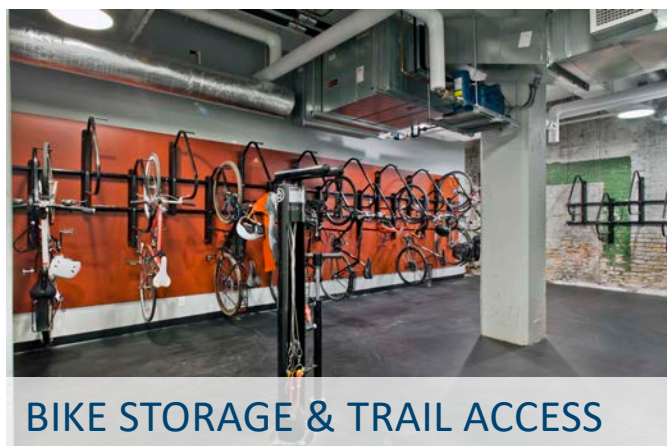
COLONIAL WAREHOUSE  
4<sup>th</sup> Floor Sublease



EXECUTIVE CONFERENCE



TENANT LOUNGE



BIKE STORAGE & TRAIL ACCESS



FITNESS CENTER & LOCKEROOMS



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#	Location	Monthly Cost	Availability	Contact
	Colonial Warehouse	\$300 plus tax	Limited	Modern CRE / Emily Nelson
1	Heritage Landing	\$235 plus tax	Limited	Stacey Eggerichs 612-341-0499
2	5 <sup>th</sup> Avenue Lofts	\$250 plus tax	Limited	Interstate Parking Mninfo@interstateparking.com
3	Townplace Suite	TBD	10+ Stalls	Andrew Depew 612-340-1000
4	Steelman Building	\$260 plus tax	20+ Stalls	Property Manager 612-371-0938
5	Designers Guild Building	\$180 plus tax	10+ Stalls	Interstate Parking dfulbright@interstateparking.com
6	Municipal – C Lot	\$160 including tax	25+ Stalls	612-343-7275
7	Rimarcik Block	TBD	Limited	TBD
8	Archive Apartments	\$225 plus tax	25+ Stalls	Interstate Parking kgrant@interstateparking.com
9	Hennepin Avenue Ramp	\$130 13 Days a Month \$185 Unlimited Pass	100+ Stalls	Marcia Simming 763-349-3883