

123 N 3RD



EST. 1911

COLWELL

BUILDING



RETRO

ACTIVE





STEP INSIDE THE COLWELL BUILDING,
ONE OF MINNEAPOLIS' FEW
REMAINING OPPORTUNITIES TO OFFICE
IN BEAUTIFULLY PRESERVED AND
RENOVATED WAREHOUSE STYLE.

Minneapolis is proud of its illustrious industrial past, and just as excited about its current recreational, culinary and artistic attributes. It is ripe with creative thinkers, young innovators, seasoned curators and relentless change-makers.

There is no place in Minneapolis more ideal to harness that kind of talent than The Colwell Building, itself a reflection of those creative energies, with office environments that offer the same mix of old and new, preserved and reinvented.

Let us show you around.

MPLS CBD





COLWELL

**NORTH
LOOP**



TARGET FIELD

P GARAGE B

P GARAGE C

TARGET CENTER

LIFE TIME

6th St N

THE LOON CAFE

1st Ave N

JIMMY JOHN'S

LOEWS

GOLD ROOM

Hennepin Ave S

CLOCKWERKS BREWING

SNEAKY PETE'S

GAY 90'S

Hennepin Ave S

DULONO'S PIZZA

6th St N

FINE LINE

4th St N

1st Ave N

BREAKFAST BAR

Hennepin Ave S



112 EATERY

6th St N

JACKSON'S HOLE

1st Ave N

RUNYON'S

6th St N

JACKSON'S HOLE

1st Ave N

5th St N

3rd Ave N

5th St N

2nd Ave N

5th St N

1st Ave N

4th St N

4th St N

4th St N

3rd Ave N

5th St N

2nd Ave N

3rd St N

3rd St N

Hennepin Ave S

NORTHSIDE COMPUTER RAIL STATION

METRO STOP

TARGET FIELD LIGHT RAIL STATION

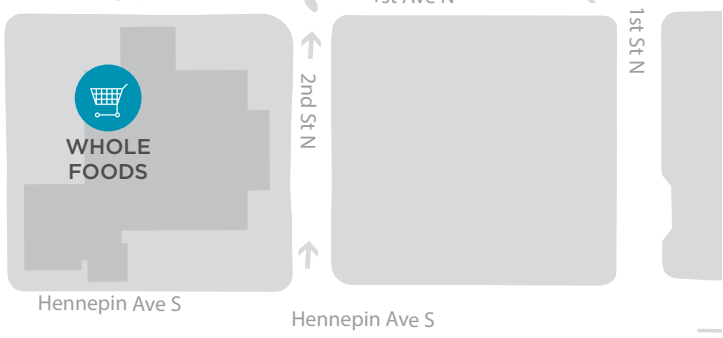
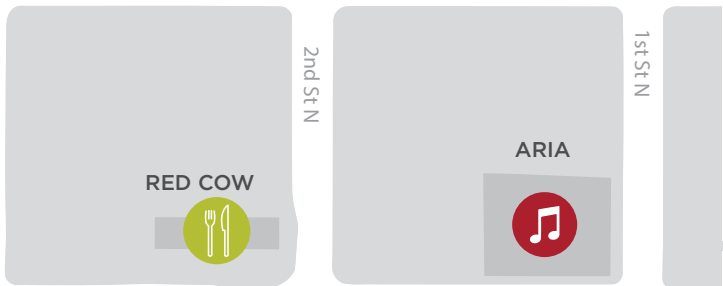
Washington Ave N

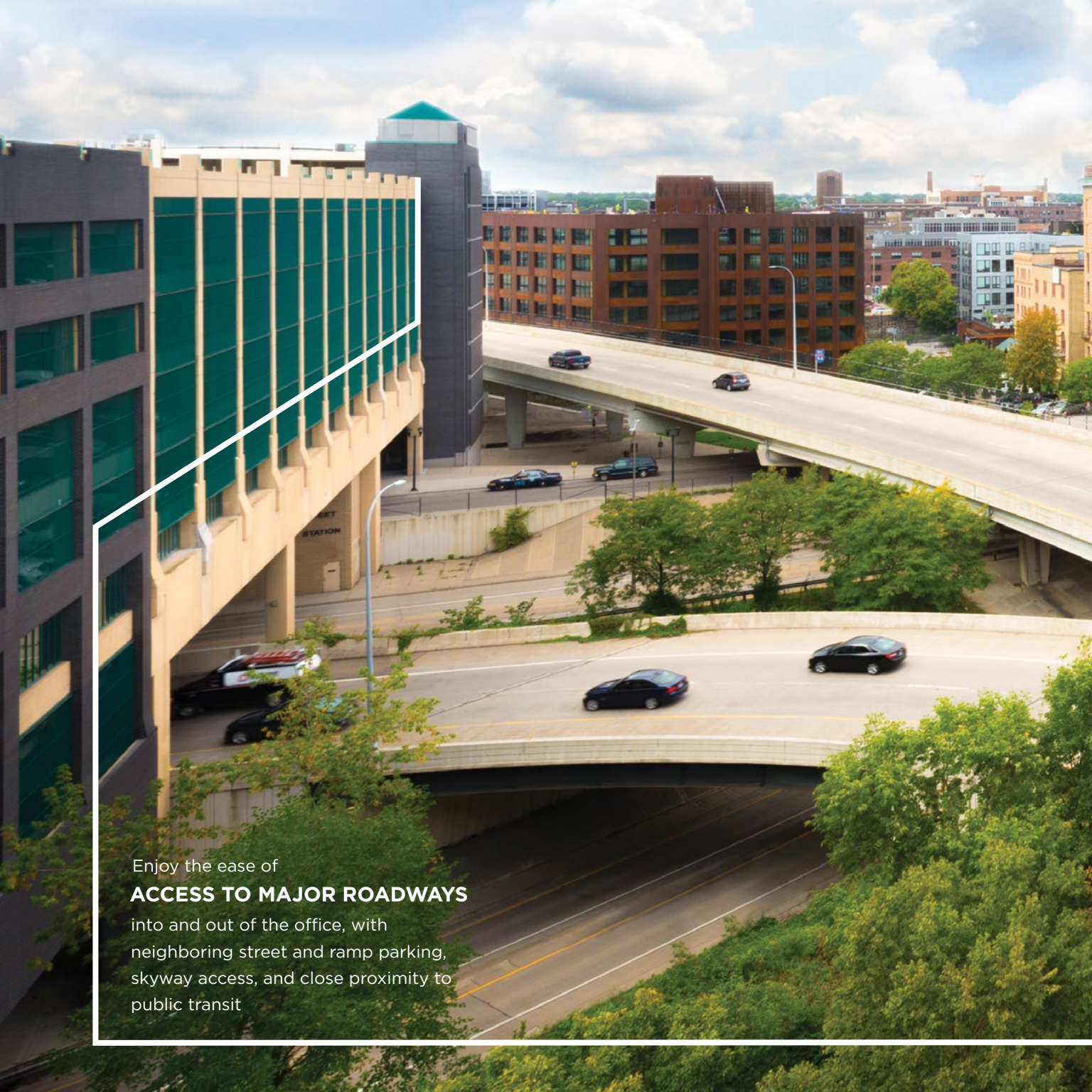
Washington Ave N

Washington Ave N

Washington Ave N

Washington Ave N





Enjoy the ease of

ACCESS TO MAJOR ROADWAYS

into and out of the office, with neighboring street and ramp parking, skyway access, and close proximity to public transit





Honor your style in this
CREATIVE WAREHOUSE SPACE
offering original brick walls, operable
windows, flexible open floor plans and an
urban contemporary atmosphere





Innovation is born of creative thinking and the ability to step outside what's normal; to see past the obvious, stretch limits and take chances. This beautifully preserved building is the optimal environment for exactly this kind of thinking. With it's mix of original industrial structure and contemporary natural materials, The Colwell Building offers a unique flavor, ready to be customized to your individual brand while nodding to the deep history of Minneapolis' long adored Warehouse District.







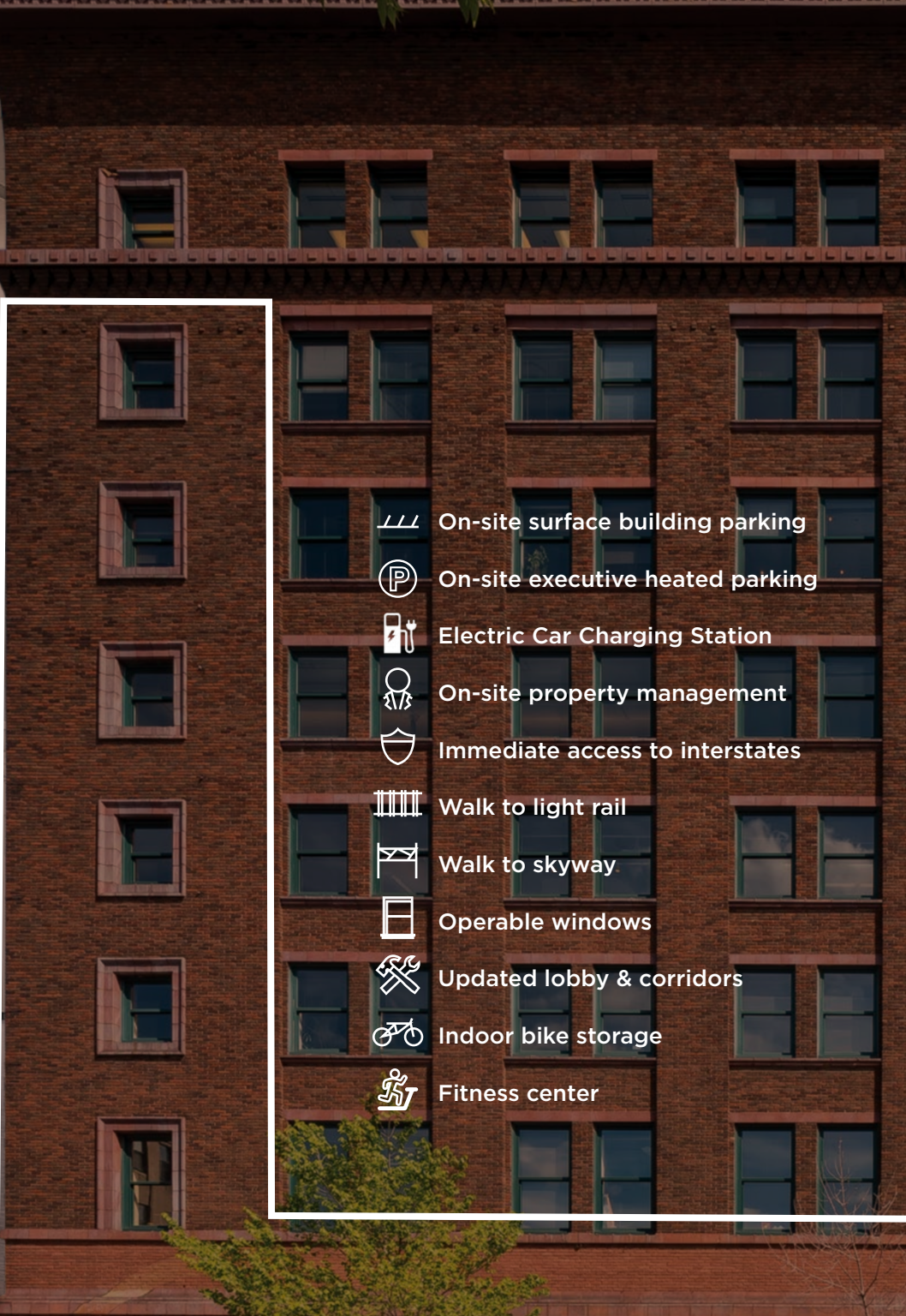
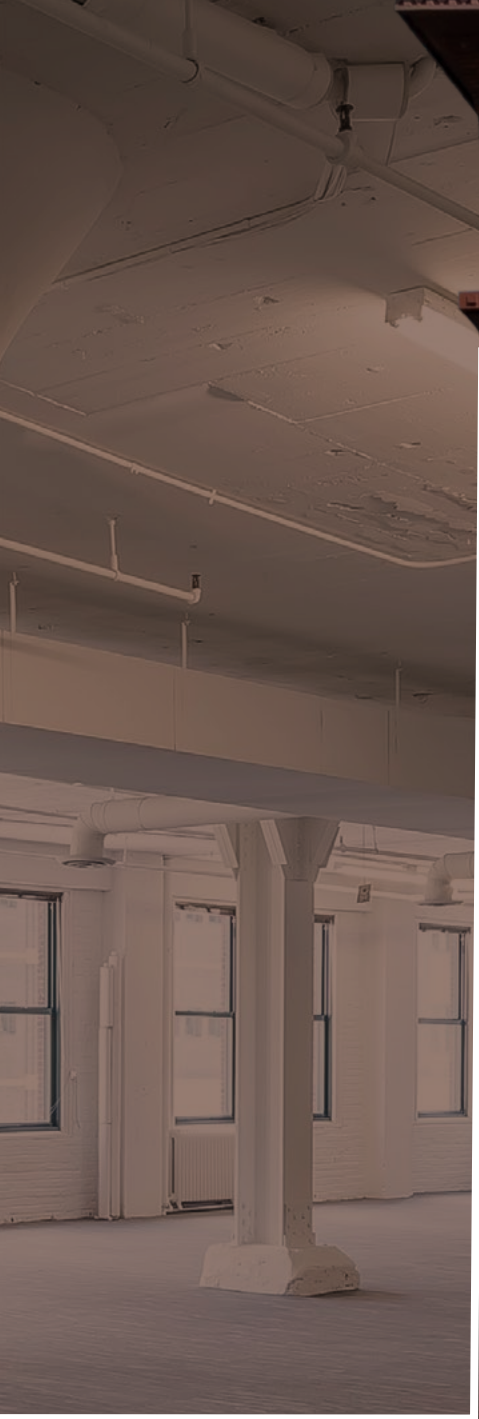
NO P
IN THE 4 SP
NOT EVEN
VIOLATOR
OWNER

Octane
FITNESS

Octane
FITNESS

GYM

Smart



On-site surface building parking



On-site executive heated parking



Electric Car Charging Station



On-site property management



Immediate access to interstates



Walk to light rail



Walk to skyway



Operable windows



Updated lobby & corridors



Indoor bike storage



Fitness center

AVAILABILITIES

13,895 SF

5,105 SF

3,181 SF

4,852 SF

2,623 SF

5,600 SF

21,474 SF

3,237 SF



= Available



= Furnished Spec Suite

8

7

6

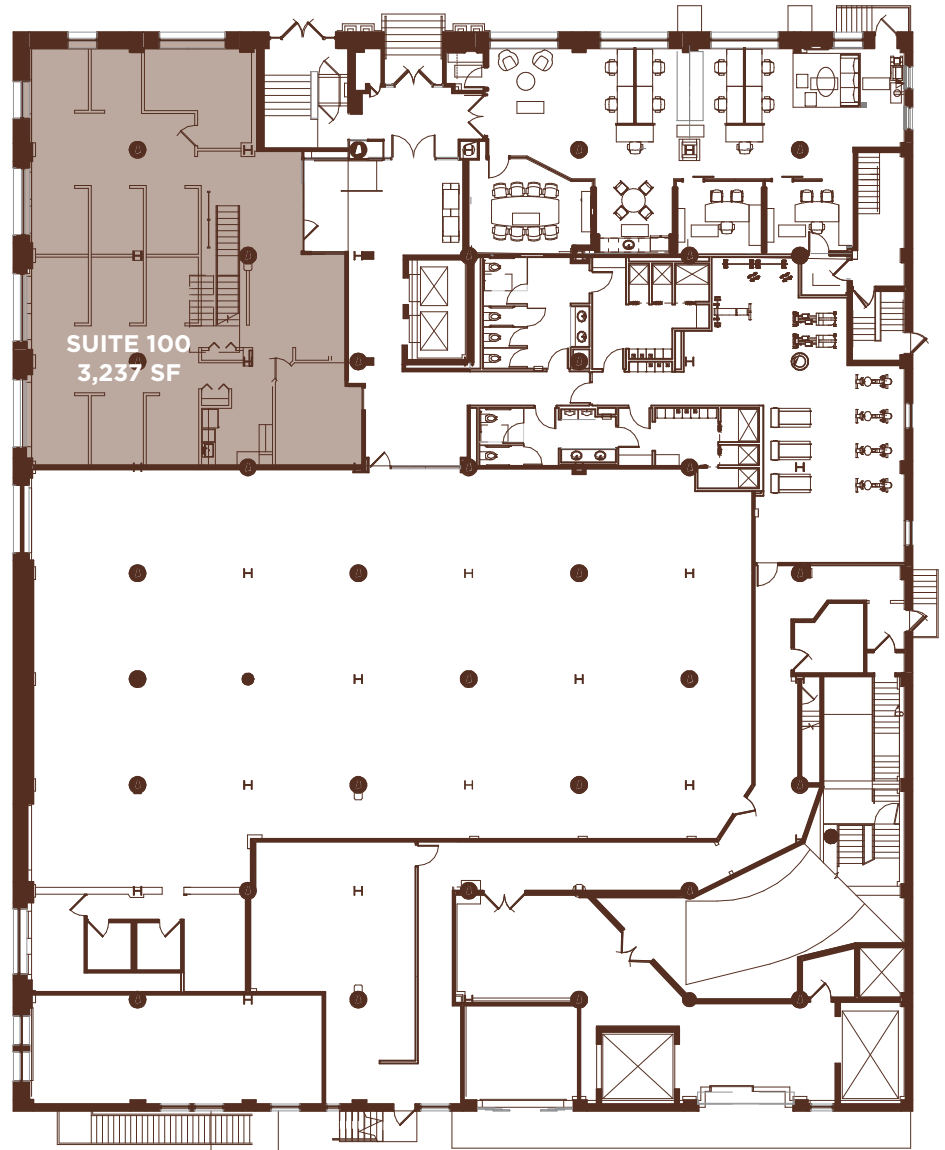
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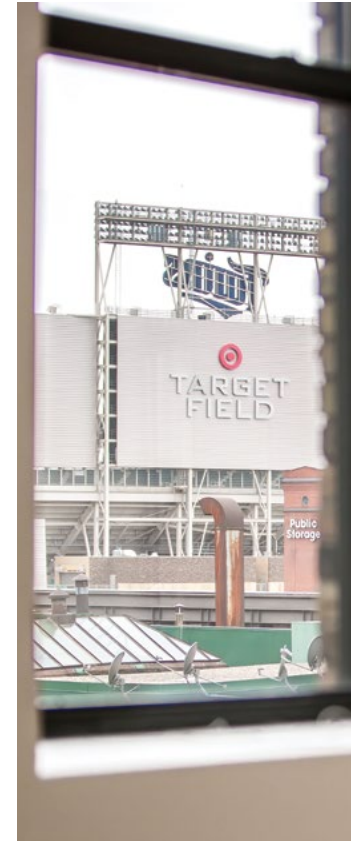
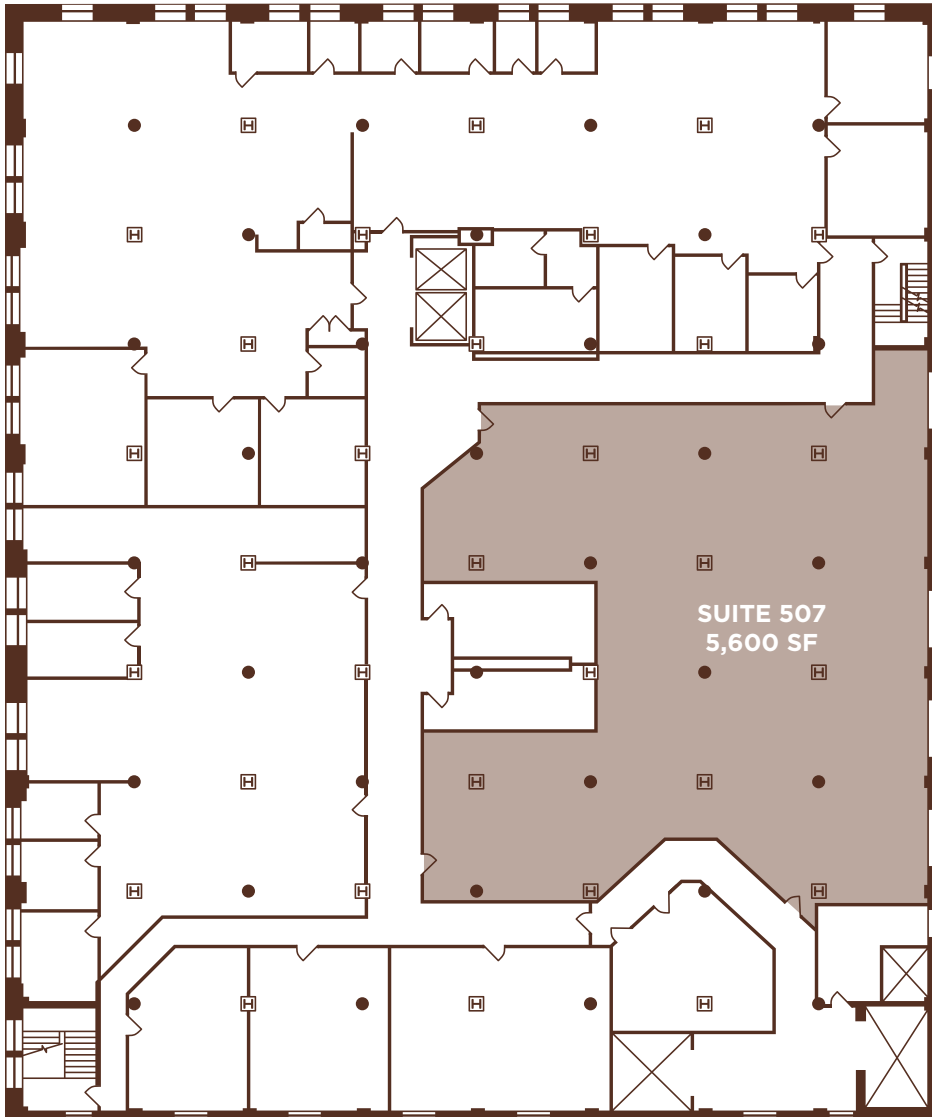
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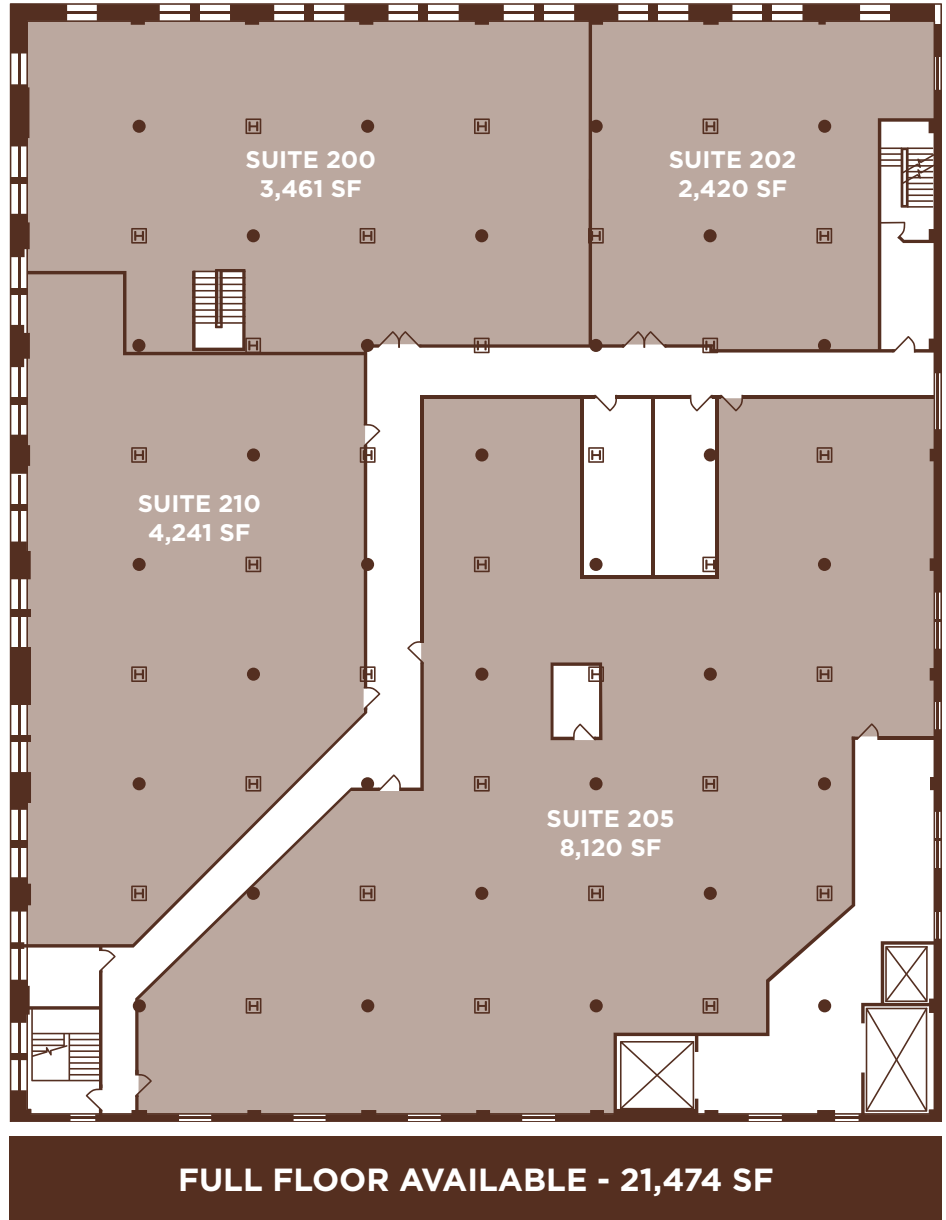
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FLR 01	3,237 SF
FLR 02	21,474 SF
FLR 05	5,600 SF
FLR 06	10,656 SF
FLR 07	5,105 SF
FLR 08	13,895 SF



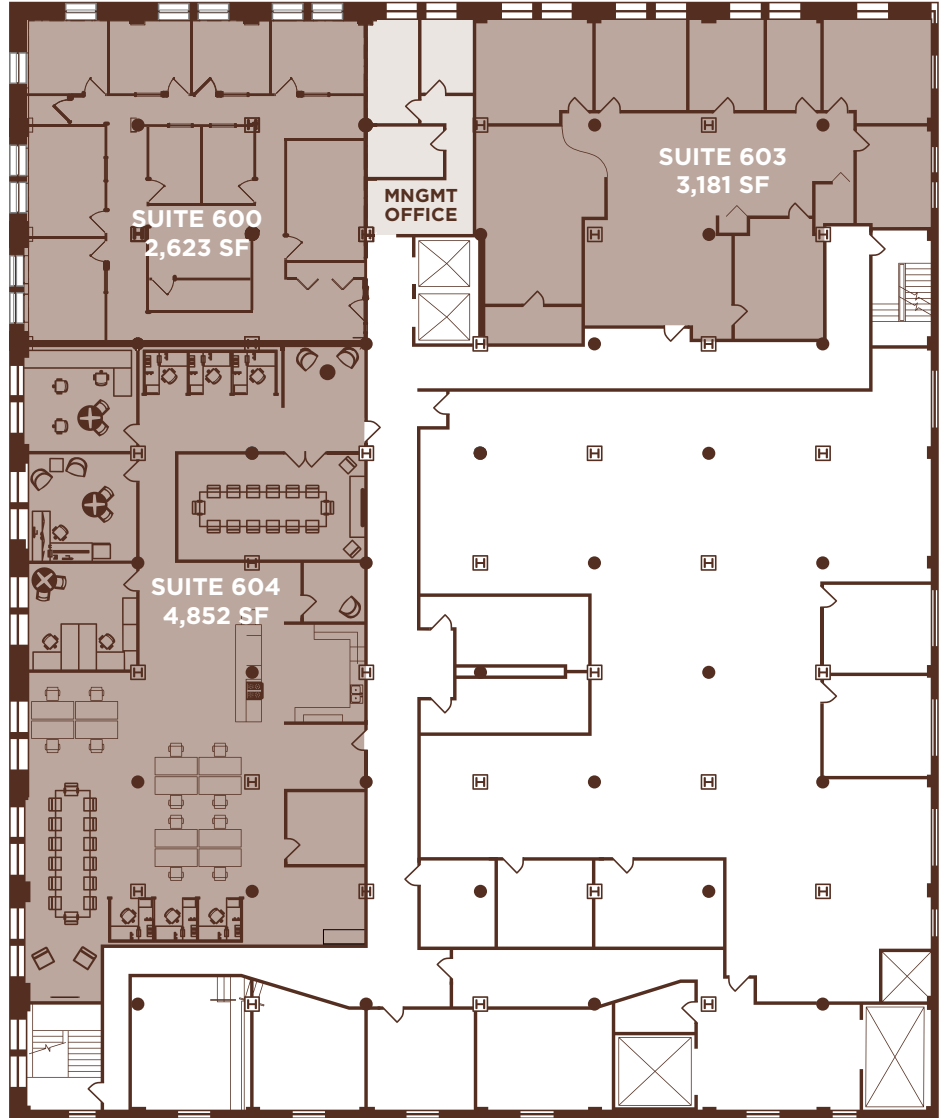
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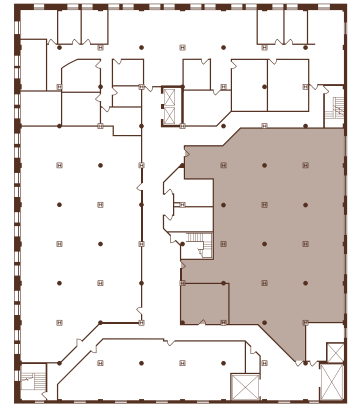
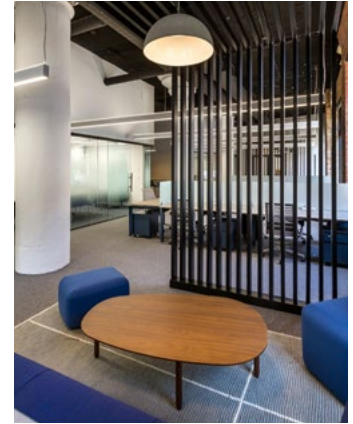
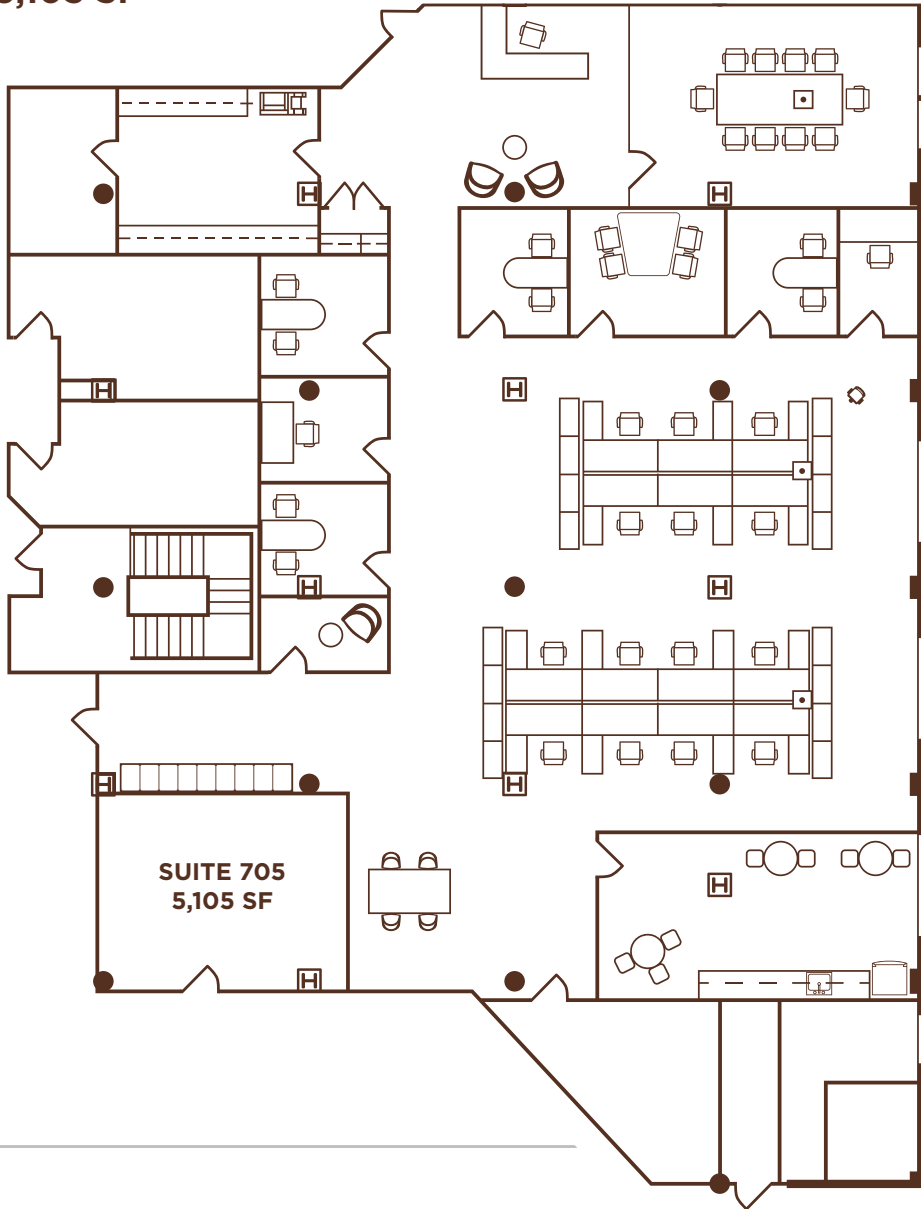
Conceptual renderings of potential buildout



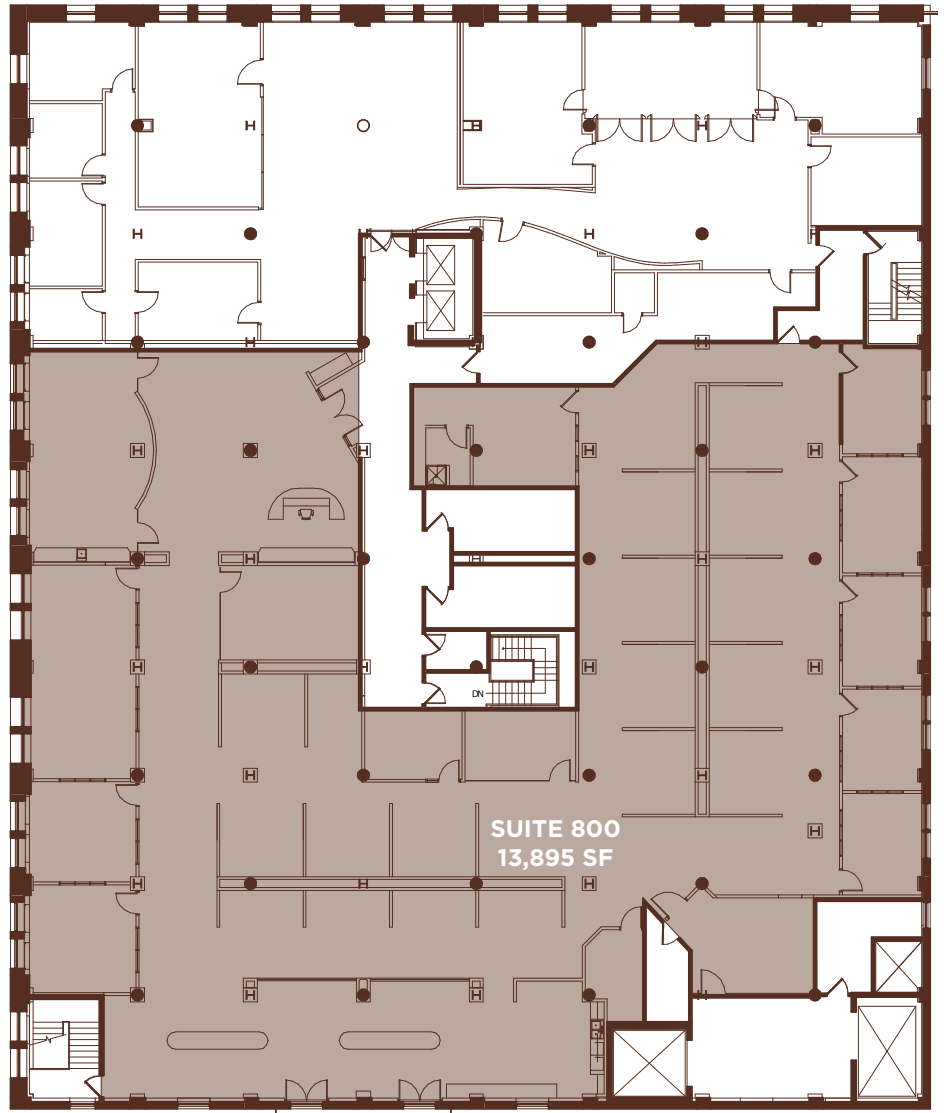
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FULLY-FURNISHED SPEC SUITE

5,105 SF



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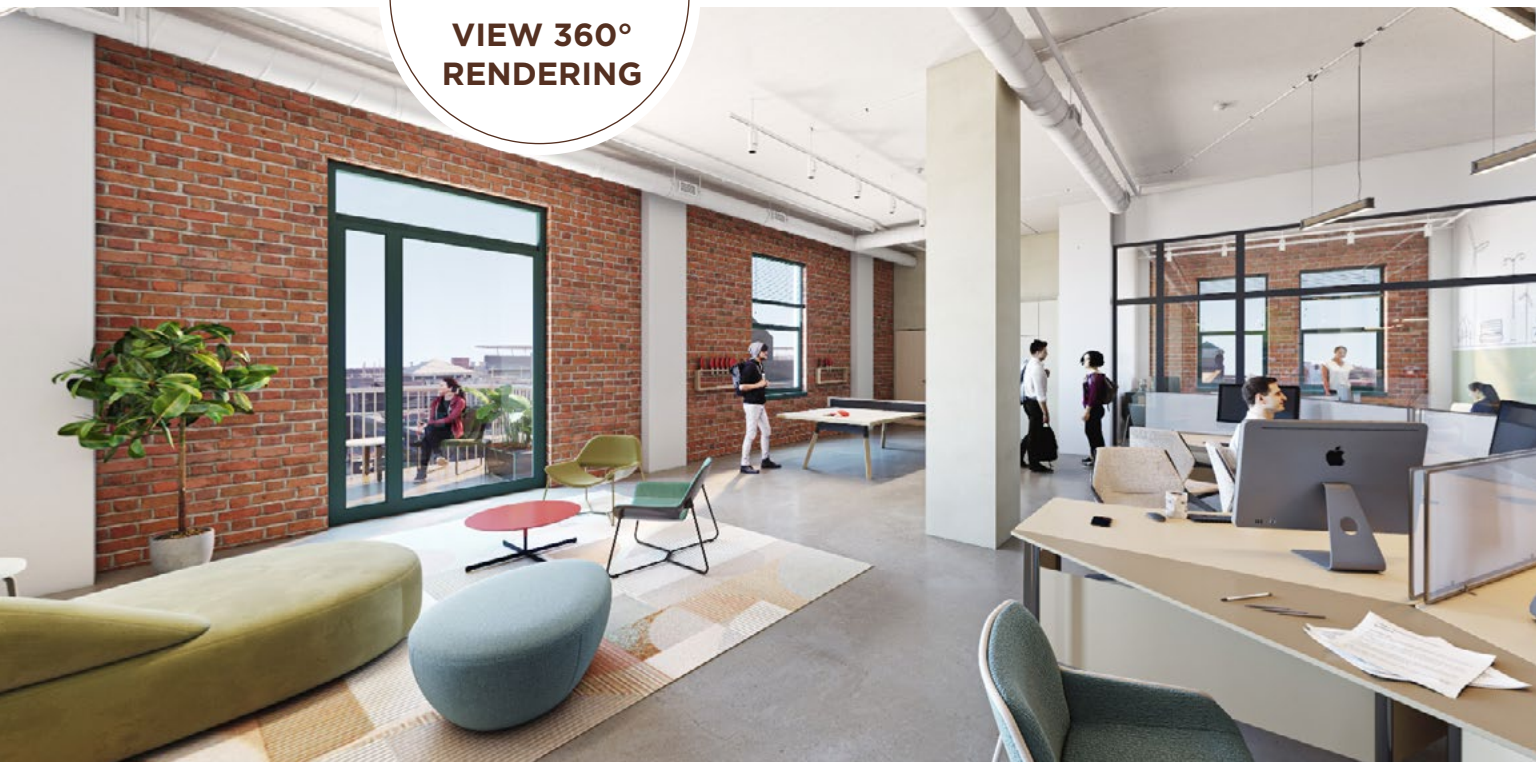


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**VIEW 360°
RENDERING**

Conceptual renderings of potential buildout





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