

# WATERBURY

1121 Jackson St NE | Minneapolis | MN | 55413



**FOR LEASE  
CREATIVE  
OFFICE SPACE**

## CONTACT US

Terese Reiling  
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## THE WATERBURY BUILDING

The Waterbury Building offers build-to-suit creative office space in the heart of the Northeast Arts District.

- 92,275 total building square feet
- Space available from 737 to 6,700 SF
- Basement storage space available for tenants
- 14' - 18' high ceilings throughout
- Creative office space build-to-suit
- Brick and timber spaces
- Professional, local management; easy deals!
- Easy access to Highways 35W, 280, 36 and 65
- Access to shared loading with spacious hallways
- In the heart of the Northeast Arts District

## Property Information

Property Address	1121 Jackson St NE Minneapolis, MN 55413
Building Size	92,275 total square feet
Available Space	737 - 6,700 square feet 85 - 3,582 square feet for basement storage
Year Built	1932; renovated in 2007
Ceiling Height	14' - 18'
Lease Rate	\$12.00 - \$18.00 PSF NNN
2026 Tax/Ops	\$6.91 PSF
Utilities	Separately metered
Parking	120 surface stalls, plus ample on-street or neighborhood parking options



# AMENITIES



BIKE PATHS



BUS LINES



2.1 MILES FROM  
DOWNTOWN  
MINNEAPOLIS



7 LOCAL  
BREWERIES/  
DISTILLERIES

# WATERBURY

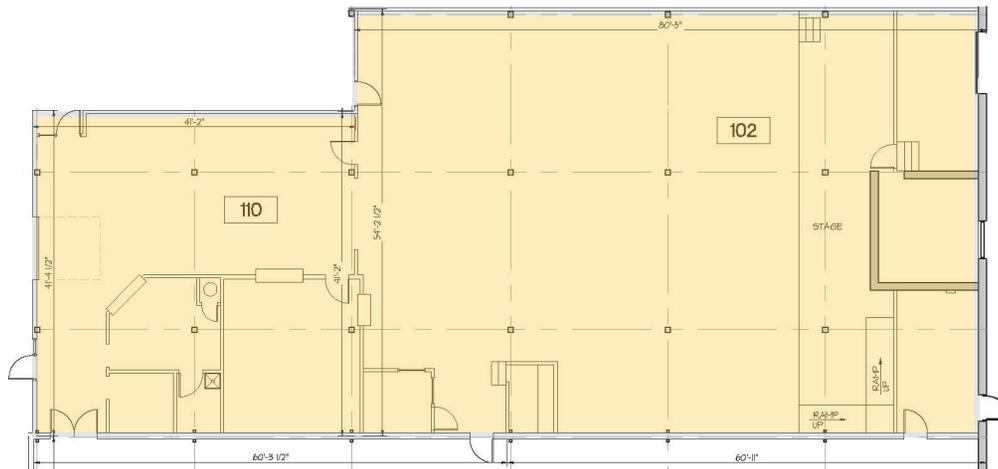


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# FLOOR PLAN: SUITE 102,110



## AVAILABLE:

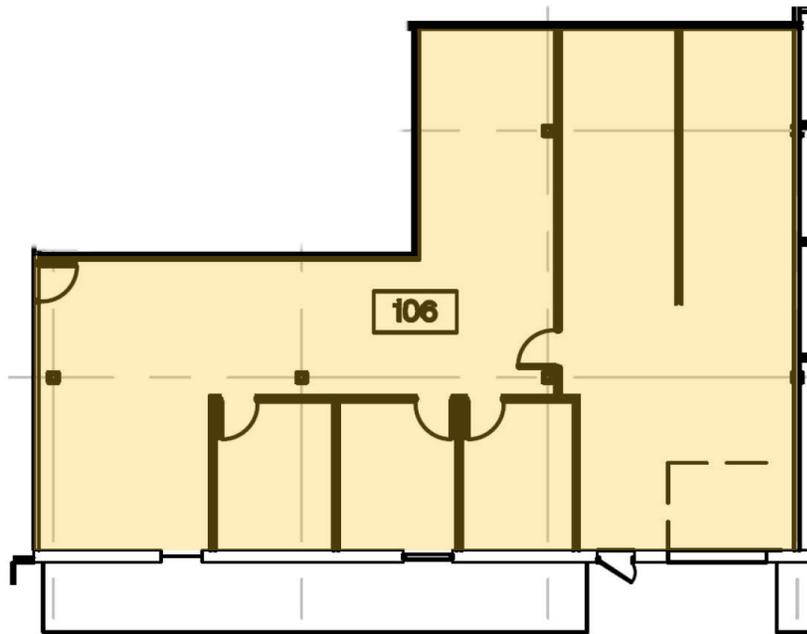
**Suite 102,110: 6,700 square feet total**

- Suite 102: 3,850 square feet
- Suite 110: 2,850 square feet

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# FLOOR PLAN: SUITE 106



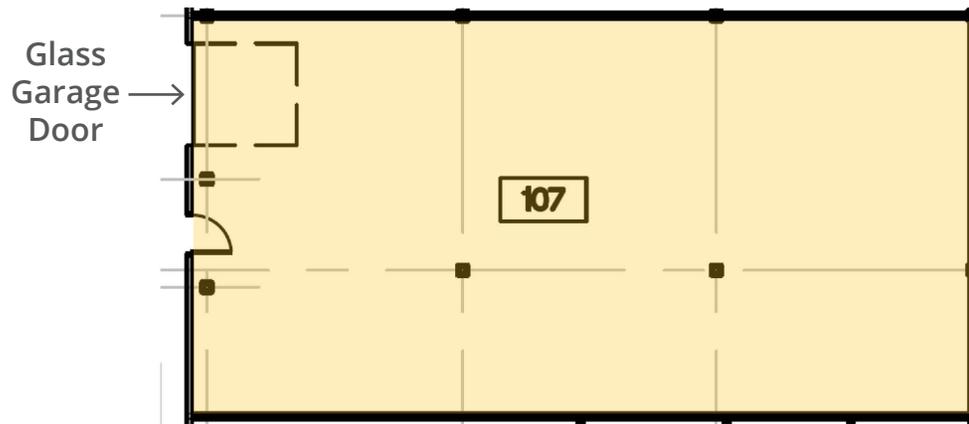
## AVAILABLE:

**Suite 106:** 2,210 square feet total

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# FLOOR PLAN: SUITE 107



**AVAILABLE:**

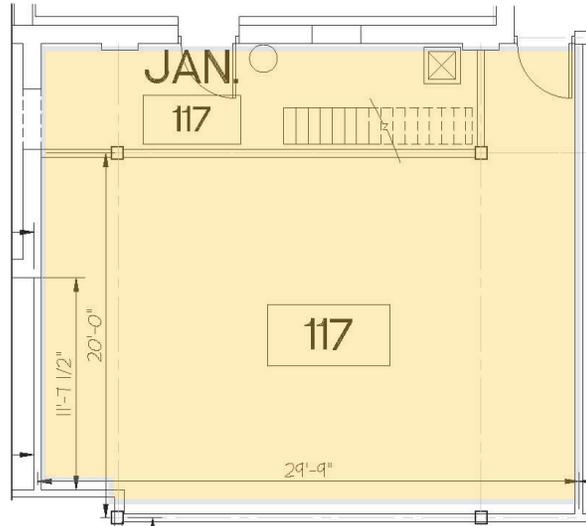
**Suite 107:** 2,036 square feet total

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# FLOOR PLAN: SUITE 117



**AVAILABLE:**

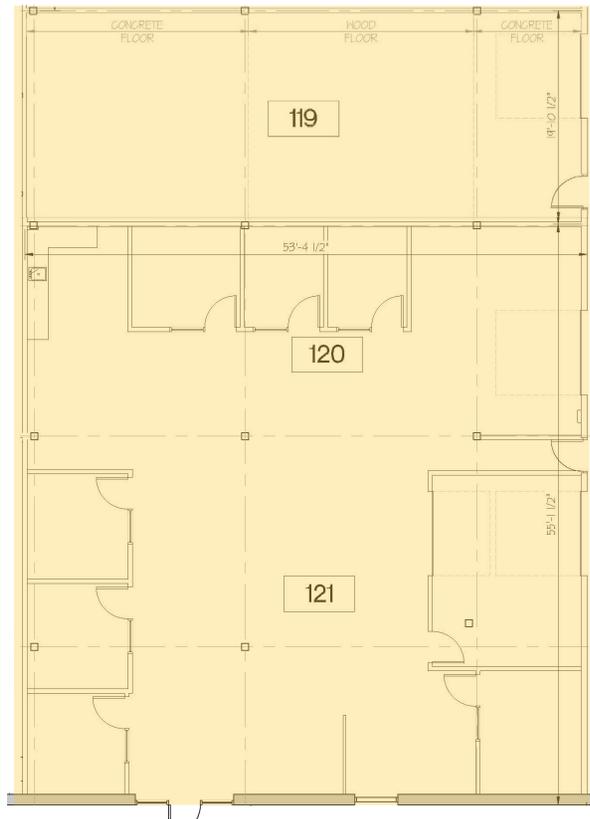
**Suite 117:** 737 square feet total

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# FLOOR PLAN: SUITE 119-121



## AVAILABLE:

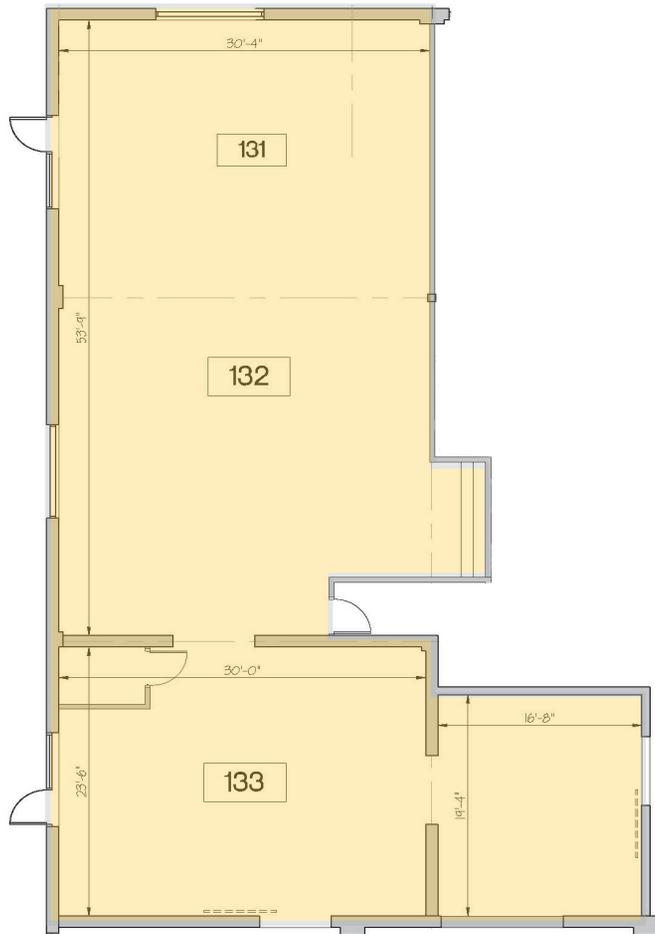
**Suite 119-121: 4,572 square feet total**

- Suite 119: 1,218 square feet
- Suite 120-121: 3,354 square feet

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# FLOOR PLAN: SUITE 131-133

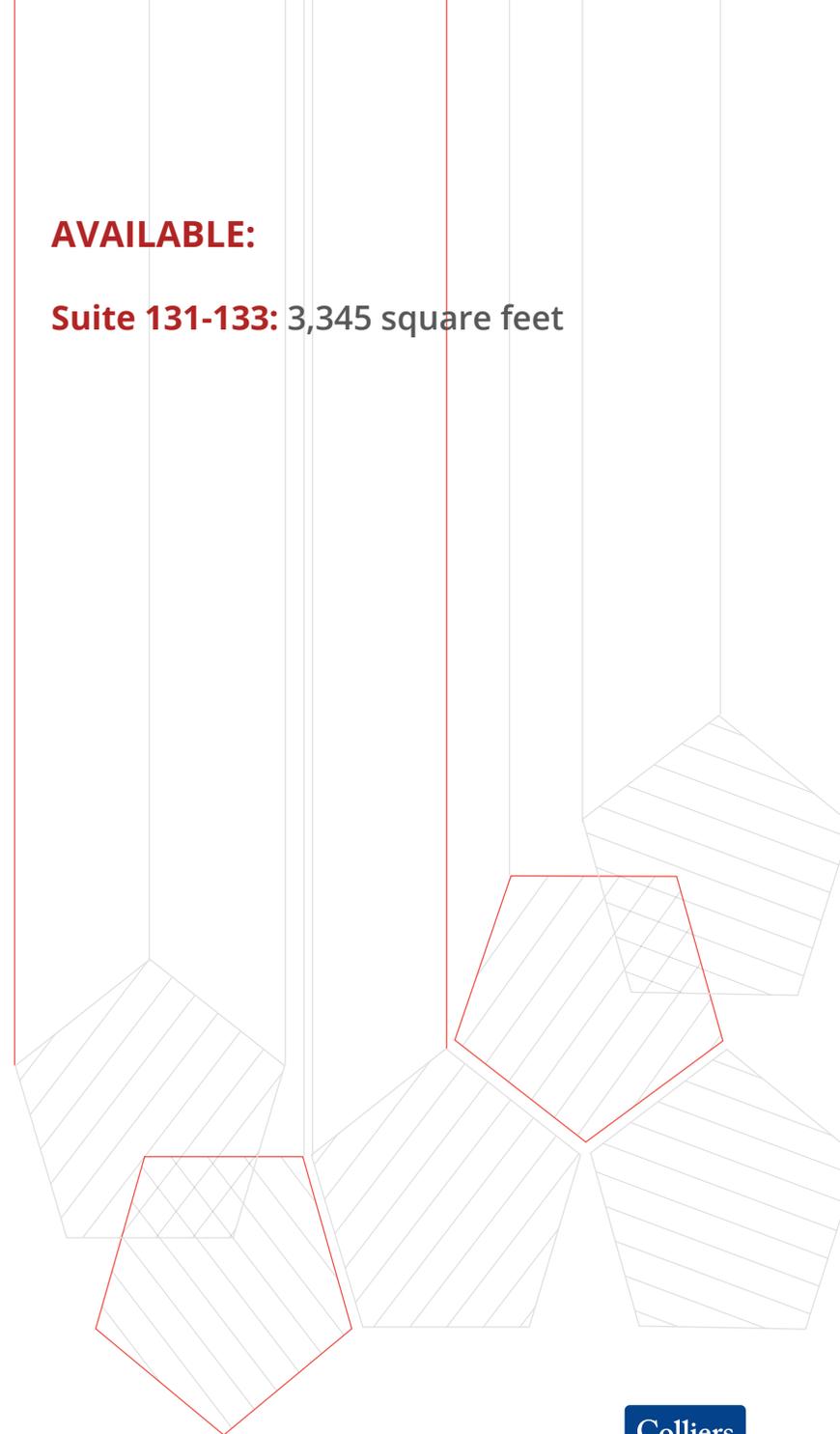


## CONTACT US

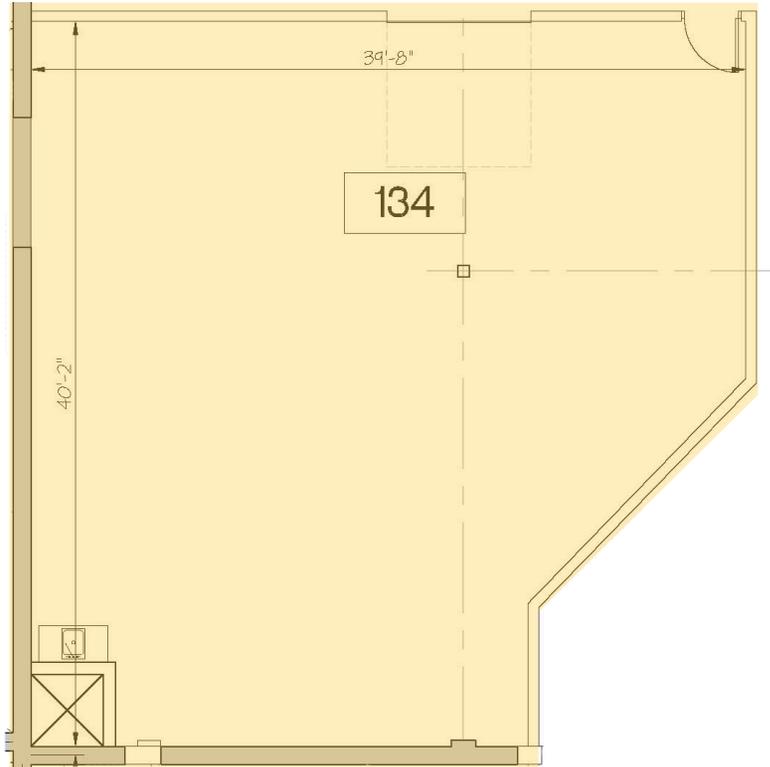
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**AVAILABLE:**

**Suite 131-133:** 3,345 square feet



# FLOOR PLAN: SUITE 134



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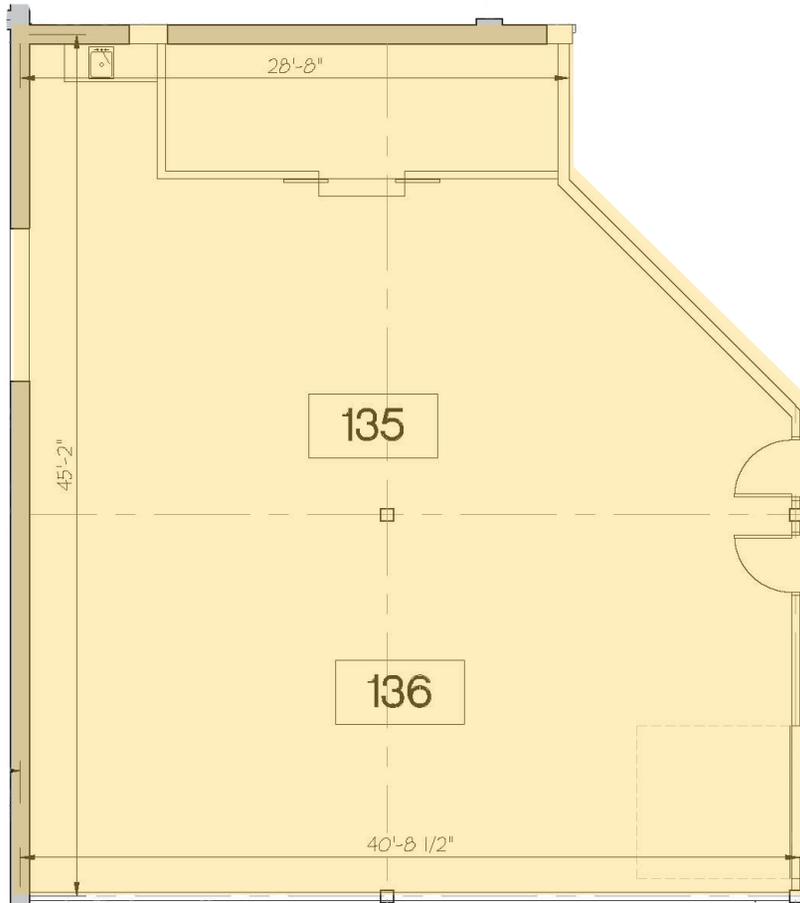
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### AVAILABLE:

**Suite 134: 1,673 square feet**

- Can be contiguous for up to 3,620 SF

# FLOOR PLAN: SUITE 135-136



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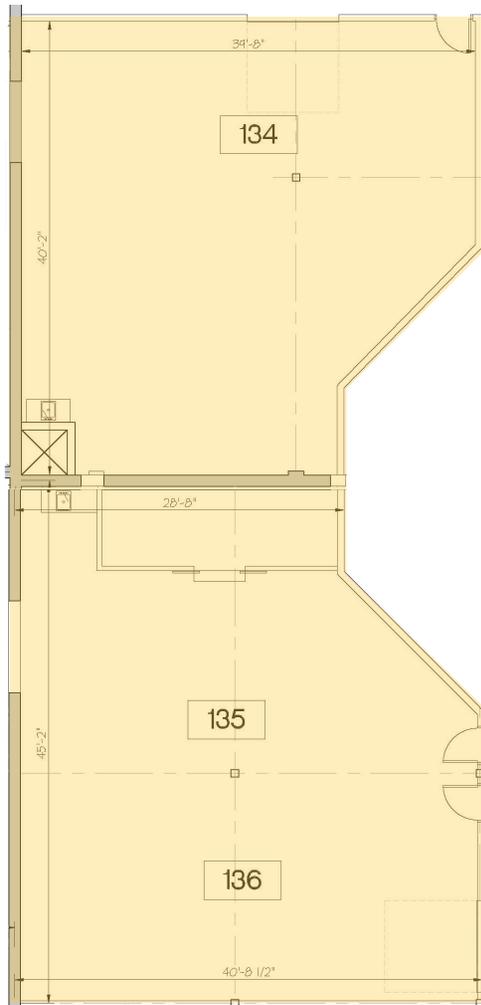
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### AVAILABLE:

**Suite 135-136:** 1,947 square feet total

- Can be contiguous for up to 3,620 SF

# FLOOR PLAN: SUITE 134-136



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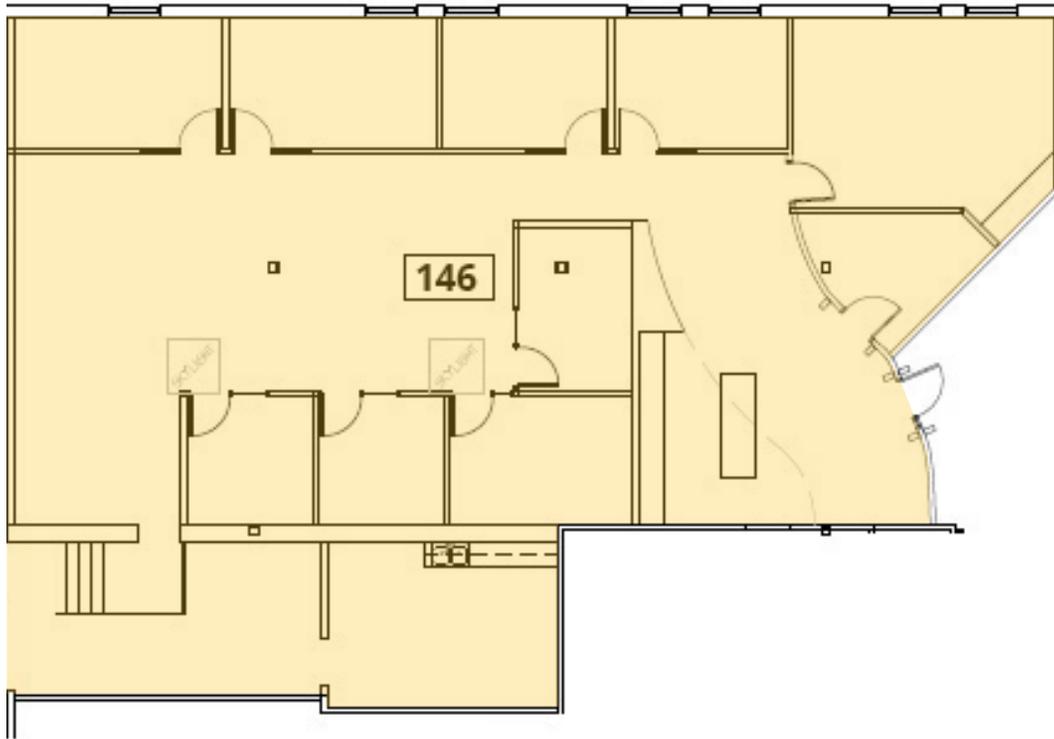
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## AVAILABLE:

**Suite 134 -136: 3,620 square feet total**

- Suite 134: 1,673 square feet
- Suite 135-136: 1,947 square feet

## FLOOR PLAN: SUITE 146



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### AVAILABLE:

#### Suite 146: 4,122 square feet total

- Full breakroom
- Abundant natural light
- Wood floors, brick and timber
- Easy access from Jackson St NE

### SUITE PHOTOS

