



RETAIL FOR LEASE HALL LOFTS

**608 N 3rd Street &
300 N 6th Ave
Minneapolis, MN**



Hall Lofts

Hall Lofts is CEDARst's newest addition to Minneapolis' North Loop neighborhood. Situated in a community of 3 beautifully rehabbed warehouse buildings with first floor retail and apartments above in the heart of the North Loop.

The available spaces are perfect for health/wellness, fitness, retail, restaurant and services.

- **The Martin** – 32 apartments + Puttshack
- **The Falk** – 258 apartments with 11,880 SF available on the ground floor
- **The Newell** – 68 apartments with 5,365 SF available on the ground floor





THE FALK - 608 N 3rd Street

THE OPPORTUNITY - 3,385 SF

- CAM/TAX: \$12.00 PSF
- Suite 1: 3,385 SF **Lease Rate:** \$22.00 - \$25.00 NNN
- Suite 2: 2,035 SF **Lease Rate:** \$15.00 NNN
- Suite 3: 6,460 SF **Lease Rate:** \$30.00 NNN
(Suite 2 & 3 can be contiguous)

PROPERTY FEATURES

- Rare ground floor vacancy in the North Loop
- Prominent visibility and signage opportunities
- Outdoor patio along 7th Avenue N
- A Few Steps off Washington Avenue
- High and open ceilings
- 258 apartments directly above with skyway access to the Newell Building (68 apartments)





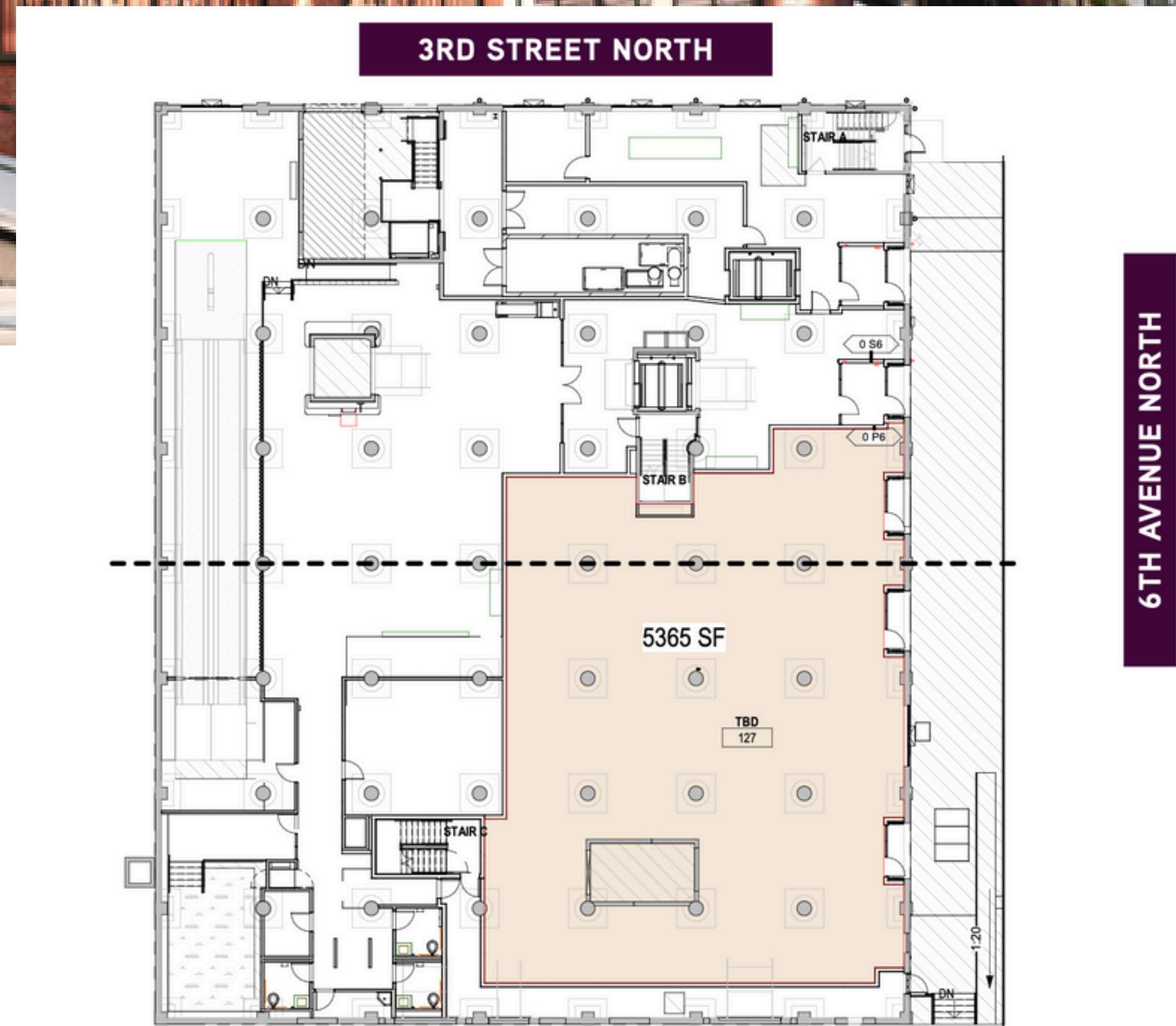
THE NEWELL - 300 N 6th Avenue

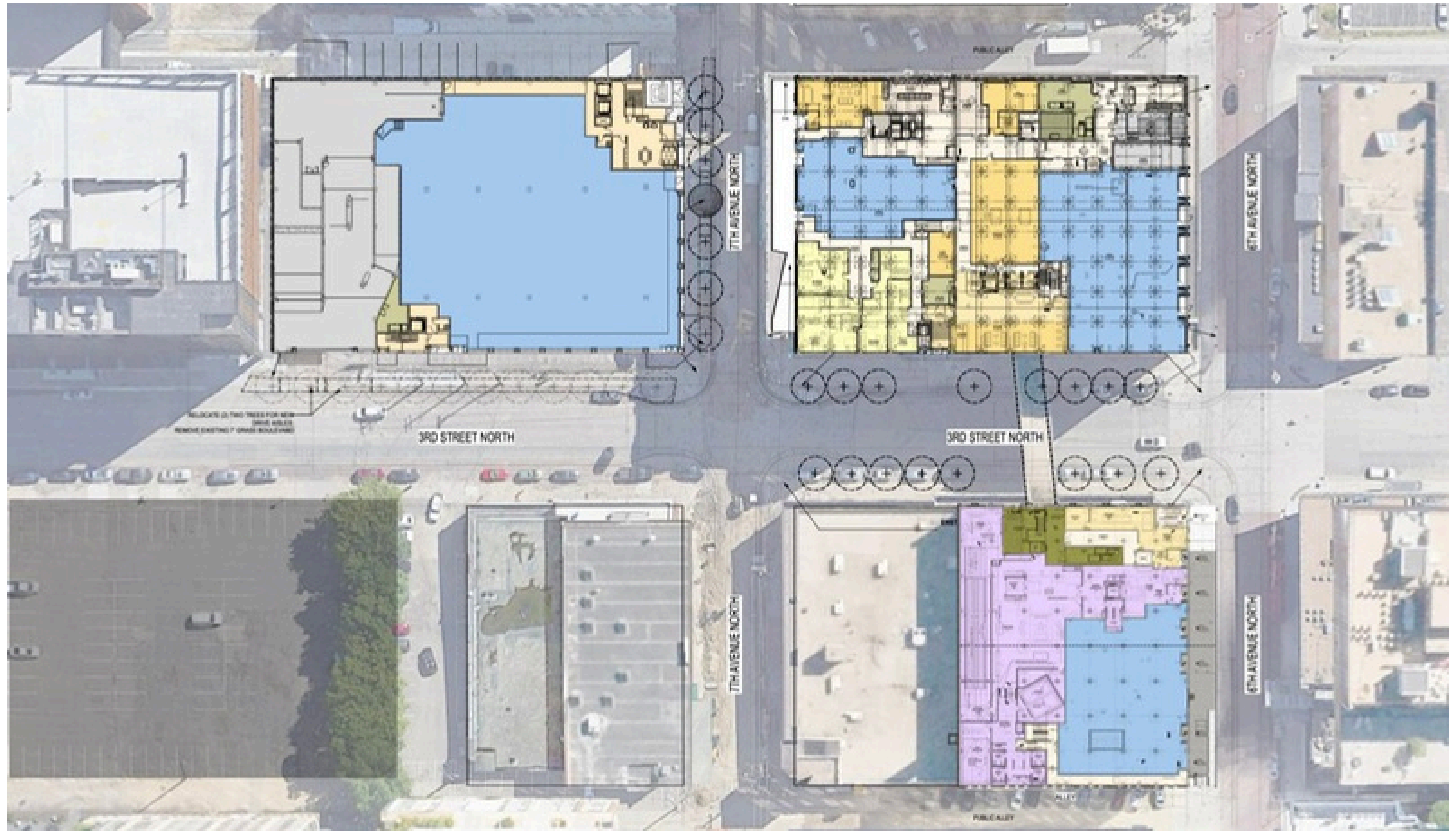
THE OPPORTUNITY - 5,365 SF

- Lease Rate: \$22.00 - \$25.00 NNN, CAM/TAX: \$12.00 PSF
- Suite 1: 5,365 SF

PROPERTY FEATURES

- Rare ground floor vacancy in the North Loop
- Prominent visibility and signage opportunities
- Outdoor patio opportunity along 6th Avenue N
- A few Steps off Washington Avenue
- 68 apartment units directly above with skyway access to the Falk (258 apartments)





Site Plan

Community

	1 mile	3 miles	5 miles
Population	26,001	248,071	485,916
Daytime Population	141,805	395,510	624,176
Average Household Income	\$127,175	\$94,367	\$104,271



North Loop

Located in the vibrant North Loop district of Minneapolis, with numerous arts and entertainment venues, bars and cafes, local and national high-end retailers, and James Beard award-winning restaurants.

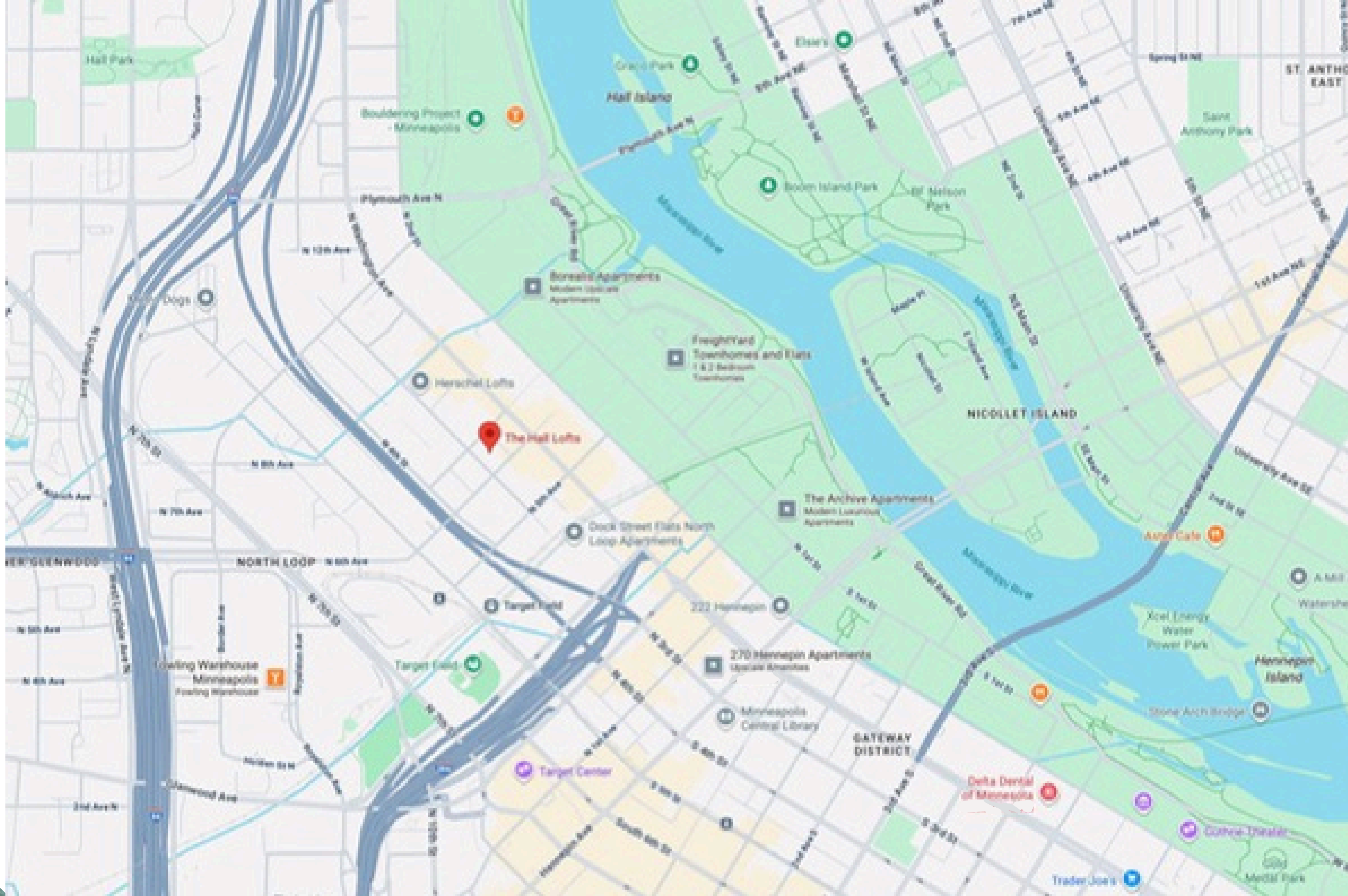
- Immediate access to Cedar Lake Trail
- Easy walk to Target Field + Target Center
- Steps from the downtown skyway system
- Access to the Mississippi River



Area Retail

- Whole Foods
- West Elm
- Lululemon
- Barry's
- Orange Theory Fitness
- Warby Parker
- Bonobos
- Basecamp Fitness
- Starbucks
- Puttshack
- Spoon & Stable
- Bar La Grassa
- Borough
- Smack Shack
- Martin Patrick
- Red Cow
- Nolo's
- Madewell
- PURALIMA
- Parc Shop
- Stalk & Spade
- Maison Margaux
- Porzana

North Loop Neighborhood





Contact

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