

119



119

WASHINGTON AVE NORTH

— NORTH LOOP —

A circular logo for "Historic Rimarcik". Inside the circle, there are three stylized evergreen trees on a wavy line representing water. Below the trees, the word "HISTORIC" is written in large, bold, brown letters, with "RIMARCIK" stacked directly underneath it in a slightly smaller font. At the bottom of the circle, the text "WASHINGTON AVE · NORTH LOOP" is written in a smaller, brown, sans-serif font, following the curve of the bottom edge.

URBAN MULTI-USE

Nestled in the heart of Minneapolis' vibrant North Loop, 119 Washington Avenue North, offers prime storefront space that seamlessly blends flexibility with high visibility. This property is ideally suited for a dynamic mix of uses, including retail, office, creative studios, and showroom space. In a setting like the North Loop—surrounded by an eclectic mix of restaurants, upscale bars, boutique shops, tech offices, and luxury residential developments—the value of multi-use properties becomes clear. Businesses benefit from steady foot traffic, strong daytime and nighttime activity, and proximity to downtown and the Mississippi Riverfront. The North Loop's historic architecture, walkable streets, and energetic atmosphere make it an ideal environment for companies and brands looking to thrive in a modern, urban setting.





119

WASHINGTON AVEN



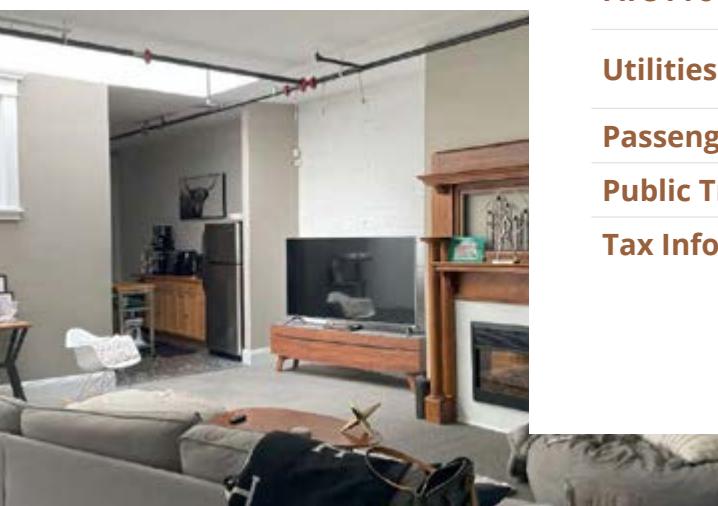
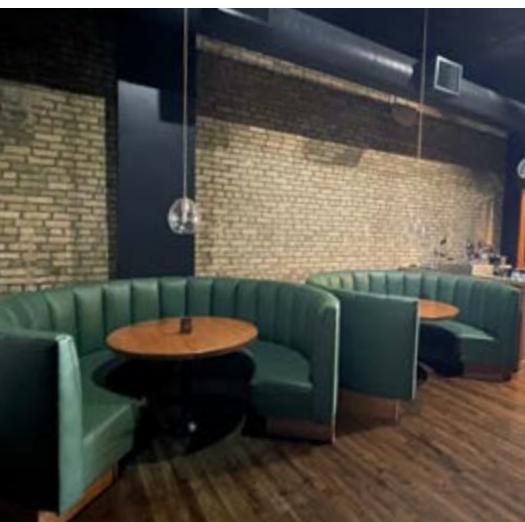
7,904
SQUARE FEET

2+
STORIES

1913
YR BUILT

2
TENANTS



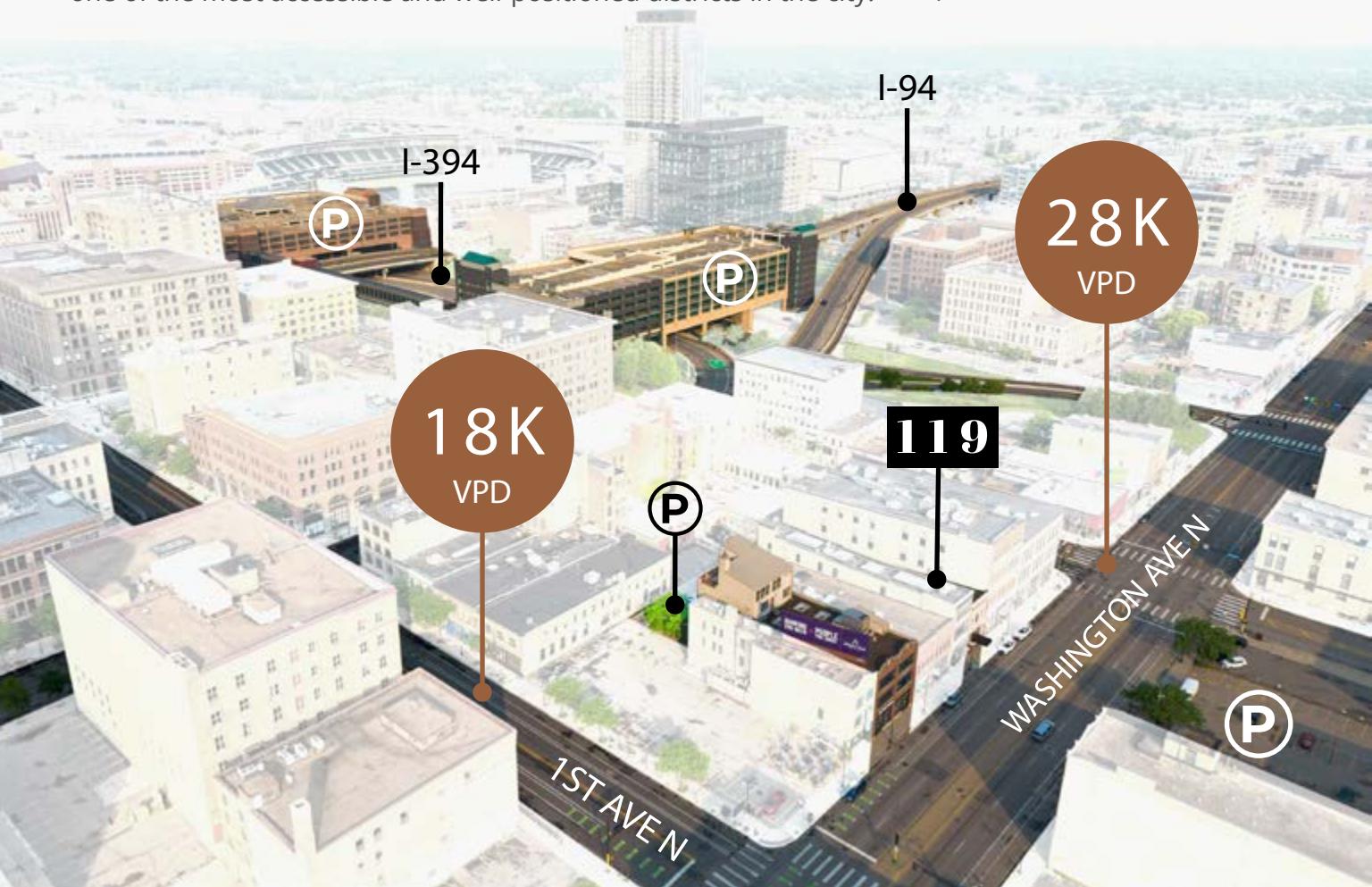


Address	119 N Washington Ave Minneapolis, MN
Gross Building Size	7,904 SF
Net Rentable Area	7,200 SF
Lot Size	3,750 SF (.05 Acre)
Stories	2 (Plus partial basement)
Year Built / Renovated	1913
Zoning	DT2 Downtown Destination
Current Use	Retail, Office, Residential
Current Tenants	Public Domain (Good Neighbor, LLC) Residential Unit (2,000 SF)
Vacancy Opportunity	Upper level month-to-month lease
Parking Availability	Street, Surface lot, and ramp parking nearby
Ceiling Height	14' with exposed brick and timber
Fire Protection	Smoke alarms and sprinklers in all retail and office floors
Utilities / HVAC	Separately metered. Updated furnaces and electrical
Passenger elevator	No
Public Transit Access	Bus and Light Rail access
Tax Info / PID	<u>PID: 22-029-24-41-0067</u>

VIBRANT CONNECTION

Getting to Minneapolis' North Loop is quick and convenient, thanks to its central location, strong roadway access and downtown connection. The neighborhood is easily reached via I-394, Washington Avenue, or nearby I-94 and Highway 55, which offer direct routes from all directions. Whether you're heading in for work, dining, or business, the North Loop's connectivity makes it one of the most accessible and well-positioned districts in the city.

96  WALK SCORE
88  BIKE SCORE



119

7,200 RSF



I-94

NORTH
LOOP

WASHINGTON AVE N

I-394

10 MIN

NORTHEAST



2 MIN
DOWNTOWN
MPLS

I-94

35W

I-94

35W



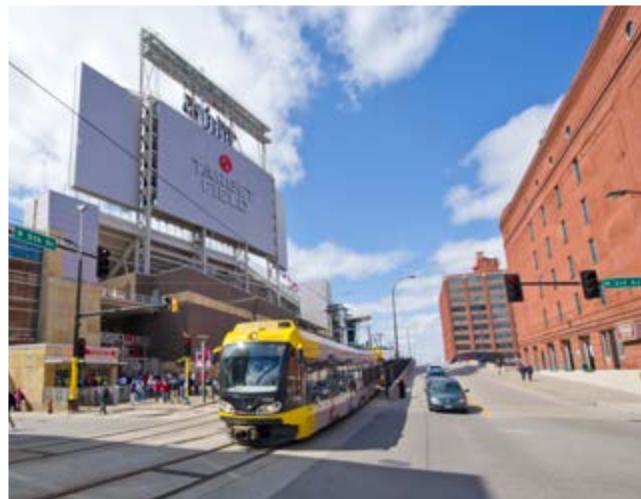


THE CELEBRATED NORTH LOOP

Where Minneapolis Comes Alive

Once a forgotten warehouse district, the North Loop is now Minneapolis' hottest neighborhood — a buzzing mix of historic charm and modern energy. Nestled along the Mississippi River, this urban hotspot is packed with trendy bars, craft breweries, acclaimed restaurants, and nightlife that keeps the streets alive day and night.

Think brick buildings with soul, repurposed storefronts, and easy access to downtown and top landmarks like Target Field, First Avenue, and the Guthrie. Whether you're here to live, work, or play — the North Loop delivers big-city vibes with historic character.



WHAT'S NEARBY

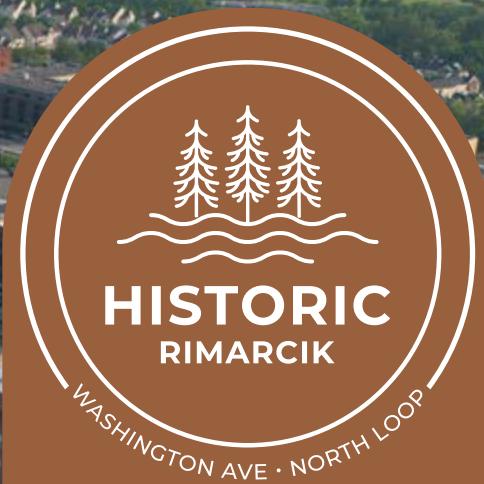
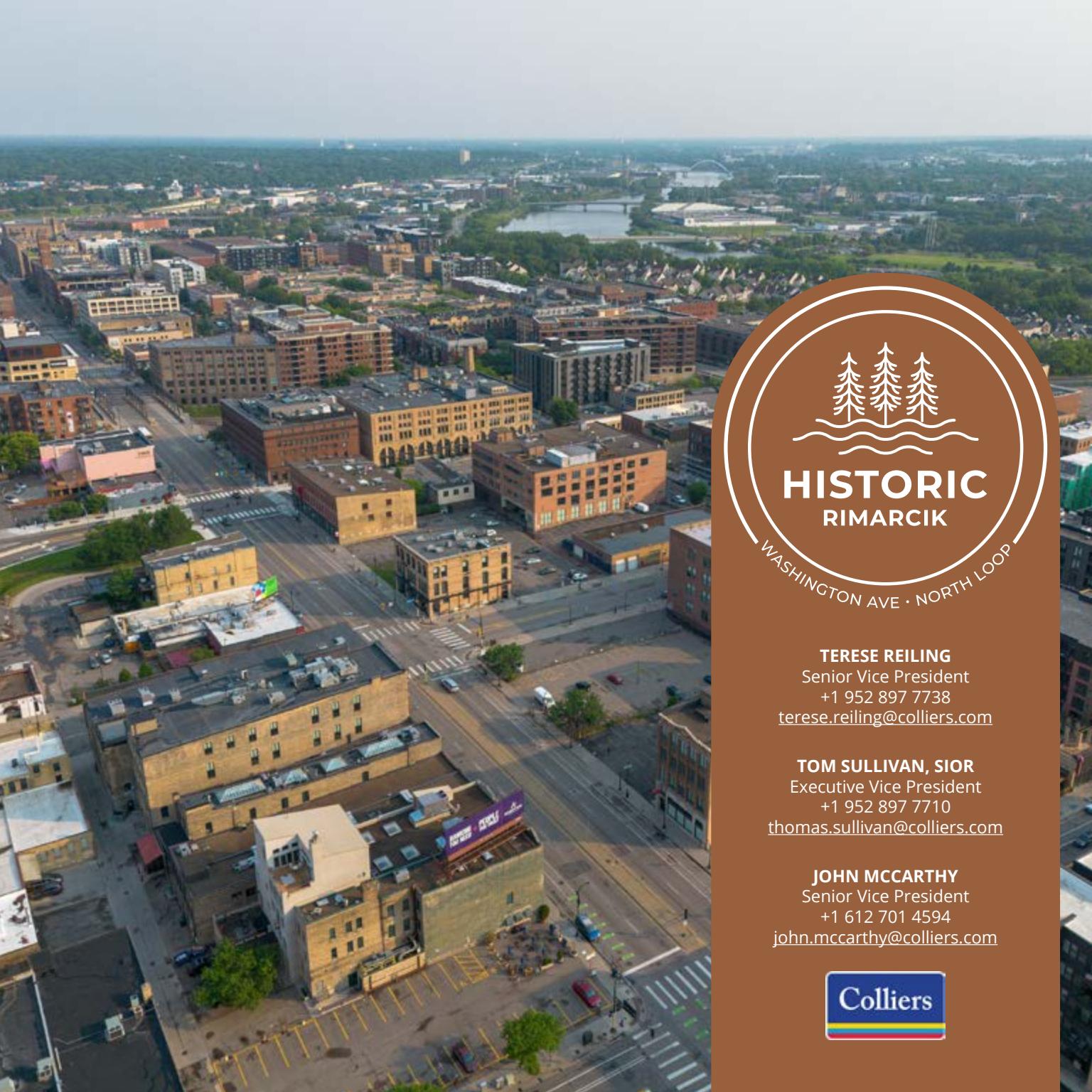
- DINING
- RETAIL
- FITNESS
- COFFEE
- BEER & WINE
- ENTERTAINMENT
- HOTEL
- PUBLIC PARKING

LIGHT RAIL

- LRT GREEN LINE
- LRT BLUE LINE
- NORTHSTAR COMMUTER







TERESE REILING

Senior Vice President
+1 952 897 7738
terese.reiling@colliers.com

TOM SULLIVAN, SIOR

Executive Vice President
+1 952 897 7710
thomas.sullivan@colliers.com

JOHN MCCARTHY

Senior Vice President
+1 612 701 4594
john.mccarthy@colliers.com

