



BASSETT CREEK BUSINESS CENTER

901 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- Vibrant North Loop Minneapolis location
- Creative office suites and retail/restaurant suites available now at affordable rates!
- Two blocks off Washington Avenue with easy access to I-94, I-394 and Highway 55
- Limited free parking available in secure ramp for tenants & guests 24/7/365
- Onsite deli (C. McGee's), common conference rooms, renovated lobby, tenant fitness center, bike racks and showers
- Critically-acclaimed restaurant Butcher & the Boar now open on east side of building
- Within walking distance of Spyhouse Coffee, Borough/Parlour, Freehouse, InBound Brewing, Fillmore Theater, Smack Shack, Rise Bagel Co., Target Field and more

www.bassettcreekbusinesscenter.com



Adjacent, Secure Parking Ramp



901 North Third Street, Suite 100, Minneapolis, MN 55401

MIKE OLSON

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ERIN LARSON

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Building Address

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Minneapolis, MN 55401

Available Suites

110 - 1,832 RSF	156 - 3,073 RSF
115 - 3,705 RSF*	200 - 1,967 RSF
116 - 3,937 RSF*	205 - 6,026 RSF
118 - 1,284 RSF	232 - 2,341 RSF
125 - 1,038 RSF**	305 - 3,572 RSF
140 - 6,625 RSF	325 - 3,761 RSF
155 - 3,273 RSF	345 - 2,746 RSF (private patio)

*115 & 116 can be combined for 7,692 RSF office/flex/dock access

**125 is flex/warehouse space with dock access (rate negotiable)

Office Suite Lease Rate

\$14.00 PSF Net

Storage

Onsite, secure storage units available at \$10.00 PSF Gross

Operating Expenses

CAM	\$8.62 PSF
TAX	\$2.36 PSF
<u>INSURANCE</u>	<u>\$0.19 PSF</u>
TOTAL	\$11.17 PSF (2026 est.)

Parking Options

Limited free secure parking in adjacent 24/7/365 ramp

North Loop Neighborhood:

Spyhouse Coffee	Bar La Grassa
Borough/Parlor	NOLO
Freehouse	Smack Shack
Crisp & Green	Fulton Brewing
Modist Brewing	Hewing Hotel
Five Iron Golf	FRGMNT Coffee
Fillmore Theater	Element by Westin



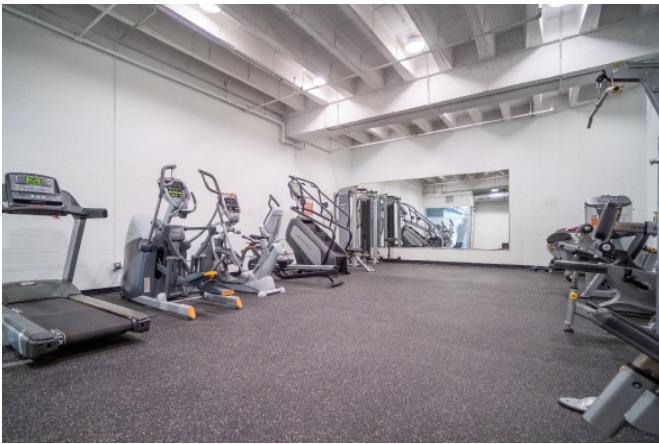
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN

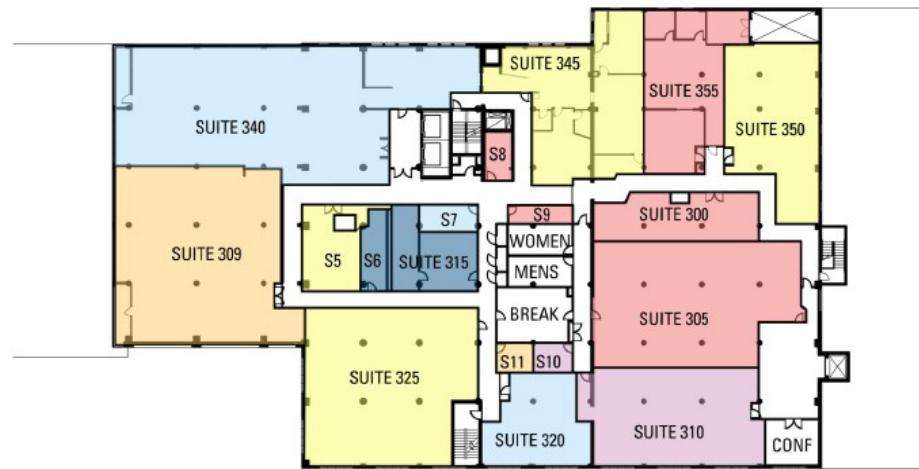


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THIRD FLOOR PLAN



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