

# ASSEMBLY

Development ■ Brokerage ■ Consulting

## 418 3rd Avenue N North Loop - MPLS --- FOR SALE/FOR LEASE





# 418 3rd Avenue N

---



Built in 1884, this masonry constructed, 4 story property has 15,182 total SF spread across 4 above ground levels plus a basement with ground-level access at the rear of the building.

Open plan 3,200 SF floor plates offer flexibility for a variety of uses, including live-work. This excellent location is at the doorstep of Target Field and North Loop Green. It is walkable to Ramp B and the 5th Street Transit Center, Northstar Light Rail, Minneapolis Theater District, and tons of local restaurants, shopping, and entertainment.





# 418 3rd Avenue N

**PRICE:** Negotiable | **LEASE RATES:** Negotiable

---

418 3rd Avenue N, Minneapolis, MN 55401

Parcel ID: 22-029-24-42-0043

---

**Building Area:** 15,182 SF

**Land Area:** 0.08 acres/3,498 SF

**Available Space:** 3,200 – 15,182 SF available

**Use:** Multiple uses possible including retail, office, live-work, residential

**Parking:** Behind the building and ramps nearby

**Features:** Masonry construction, huge new windows, rooftop views, interior fully renovated with new elevator and stairs –ready for final finishes. Rooftop billboard/signage

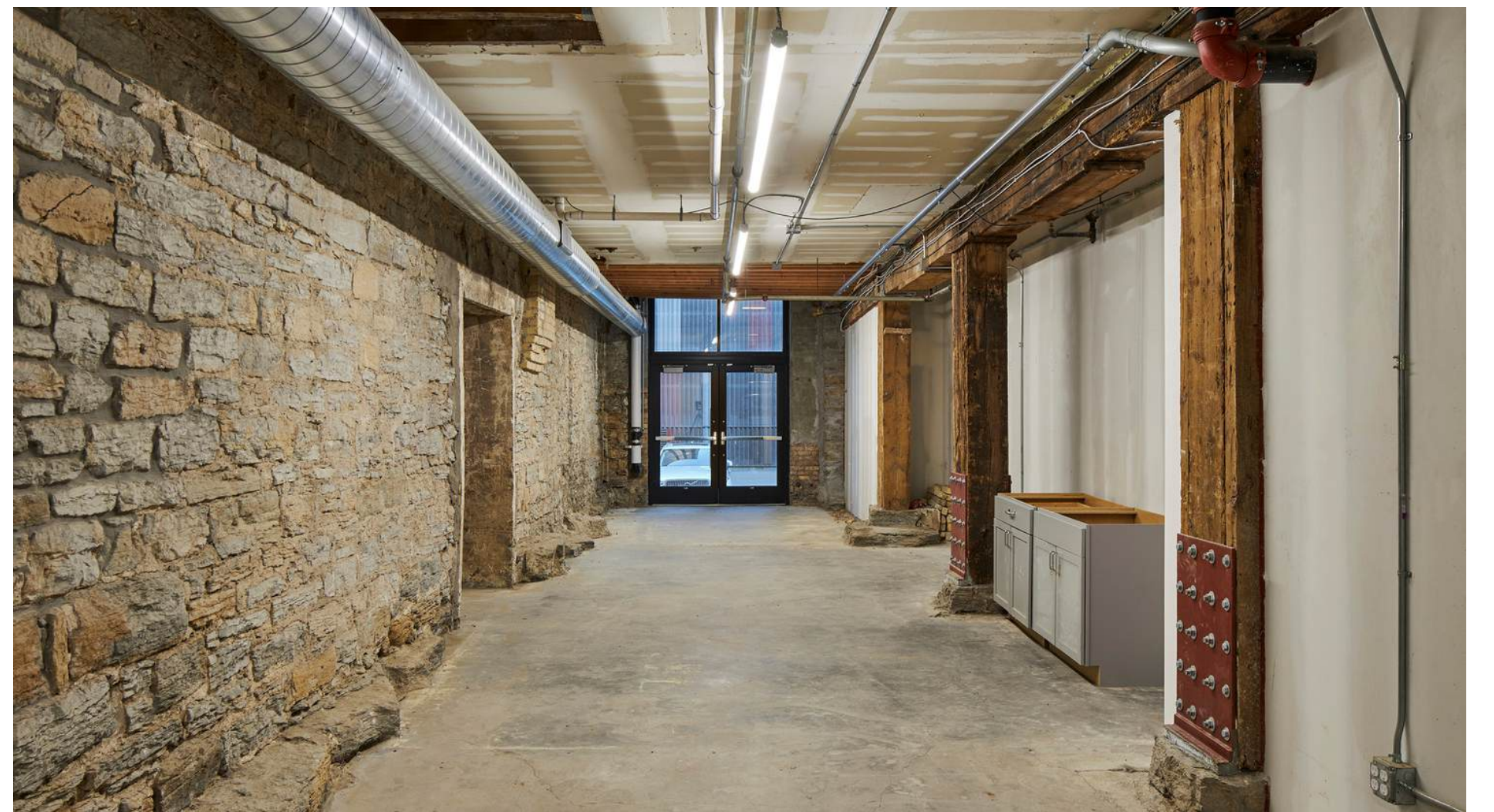
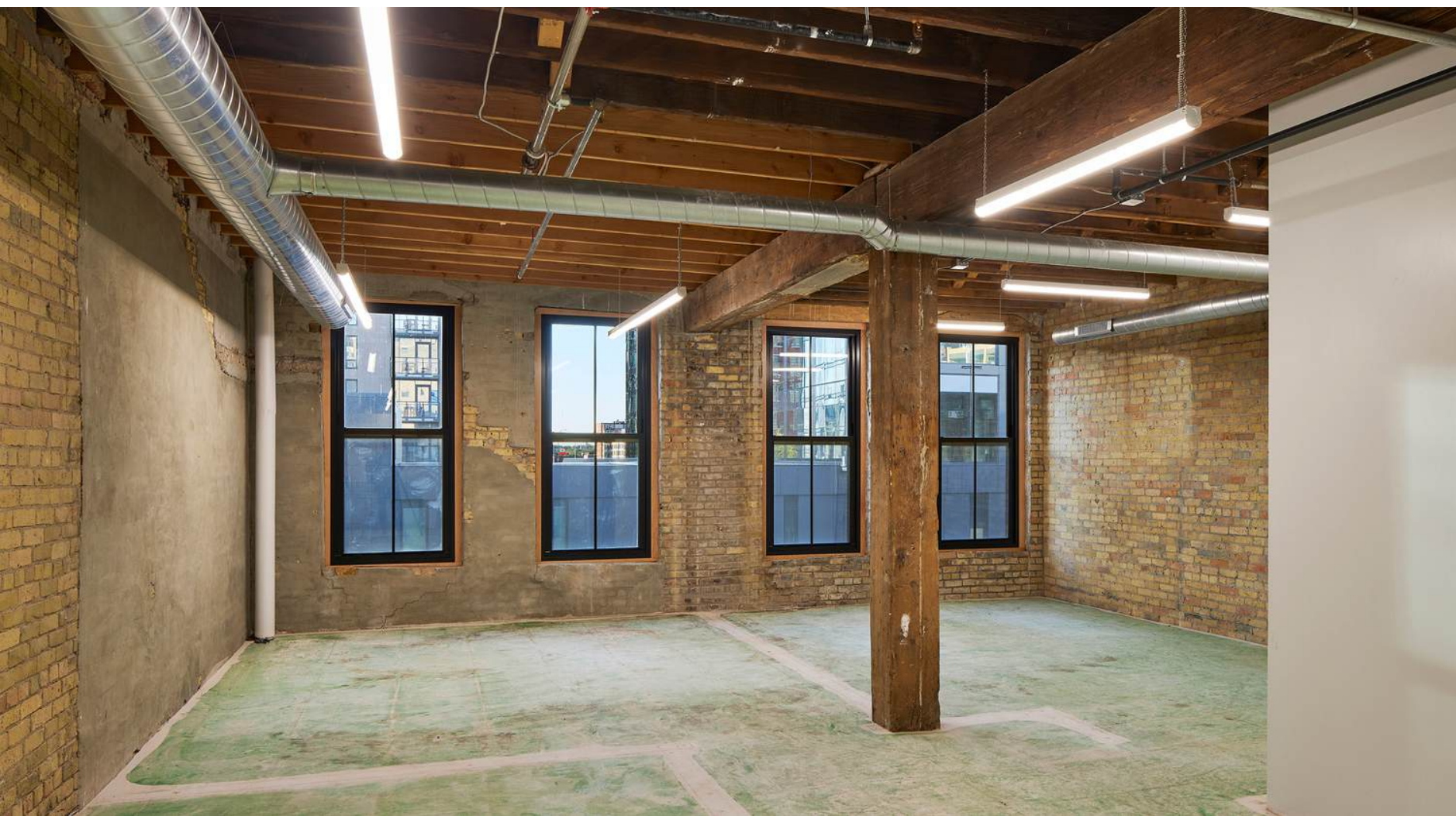
**Nearby:** Target Field, North Loop Green, Minneapolis Theater District, Target Center, Mississippi Riverfront



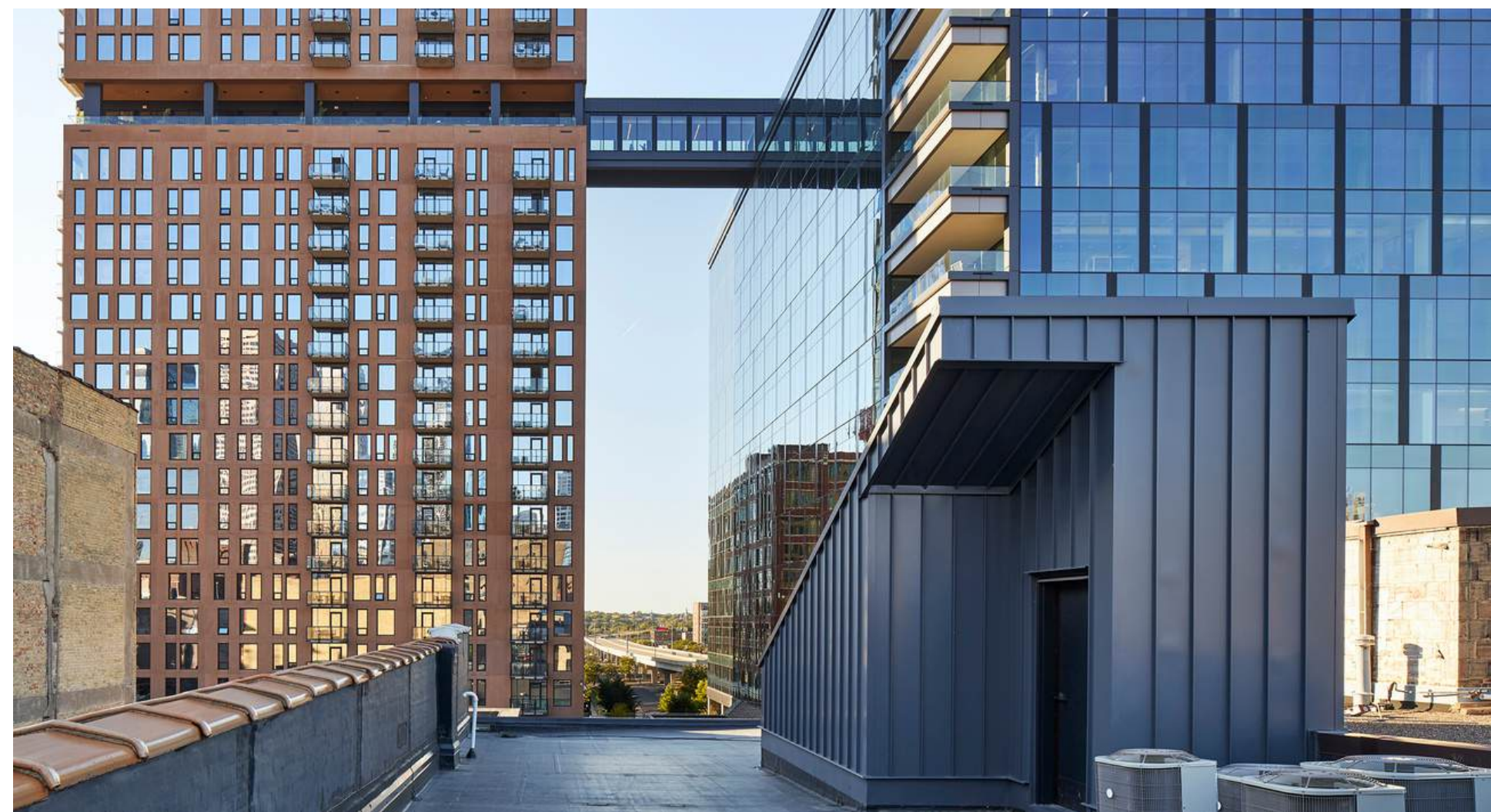
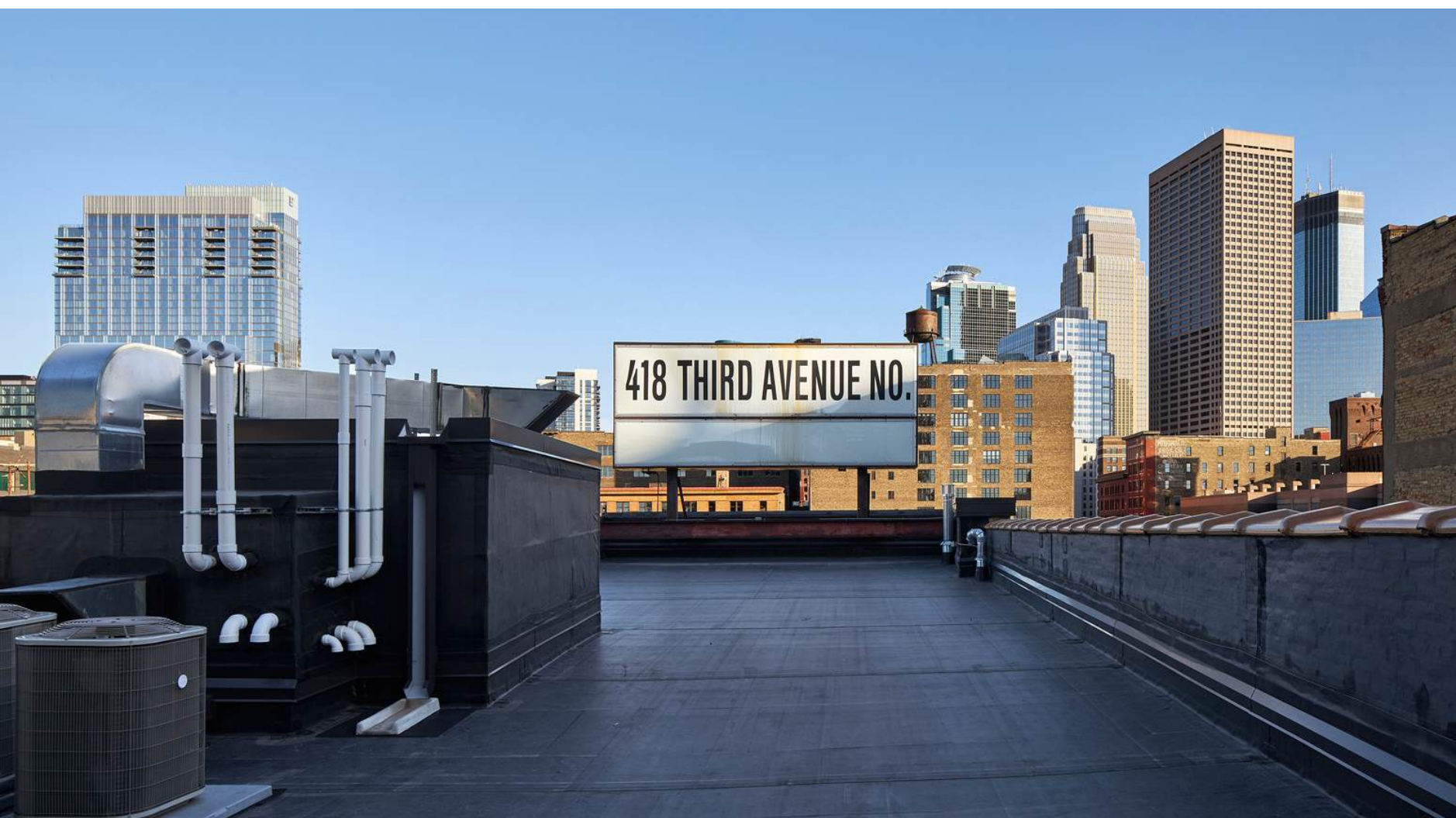






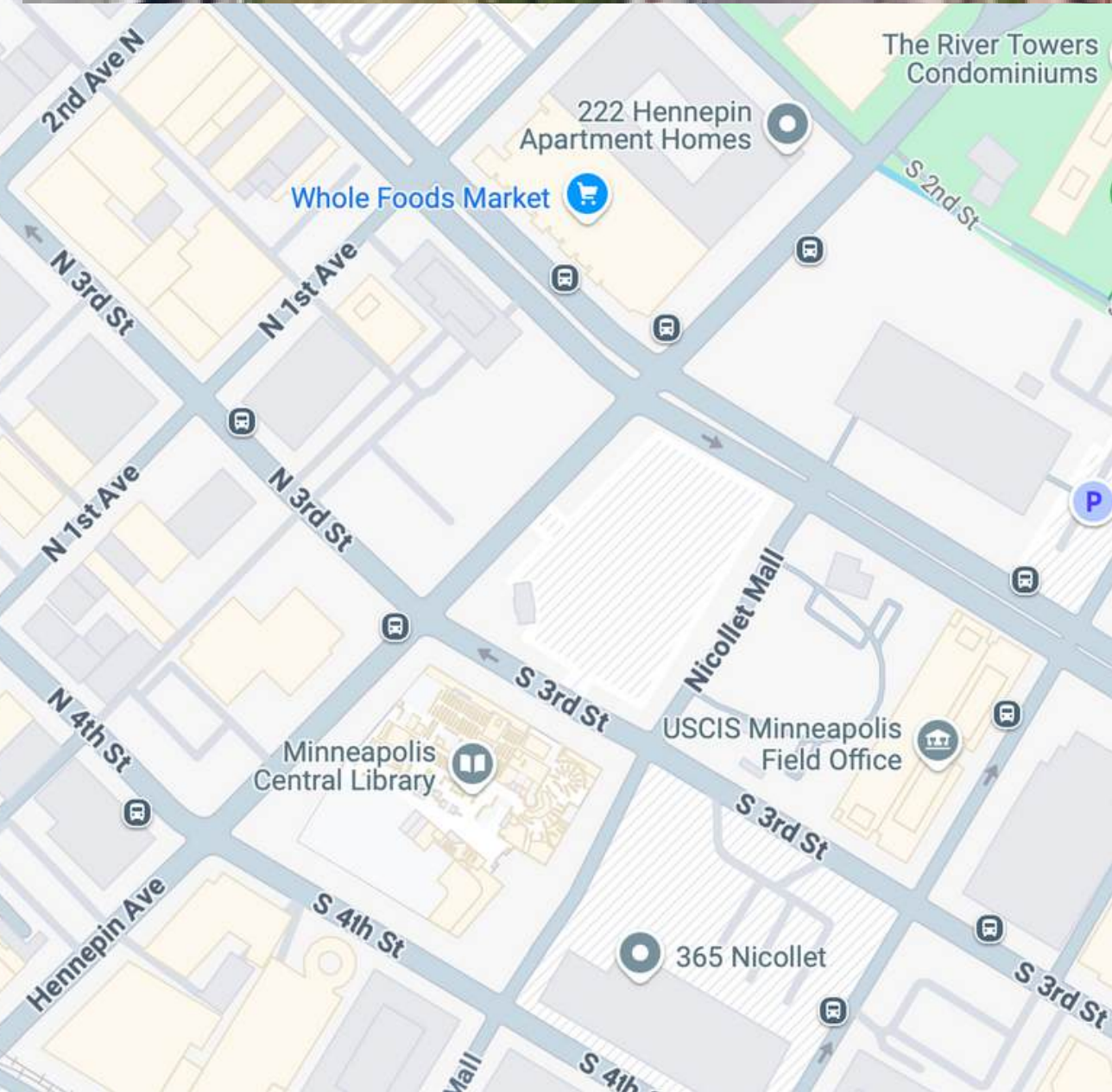








# Warehouse District/North Loop





# Disclaimer

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN BY ASSEMBLY MN LLC AND ITS AGENTS, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR OTHER CONDITIONS. WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY IN QUESTION.



# Contact

**MERRIE SJOGREN**

MERRIE@ASSEMBLYMN.COM

612.308.9179

**EDDIE LANDENBERGER**

EDDIE@ASSEMBLYMN.COM

612.978.3257

