

OFFICE SPACE  
FOR LEASE



# BANKS BUILDING

615 First Avenue NE, Minneapolis, MN 55413

## AMENITIES

Beautifully restored office building with high ceilings, hardwood floors, exposed brick and wood beams

A mixture of high tech office, studio and storage tenants

Built in 1905, renovated in 2001

Convenient location near popular restaurants, retail shops, coffeehouses and Metro Transit stations

Equipped with loading docks, freight elevators and high speed internet

29,987 SF of office space for lease

18,000 SF of creative, flexible lower level space for lease



\*This information is obtained from sources deemed reliable. We cannot be responsible for any inaccuracies.



900 North Third Street, Minneapolis, MN 55401

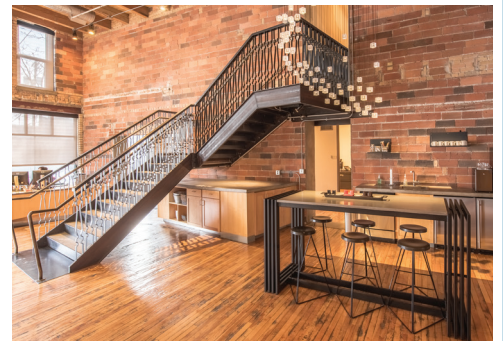
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# BANKS BUILDING

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Building Address	615 First Avenue NE, Minneapolis, MN 55413
Rentable Area	135,969 Square Feet
Availability	Suite 125 - 21,096 SF Suite 145 - 2,990 SF Suite 155 - 1,575 SF Suite 415 - 4,326 SF Lower Level - 18,000 SF
Ceiling Heights	Vary from 10-12 Feet
Lease Rates	Suites 125, 145, 155 & 415 - \$18 - 20 PSF Net  Lower Level - \$14-16 PSF Gross
Tenant Improvements	Landlord will build to suit or offer TI Allowance
Operating Expenses	CAM \$5.09 PSF TAX \$3.13 PSF TOTAL \$8.22 PSF (estimated 2018)
Comments	Beautifully restored 100 year old building with classic and stylish interiors. Includes hardwood floors, high ceilings, exposed brick and wood beams.



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