

OFFICE SPACE
FOR LEASE

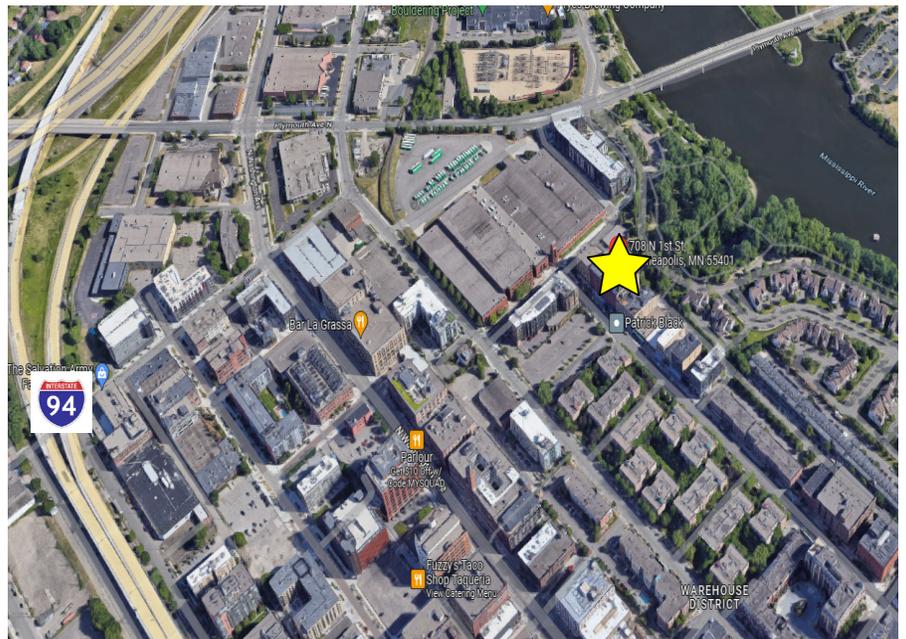


ITASCA BUILDING

708 First Street North, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- North Loop Minneapolis location; two blocks off Washington Avenue
- Creative office suites from 900 - 5,900 RSF at affordable rates
- Energy Star Certified (2021)
- Adjacent surface parking lot for employees and guests (contract and daily)
- Flexible space with open floor plans and private balcony views of the Mississippi River
- In The Loop coffee/lunch/cafe onsite
- Building conference room for tenants
- ACME Comedy Club in the building and within walking distance of Borough/Parlour, Crisp & Green, Dave's Hot Chicken, NOLO's Kitchen & Bar, The Loop Bar & Grill, Black Sheep Pizza and more!



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

MIKE OLSON
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www.sr-re.com

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Building Address

708 First Street North
Minneapolis, MN 55401

Office Space Availability

Suite 235 - 1,600 RSF
Suite 238 - 1,024 RSF
Suite 244 - 1,708 RSF
Suite 245 - 3,887 RSF
Suite 336 - 5,882 RSF
Suite 344 - 903 RSF

Elevator Service

Two passenger elevators and one freight elevator

Loading/Deliveries

One loading dock

Lease Rates

\$14.00 - \$16.00 PSF Net

Operating Expenses

| | |
|------------------|------------------------|
| CAM | \$7.11 PSF |
| TAX | \$2.40 PSF |
| <u>INSURANCE</u> | <u>\$0.27 PSF</u> |
| TOTAL | \$9.78 PSF (2026 est.) |

Parking

Tenant and guest parking available in adjacent parking lot (contract and daily), plus metered street parking

Neighborhood

Located one half block from the Mississippi River in the heart of the Minneapolis North Loop District which offers a creative blend of retail, restaurant and office tenants.



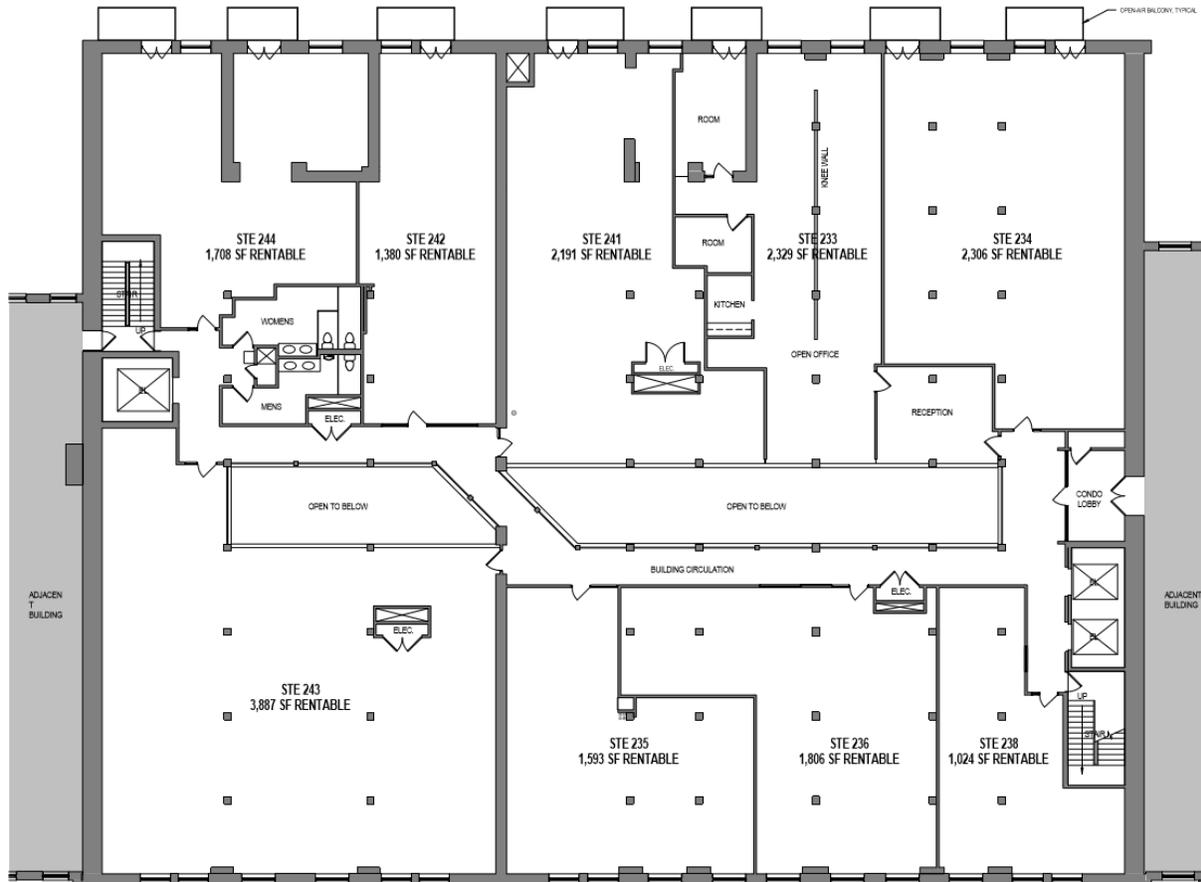
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SECOND FLOOR PLAN



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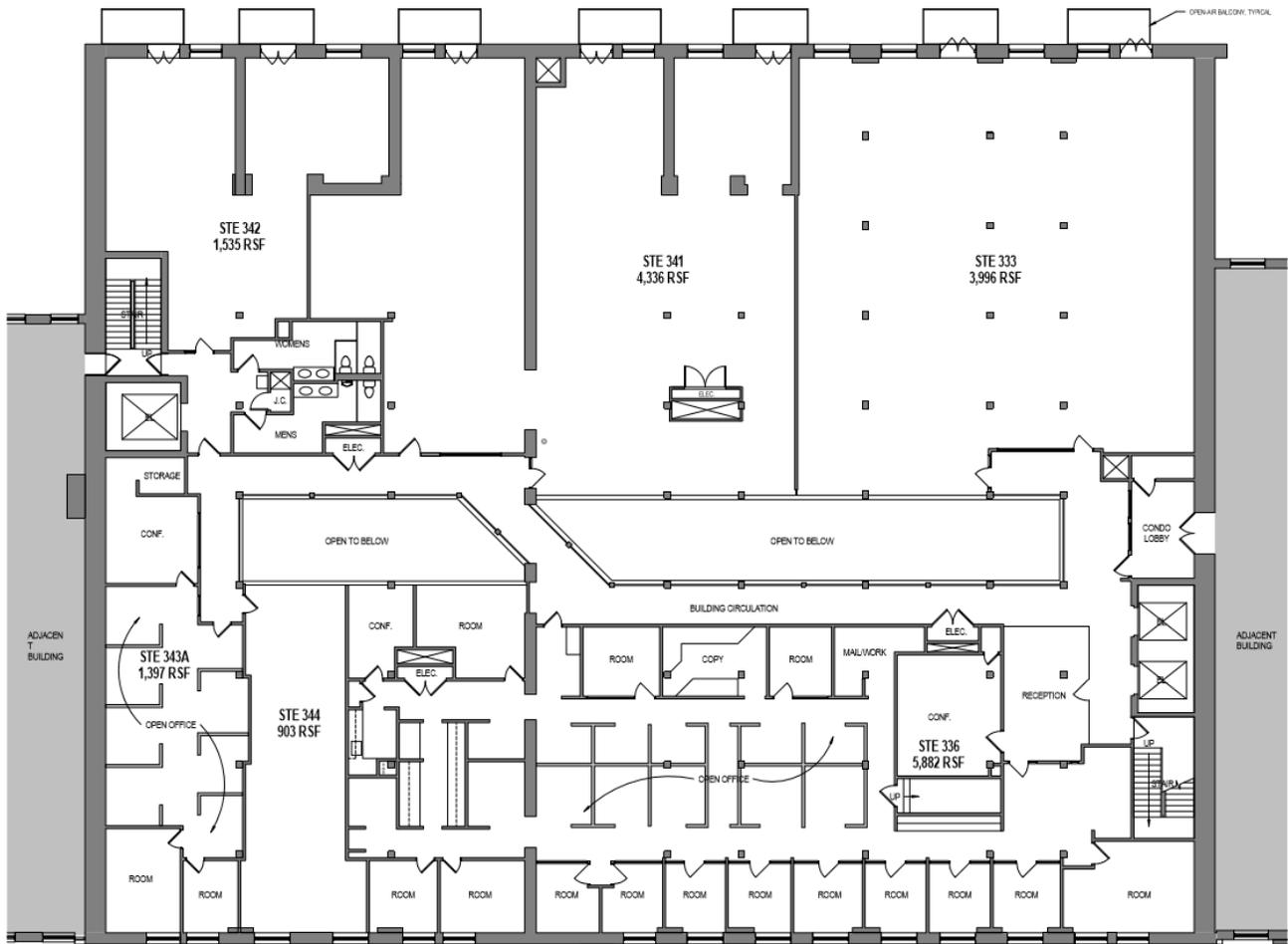
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THIRD FLOOR PLAN



-  **COFFEE**
-  **PARKING**
-  **RETAIL**
-  **ENTERTAINMENT**
-  **HOTELS**
-  **FITNESS**
-  **FOOD & DRINK**
-  **GROCERY**

LIGHT RAIL LINES

-  Green Line (Central)
-  Blue Line (Hiawatha)
-  Green Line Extension
-  Blue Line Extension
-  Northstar Commuter

