

FOR LEASE

The Consortium

322 N First Ave, Minneapolis, MN 55401

This six-story historic building in the heart of Minneapolis' Warehouse District offers vibrant, character-rich spaces, ideal for creative teams and businesses looking to be part of a dynamic and energetic downtown community.



The Consortium

About the Property

The Consortium building is a historic brick-and-timber office and retail property in the heart of Minneapolis' dynamic Warehouse District. A contributing structure to the Historic Warehouse District, the building blends timeless architecture with flexible commercial space. The first floor is home to two vibrant entertainment venues—longtime anchor Fine Line Music Café and the recently added Club Gidi. Floors two through six offer a variety of office suites, ideal for creative firms, startups, or established businesses seeking an authentic downtown presence. With high ceilings, exposed brick, and stunning views of the downtown skyline, the building offers a unique mix of character and functionality.

Location

The Consortium building sits within an energized and walkable commercial corridor of Minneapolis. The Warehouse District is known for its historic architecture, industrial charm, and modern urban appeal—surrounded by restaurants, nightlife destinations, entertainment venues, and a growing residential base. Tenants benefit from excellent access to I-394 and I-94, multiple transit options including bus, light rail, and the Northstar Line, and convenient parking in adjacent lots and nearby ramps. The area attracts a highly educated and affluent demographic, along with consistent daytime foot traffic, offering businesses an unmatched opportunity to thrive in a vibrant, connected, and growing downtown neighborhood.

Building Size 35,676 SF
Year Built / Year Renovated 1903 / 2023
Space Available 1,000 - 1,864 SF
Rent Rate \$17.00 NNN
CAM & Taxes \$10.00/SF/yr

- ✓ Historic brick-and-timber construction with high ceilings and natural light
- ✓ Secured entry access
- ✓ First-floor entertainment tenants - Fine Line Music Café and Club Gidi
- ✓ Prime location in the Warehouse District near Target Center, Target Field, and downtown amenities
- ✓ Locally owned and managed



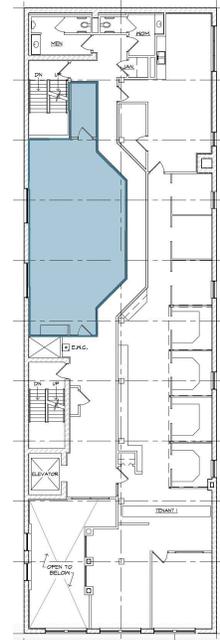
The Consortium
Suite 201

Rentable Area: **1,000 RSF**

Availability: **4/1/26**

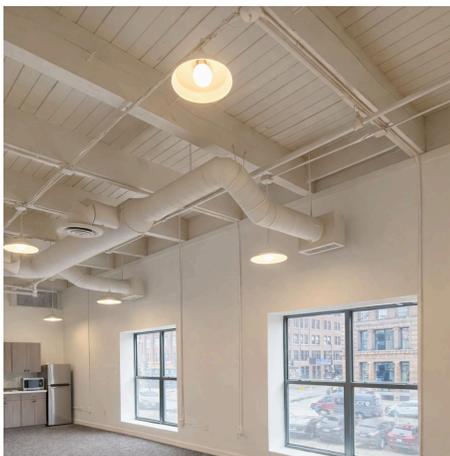
Lease Rate: **\$15.00 NNN**

CAM & Taxes: **\$10.00/SF/yr**



Newly renovated office suite offering flexible workspace and skyline views in the heart of Minneapolis' Warehouse District.

- Flexible open layout for growing teams
- Wall of windows providing excellent natural light and skyline views
- Strong visibility directly off the elevator
- Recently renovated with new carpet floors, upgraded kitchenette, and lighting
- Located in the Warehouse District, steps from Target Field, First Avenue, and North Loop amenities
- Ideal for creative teams or businesses seeking style and functionality in a growing, energetic neighborhood



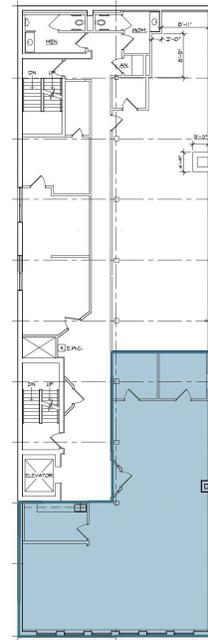
The Consortium
Suite 400

Rentable Area: **1,864 RSF**

Availability: **12/1/26**

Lease Rate: **\$17.00 NNN**

CAM & Taxes: **\$10.00/SF/yr**



Fourth-level office suite offering flexible workspace and skyline views in the heart of Minneapolis' Warehouse District.

- Efficient corner office space immediately off the elevator
- Flexible open office with two conference rooms and kitchenette
- Large wall of windows providing excellent natural light and skyline views
- Exposed brick & timber, ability to customize your finishes and layout to make it work for you
- Located in the Warehouse District, steps from Target Field, First Avenue, and North Loop amenities
- Ideal for creative teams or businesses seeking style and functionality

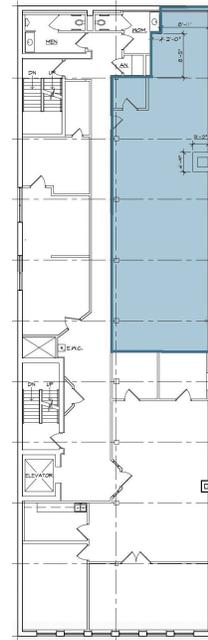
The Consortium
Suite 403

Rentable Area: **1,256 RSF**

Availability: **Within 60 days**

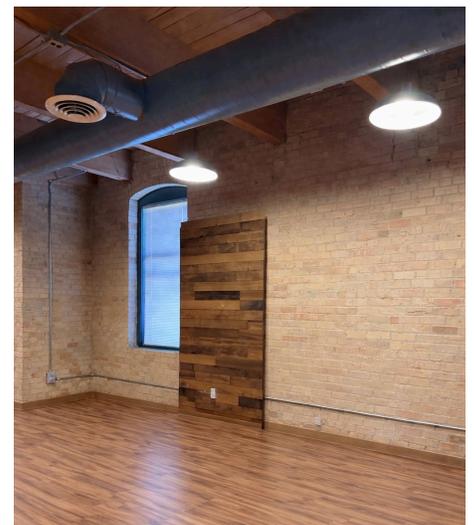
Lease Rate: **\$10.00 NNN**

CAM & Taxes: **\$10.00/SF/yr**



Fourth-level office/studio offering flexible workspace in the heart of Minneapolis' Warehouse District.

- Flexible open workspace or studio
- Large warehouse style windows with northern exposure
- Exposed brick walls and timber ceilings with laminate floors
- Customized buildouts possible
- Ideal location between downtown and North Loop shopping and dining with new creative shopping and arts spaces opening on First Ave
- Ideal for creative teams or businesses seeking style and functionality



The Neighborhood

Warehouse District

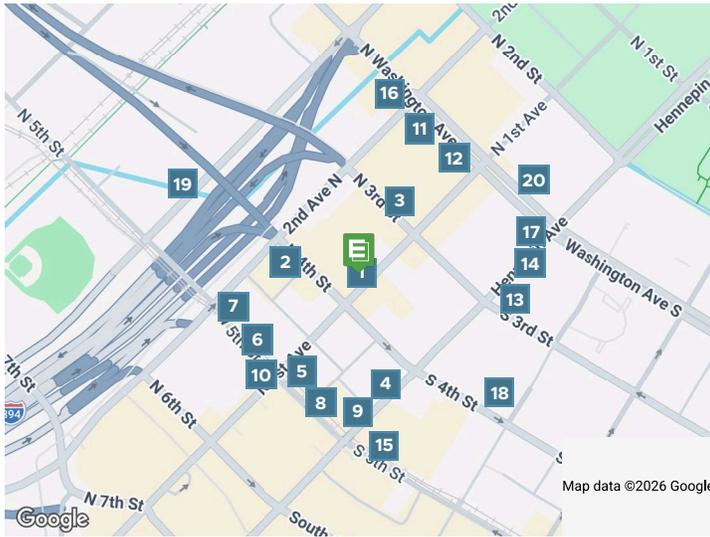
Once a hub of industrial activity, the Warehouse District in Minneapolis has reemerged as one of the city's most dynamic and creative destinations. With its historic brick buildings, thriving nightlife, and growing community of forward-thinking businesses, it's a neighborhood where culture, commerce, and community intersect.



 **94**
WALK SCORE

 **84**
TRANSIT SCORE

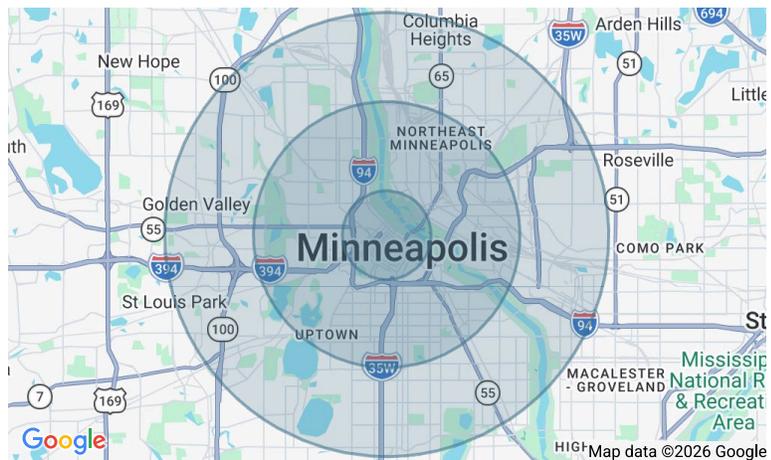
 **88**
BIKE SCORE



- 1** Gidi Bar & Lounge Minneapolis
- 1** Fine Line
- 2** Pizza Lucé Downtown
- 2** Centerfield
- 3** Jackson's Hole Bar & Grill
- 3** 112 Eatery
- 4** Gay 90's Minneapolis
- 5** Last Call Bar & Grill
- 6** Tropico
- 7** Cowboy Jack's Downtown Minneapolis
- 8** Sneaky Pete's
- 9** The Brass Rail Lounge
- 10** The Loon Cafe
- 11** Public Domain
- 11** Vern's Tiki Bar
- 11** Upstairs Circus MPLS
- 12** Runyon's
- 13** Nordic Village
- 13** Socca Café
- 13** Mara Restaurant and Bar
- 14** Riva Terrace
- 15** Trieste Cafe
- 16** Red Rabbit Minneapolis
- 16** Stadium Bar and Grill
- 17** Puttery
- 18** Mocha Momma's Coffee
- 19** Underground Music Venue
- 20** Whole Foods Market

Demographics	1 Mile	3 Miles	5 Miles
Total population	37,567	260,856	495,290
Median age in years	34.9	30.9	33.7
Total households	23,020	119,853	222,878
Median household income	\$97,033	\$67,378	\$79,980
Average household size	1.49	2.04	2.12
Average home value	\$605,189	\$515,279	\$486,976

Data Source: ESRI/ArcGIS (2025)



Neighborhood Photos

