

COMMERCIAL SPACE FOR LEASE



VIRIDIUM

729 N 3rd Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- Mixed-use Class A apartment and commercial development in the North Loop neighborhood of Minneapolis
- Located two blocks off Washington Avenue within walking distance of coffee shops, retailers, restaurants, breweries and more
- Second generation retail space opportunity
- Former Rumble Boxing (gym/fitness space)
- Dedicated entrances and signage on 3rd Street
- Several parking options - tenant and guest/customer
- Commercial space with patio area, adjacent to the North Loop Park
- Convenient access to I-94, I-394, Washington Avenue and Highway 55



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

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Building Address	729 N 3rd Street Minneapolis, MN 55401	
Availability	3,573 SF of street level commercial space	
Lease Rate	\$26.00 PSF Net	
Operating Expenses	CAM	\$3.25 PSF
	RE TAX	\$3.01 PSF
	<u>INSURANCE</u>	<u>\$1.86 PSF</u>
	TOTAL	\$8.12 PSF (2025 est.)
Parking	Several tenant and guest/customer parking options	

Viridium is a Class A apartment development in the heart of the North Loop neighborhood of Minneapolis, located within a few short blocks of Target Field, Target Center, Fillmore Theater, North Loop Green, the Mississippi Riverfront, Downtown Minneapolis and the intermodal transit station (light rail/bus).

Viridium features six-stories of 139 market rate units with two levels of underground parking. Apartment unit sizes range from 407 square foot studios, up to 1,588 square foot penthouse units oriented on the common courtyard.

This ground up multifamily development features resort-quality amenity spaces including a fitness center, outdoor patio, wellness/spa space, community room with commercial grade kitchen, shared coworking stations, and on-site property management.

The available 3,573 commercial space was formerly leased to a boutique fitness/gym tenant (Rumble Boxing). The space is located on the northwest corner of the building on the first floor facing North Third Street. It is fully built out with retail/front of house space, two restrooms, and studio space in the rear. The space has a venting chase (restaurant-ready) and has private patio space next to the North Loop Park.



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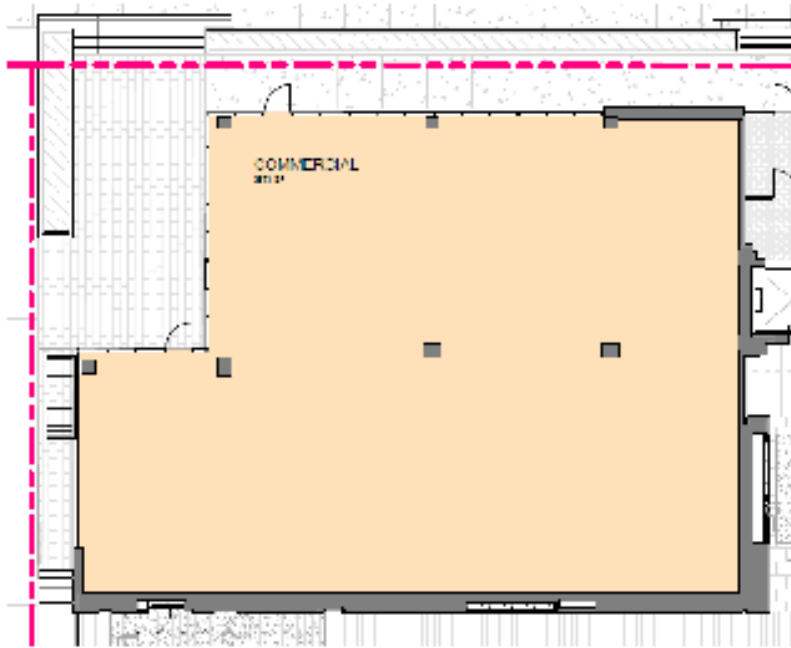
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FIRST FLOOR PLAN - COMMERCIAL SPACE



1 ENLARGED COMMERCIAL AREA PLAN
2016 1/8" = 1'-0"



2 COMMERCIAL PLAN - TRASH LOCATION
2016 1/8" = 1'-0"



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