

BASSETT CREEK BUSINESS CENTER

901 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- Vibrant North Loop Minneapolis location
- Creative office suites and retail/restaurant suites available now at affordable rates!
- Two blocks off Washington Avenue with easy access to I-94, I-394 and Highway 55
- Limited free parking available in secure ramp for tenants & guests 24/7/365
- Onsite deli (C. McGee's), common conference rooms, renovated lobby, tenant fitness center, bike racks and showers
- Critically-acclaimed restaurant Butcher & the Boar now open on east side of building
- Within walking distance of Spyhouse Coffee, Borough/Parlour, Freehouse, InBound Brewing, Fillmore Theater, Smack Shack, Rise Bagel Co.,

Target Field and more



Adjacent, Secure Parking Ramp

www.bassettcreekbusinesscenter.com



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Building Address 901 North Third Street

Minneapolis, MN 55401

Available Suites 110 - 1,832 RSF 156 - 3,073 RSF

 115 - 3,705 RSF*
 200 - 1,967 RSF

 116 - 3,937 RSF*
 205 - 6,026 RSF

 118 - 1,284 RSF
 232 - 2,341 RSF

 125 - 1,038 RSF**
 305 - 3,572 RSF

140 - 6,625 RSF 325 - 3,761 RSF

155 - 3,273 RSF 345 - 2,746 RSF (private patio)

*115 & 116 can be combined for 7,692 RSF office/flex/dock access

**125 is flex/warehouse space with dock access (rate negotiable)

Office Suite Lease Rate \$14.00 PSF Net

Storage Onsite, secure storage units available at \$10.00 PSF Gross

Operating Expenses CAM \$8.50 PSF

TAX \$3.11 PSF INSURANCE \$0.19 PSF

TOTAL \$11.80 PSF (2025 est.)

Parking Options Limited free secure parking in adjacent 24/7/365 ramp

North Loop Neighborhood: Spyhouse Coffee Bar La Grassa

Borough/Parlor NOLO

Freehouse Smack Shack
Crisp & Green Fulton Brewing

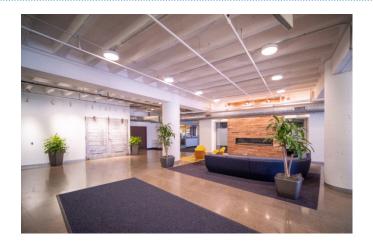
Modist Brewing Hewing Hotel
Five Iron Golf FRGMNT Coffee

Fillmore Theater Element by Westin



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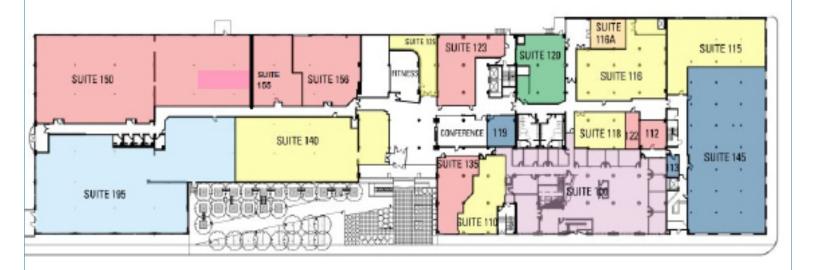






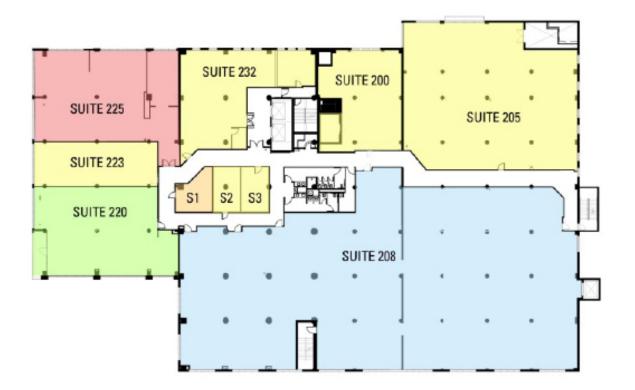
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FIRST FLOOR PLAN





SECOND FLOOR PLAN





THIRD FLOOR PLAN





