

FOR SUBLEASE

LOOSE WILES BUILDING

15,001 SF AVAILABLE



Katie Trevena
Senior Vice President
(952) 525-3332
Katie.Trevena@ForteREP.com
www.ForteREP.com



Ericka Miller, CCIM
Vice President
(952) 854-8309
Ericka.Miller@ForteREP.com
www.ForteREP.com



FORTE
REAL ESTATE PARTNERS

LEASE SPACE FEATURES

701 N Washington Ave, Minneapolis, MN 55401

Building Information

Building Size	154,760 SF
Year Built	1910
Stories	7
Parking	3 locations with ramp and surface stall options at variable rates. 48 stalls total.

Sublease Terms

Rental Rate	Negotiable
Space Available	Entire floor - Suite 400: 15,001 SF
Lease Expiration	11/30/2027



Outdoor plaza



Food hall



Meeting spaces



Fitness center



Secured bike storage



Onsite brewery

- Loose Wiles is located in the heart of North Loop and home to Freehouse and Fuzzy's Tacos.
- Close proximity to many coffee shops, restaurants, entertainment venues and hotels.
- Blocks from the Twins stadium and downtown, Loose Wiles provides excellent access to I-94, I-394 and I-35W.
- Rare opportunity for adjacent parking in North Loop.
- The North Loop has consistently been one of the fastest growing neighborhoods in Minnesota offering a strong live, work, play environment.

Katie Trevena

Senior Vice President
(952) 525-3332
Katie.Trevena@ForteREP.com
www.ForteREP.com

Ericka Miller, CCIM

Vice President
(952) 854-8309
Ericka.Miller@ForteREP.com
www.ForteREP.com



FORTE

REAL ESTATE PARTNERS

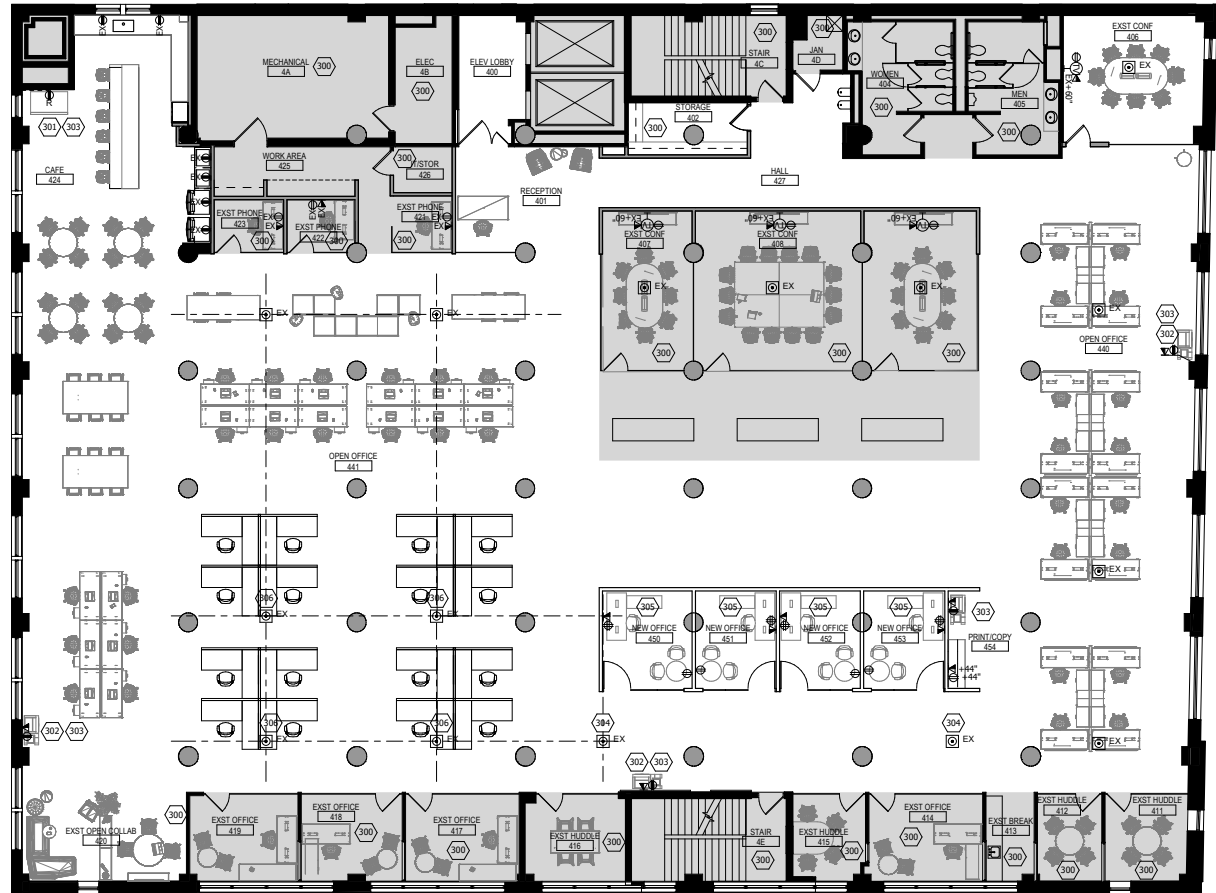
FLOOR PLAN

701 N Washington Ave, Minneapolis, MN 55401

SUITE 400

Full floor with private entrance

Total Space 15,001 SF



Katie Trevena

Senior Vice President

(952) 525-3332

Katie.Trevena@ForteREP.com

www.ForteREP.com

Ericka Miller, CCIM

Vice President

(952) 854-8309

Ericka.Miller@ForteREP.com

www.ForteREP.com

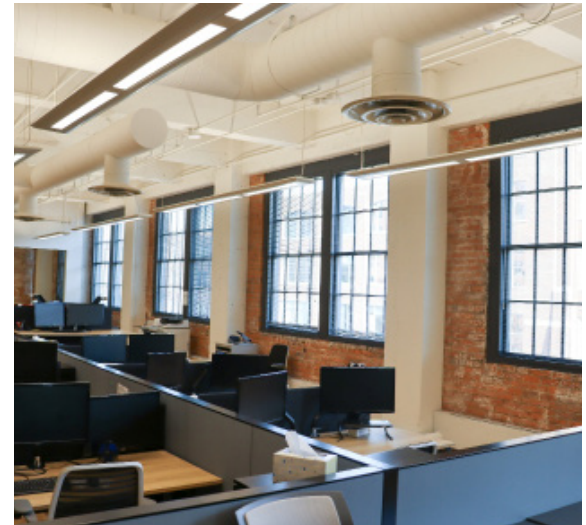


FORTE

REAL ESTATE PARTNERS

SPACE PHOTOS

701 N Washington Ave, Minneapolis, MN 55401



Katie Trevena

Senior Vice President
(952) 525-3332
Katie.Trevena@ForteREP.com
www.ForteREP.com

Ericka Miller, CCIM

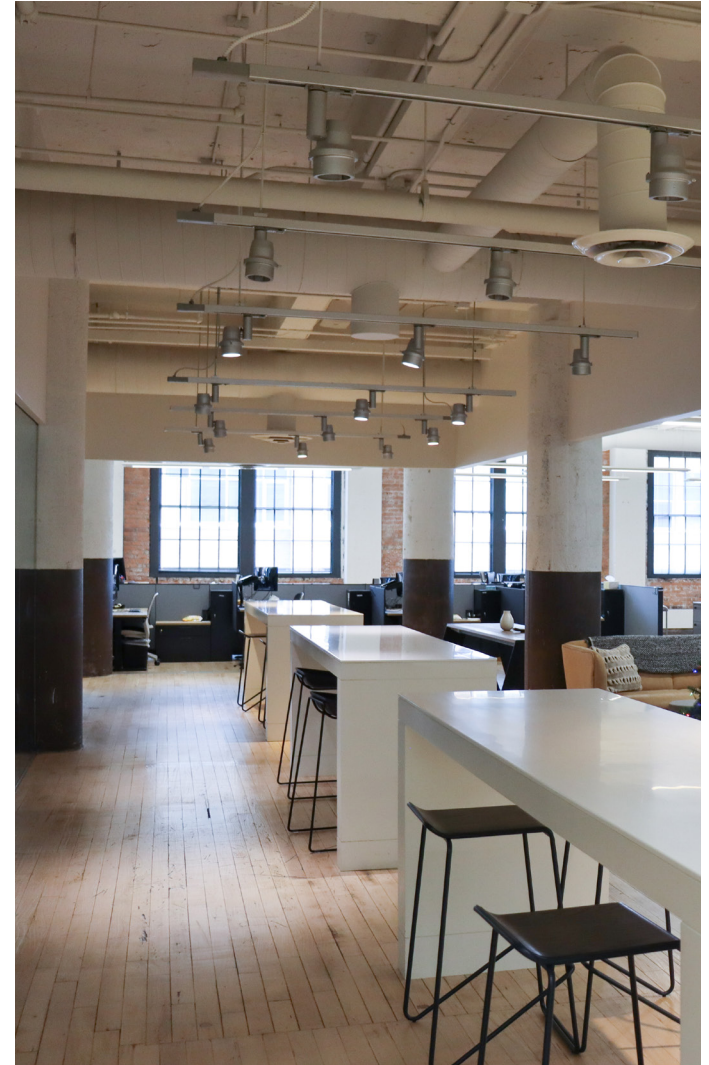
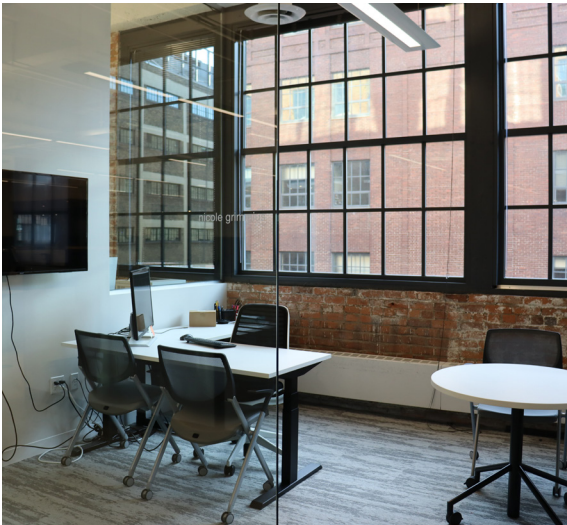
Vice President
(952) 854-8309
Ericka.Miller@ForteREP.com
www.ForteREP.com



FORTE
REAL ESTATE PARTNERS

SPACE PHOTOS

701 N Washington Ave, Minneapolis, MN 55401



Katie Trevena
Senior Vice President
(952) 525-3332
Katie.Trevena@ForteREP.com
www.ForteREP.com

Ericka Miller, CCIM
Vice President
(952) 854-8309
Ericka.Miller@ForteREP.com
www.ForteREP.com



AERIAL MAP

701 N Washington Ave, Minneapolis, MN 55401



Katie Trevena

Senior Vice President
(952) 525-3332
Katie.Trevena@ForteREP.com
www.ForteREP.com

Ericka Miller, CCIM

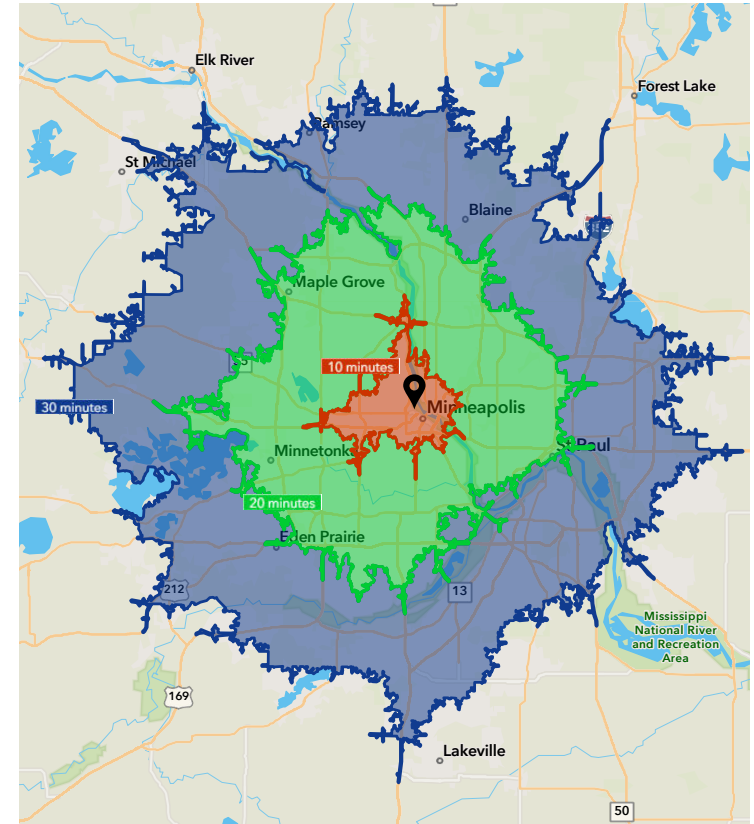
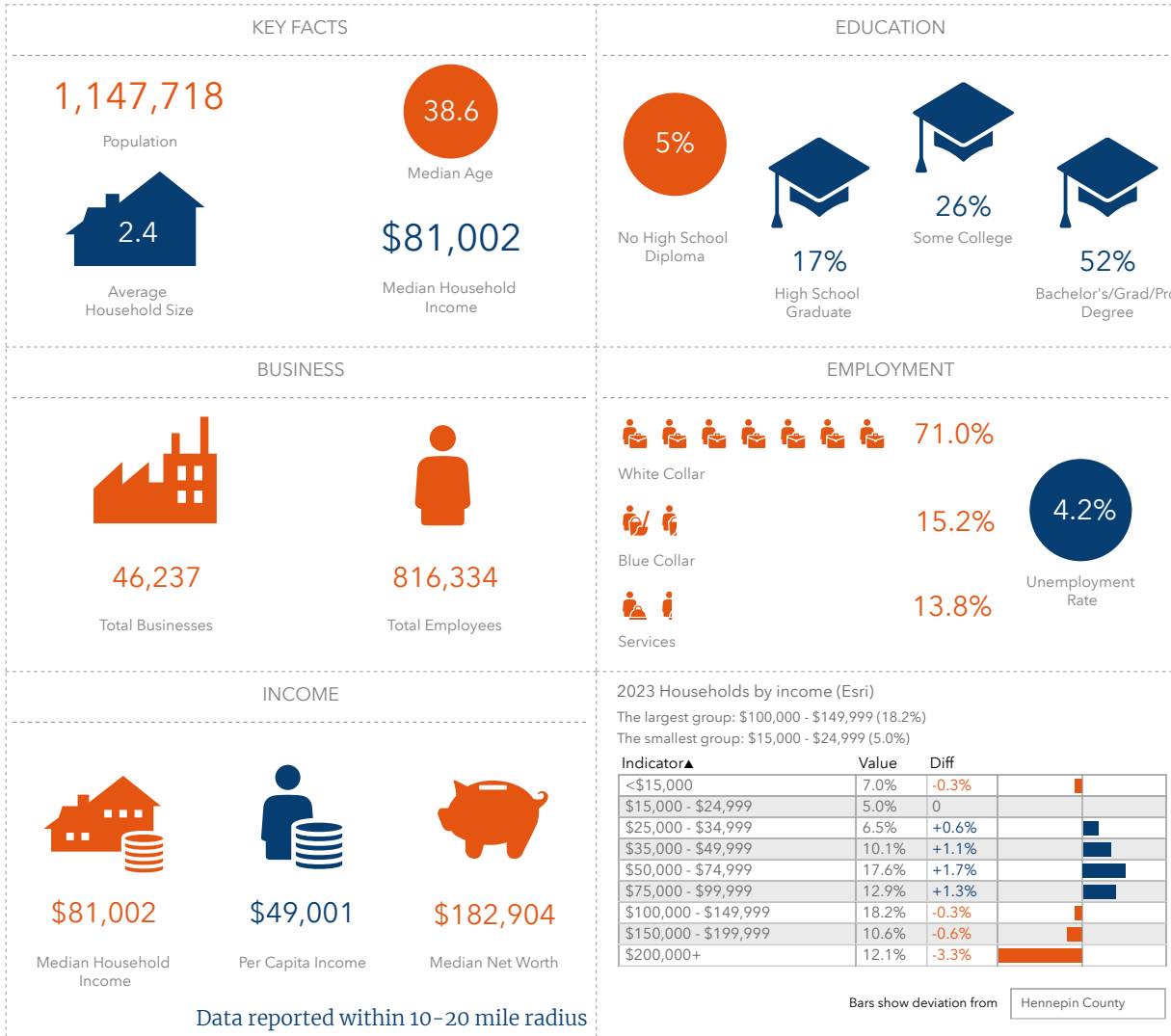
Vice President
(952) 854-8309
Ericka.Miller@ForteREP.com
www.ForteREP.com



FORTE
REAL ESTATE PARTNERS

DRIVE TIME

701 N Washington Ave, Minneapolis, MN 55401



The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Datasource: ESRI

Katie Trevena
 Senior Vice President
 (952) 525-3332
 Katie.Trevena@ForteREP.com
 www.ForteREP.com

Ericka Miller, CCIM
 Vice President
 (952) 854-8309
 Ericka.Miller@ForteREP.com
 www.ForteREP.com



DEMOGRAPHICS

701 N Washington Ave, Minneapolis, MN 55401



21,275

Total Businesses



417,713

Total Employees

KEY FACTS

484,530

Population

34.2

Median Age

2.1

Average Household Size

\$68,449

Median Household Income

Data reported within 5 mile radius

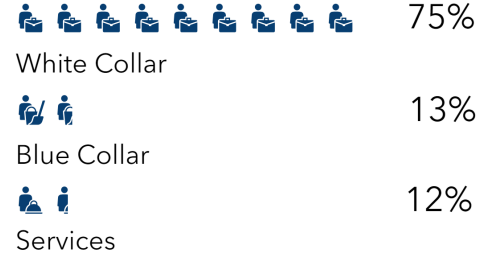
AGE PYRAMID



The largest group: 2023 Females Age 20-24
 The smallest group: 2023 Males Age 85+

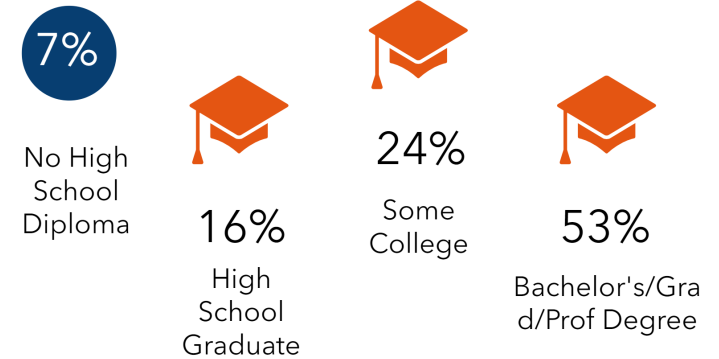
EMPLOYMENT & EDUCATION

EMPLOYMENT



5.0%
Unemployment Rate

EDUCATION



Datasource: ESRI

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Katie Trevena
 Senior Vice President
 (952) 525-3332
 Katie.Trevena@ForteREP.com
 www.ForteREP.com

Ericka Miller, CCIM
 Vice President
 (952) 854-8309
 Ericka.Miller@ForteREP.com
 www.ForteREP.com

