

OFFICE FOR LEASE

SHERWIN WILLIAMS BUILDING

701 3RD STREET NORTH, MINNEAPOLIS, MN 55401



NORTH LOOP OFFICE SUITES FOR LEASE

KW COMMERCIAL - MINNETONKA, MN

13100 Wayzata Blvd.
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

DAN BOSCHWITZ

Associate

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40358686, Minnesota

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701 NORTH 3RD STREET



OFFERING SUMMARY

LEASE RATE:	\$15/SF/Yr, NNN
CAM/TAXES:	CAM: \$8.20/SF 2024 Taxes: \$2.88/SF 2024
LEASE TERM:	Negotiable
BUILDING SF:	28,080 SF
AVAILABLE SF:	793 RSF 2nd floor 580 RSF 1st floor
RENOVATED:	2008
ZONING:	B4N/Downtown

PROPERTY HIGHLIGHTS

- Suite 202: Second Floor, 793 RSF; \$15/SF NNN
- Suite 110: First Floor, 580 RSF; \$15/SF NNN
- Open floor plans; Suite 202 has two work stations, conference room with kitchenette
- Abundant natural light, exposed wood beam ceilings
- Newly updated building security system, restroom on each floor, shared kitchenette
- Mix of creative, professional, service tenants
- On site property management, family ownership
- Within walking distance to coffee, restaurants, bar/tap rooms, Target Field, Target Center, and other retail/service. Easy access to public transit/parking



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PROPERTY PHOTOS

SUITE 202 AND SUITE 110



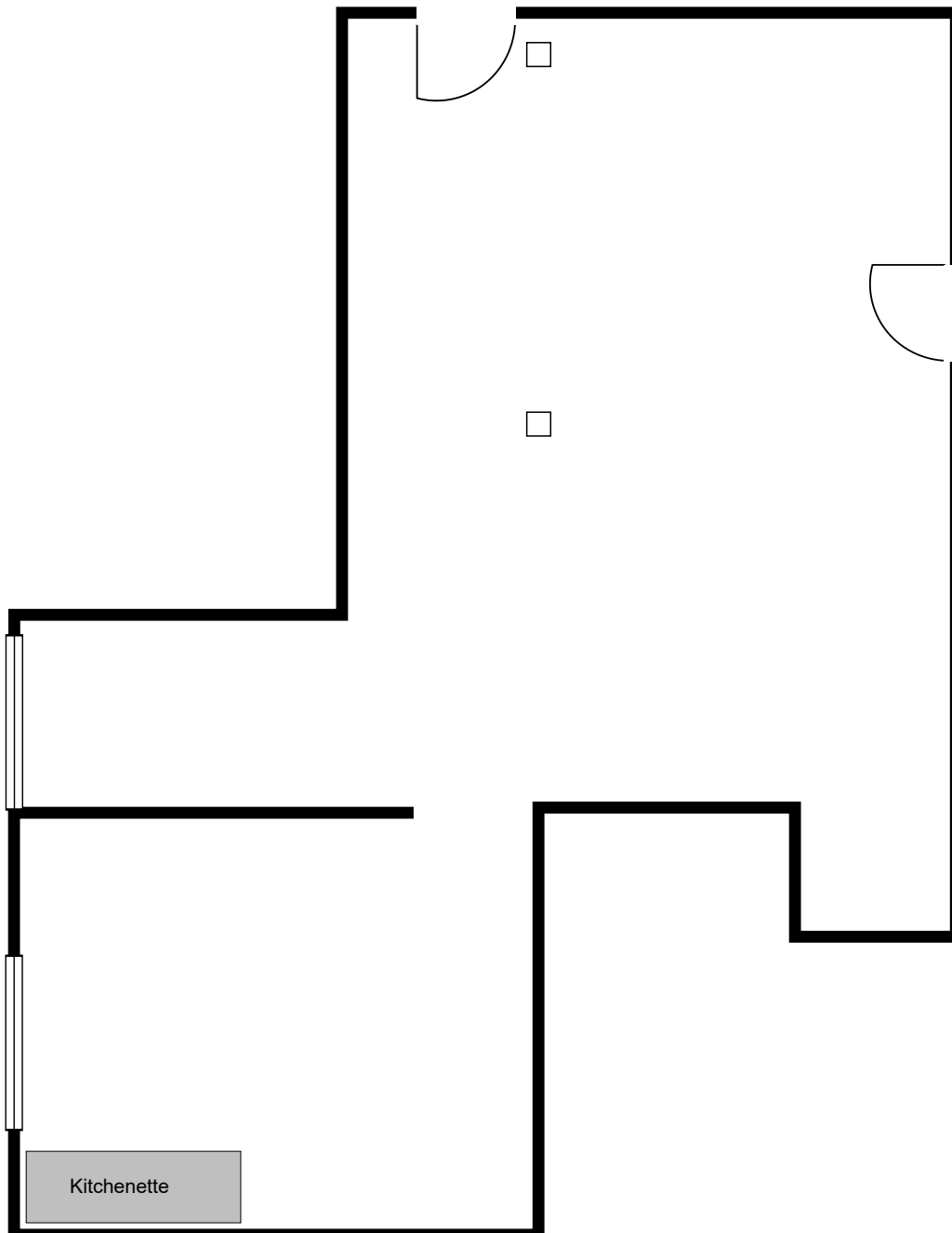
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FLOOR PLAN SUITE 202: 793 RSF



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RETAIL MAP



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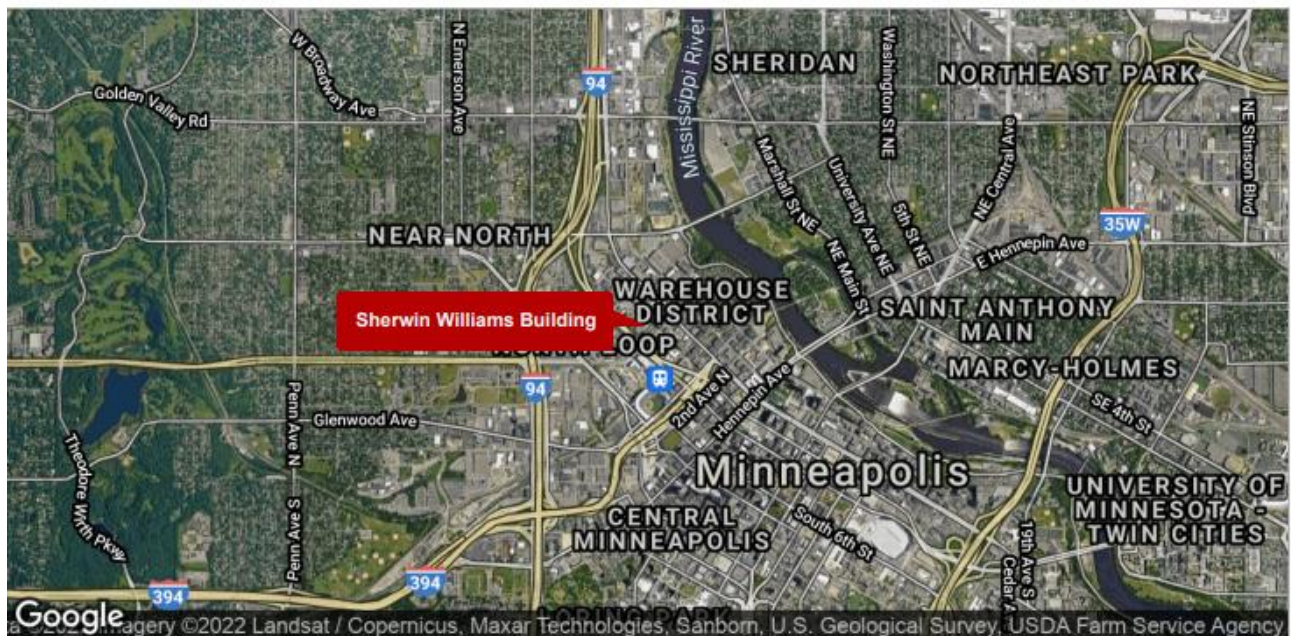
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LOCATION MAPS



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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	9,780	110,759	218,397
Female	7,897	106,357	220,176
Total Population	17,677	217,116	438,573

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,734	43,410	84,516
Ages 15-24	1,325	22,678	46,409
Ages 25-54	8,000	105,678	200,362
Ages 55-64	2,255	21,394	49,226
Ages 65+	3,363	23,956	58,060

Race	1 Mile	3 Miles	5 Miles
White	10,092	121,003	292,424
Black	5,316	55,799	78,638
Am In/AK Nat	118	3,127	4,370
Hawaiian	N/A	16	18
Hispanic	1,278	28,877	49,463
Multi-Racial	1,904	48,108	85,718

Income	1 Mile	3 Miles	5 Miles
Median	\$37,995	\$34,119	\$48,291
< \$15,000	1,805	22,700	33,192
\$15,000-\$24,999	800	12,476	21,581
\$25,000-\$34,999	586	10,097	19,670
\$35,000-\$49,999	966	12,940	27,084
\$50,000-\$74,999	1,226	13,710	33,905
\$75,000-\$99,999	1,248	8,359	20,563
\$100,000-\$149,999	1,222	6,874	19,289
\$150,000-\$199,999	404	2,573	6,683
> \$200,000	615	3,373	6,755

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,678	103,246	205,530
Occupied	8,596	92,724	188,281
Owner Occupied	3,222	31,045	91,588
Renter Occupied	5,374	61,679	96,693
Vacant	1,082	10,522	17,249

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