



530  
N  
THIRD



HISTORIC OFFICE  
SPACE FOR LEASE

530 NORTH THIRD STREET MINNEAPOLIS, MN 55401



## THE HIGHLIGHTS



### BUILDING FEATURES

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- Large industrial-style windows offering excellent **natural light** and views of the **downtown skyline**
- Five-story multi-tenant office building located in Minneapolis' North Loop district
- Office suites available ranging from **1,010 RSF - 7,228 RSF**
- Historic exposed **brick and timber** construction, built in 1916
- **Rise Bagel** located on the first floor
- Modern, renovated lobby
- Convenient showers and secure bike storage
- On-site **surface parking lot**

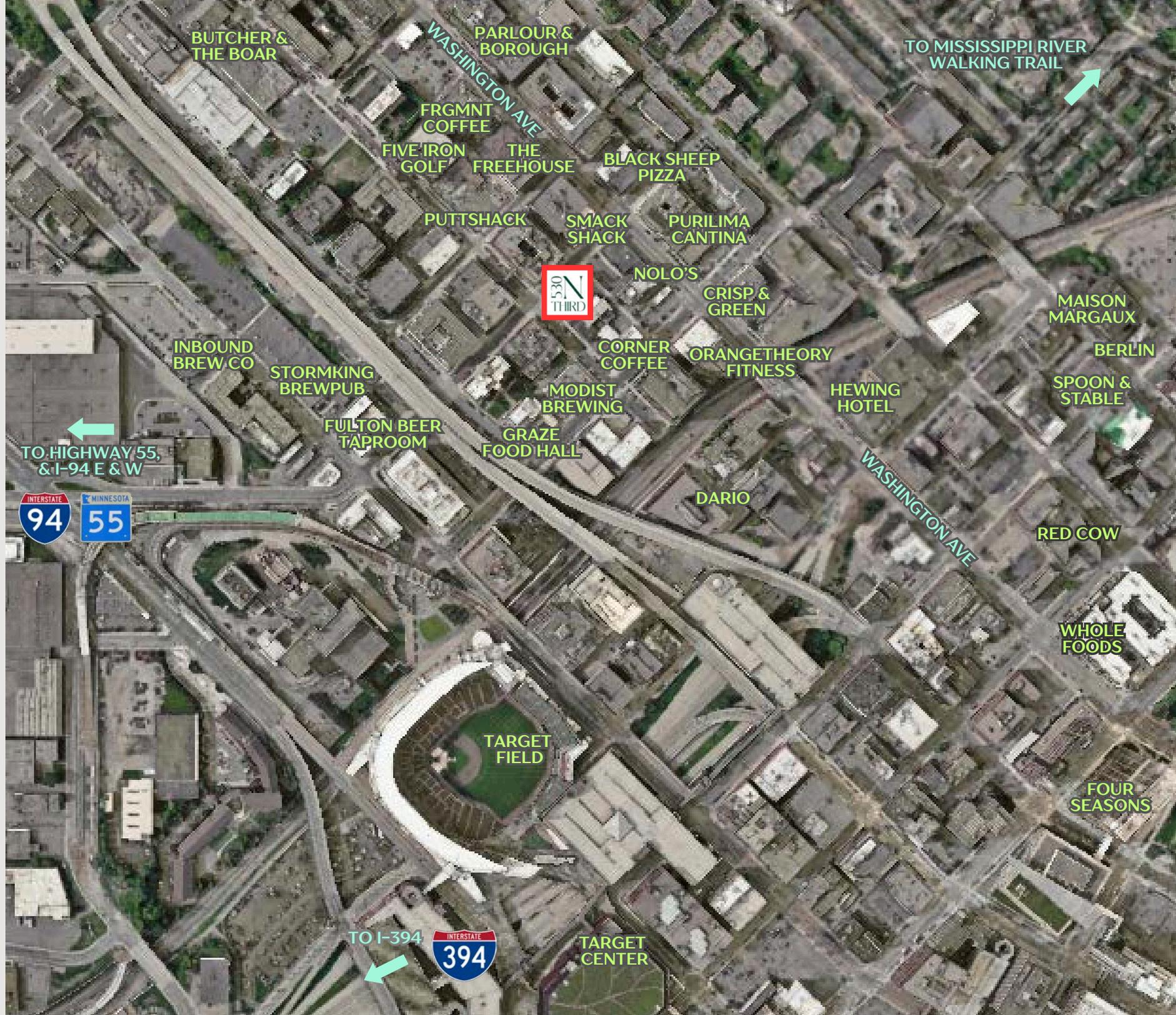
### LOCATION FEATURES

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- Located two blocks off **Washington Avenue**, within walking distance to Target Field and the light rail transit system
- **Steps from:** Whole Foods, Red Cow, Smack Shack, Borough, Porzana, Spoon and Stable, The Hewing Hotel, Crisp & Green, Purilima Cantina, Five Iron Golf, The Freehouse, Black Sheep Pizza, Fulton Taproom, Modist Brewing Company and so much more!
- Located in one of Minneapolis' most dynamic and highly sought-after neighborhoods

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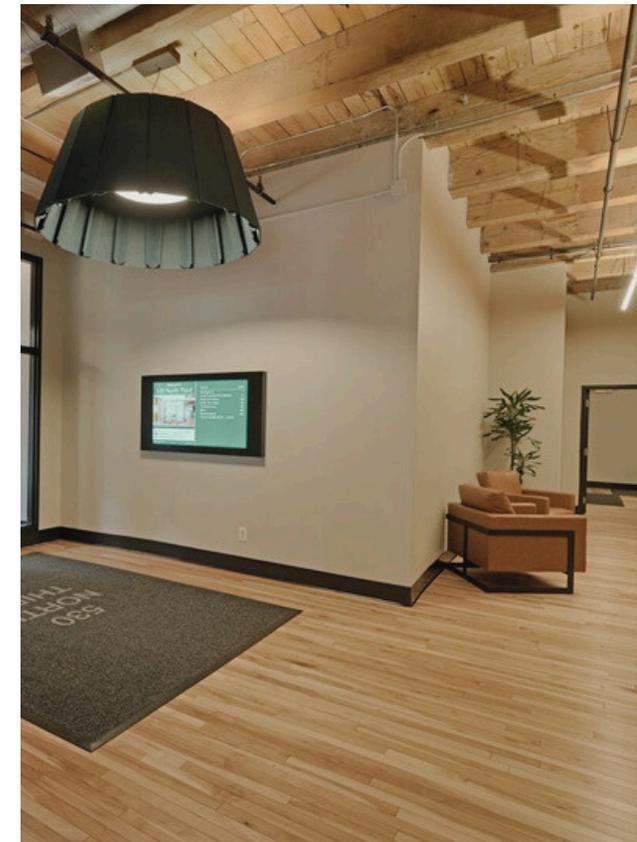
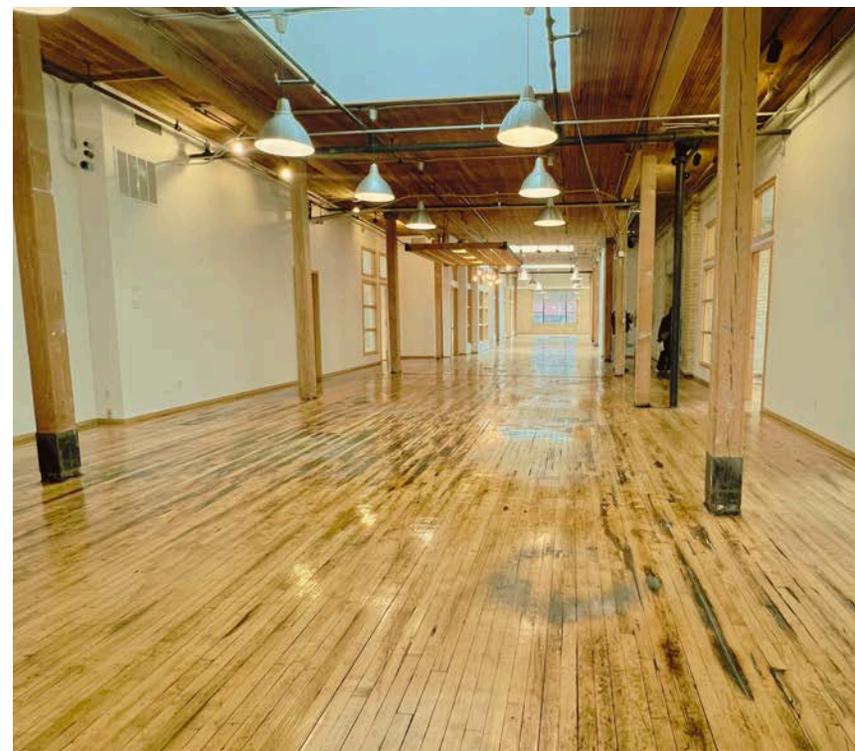




A beautifully restored historic building offering timeless craftsmanship and modern functionality.

Hardwood floors, 12-foot ceilings, expansive windows, exposed brick, and timber beams define light-filled, character-rich office space.

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**12 FOOT**  
CEILING HEIGHT



**\$14 – \$16**  
LEASE RATE (PSF)



**\$13.20**  
TAX/OPS (PSF)

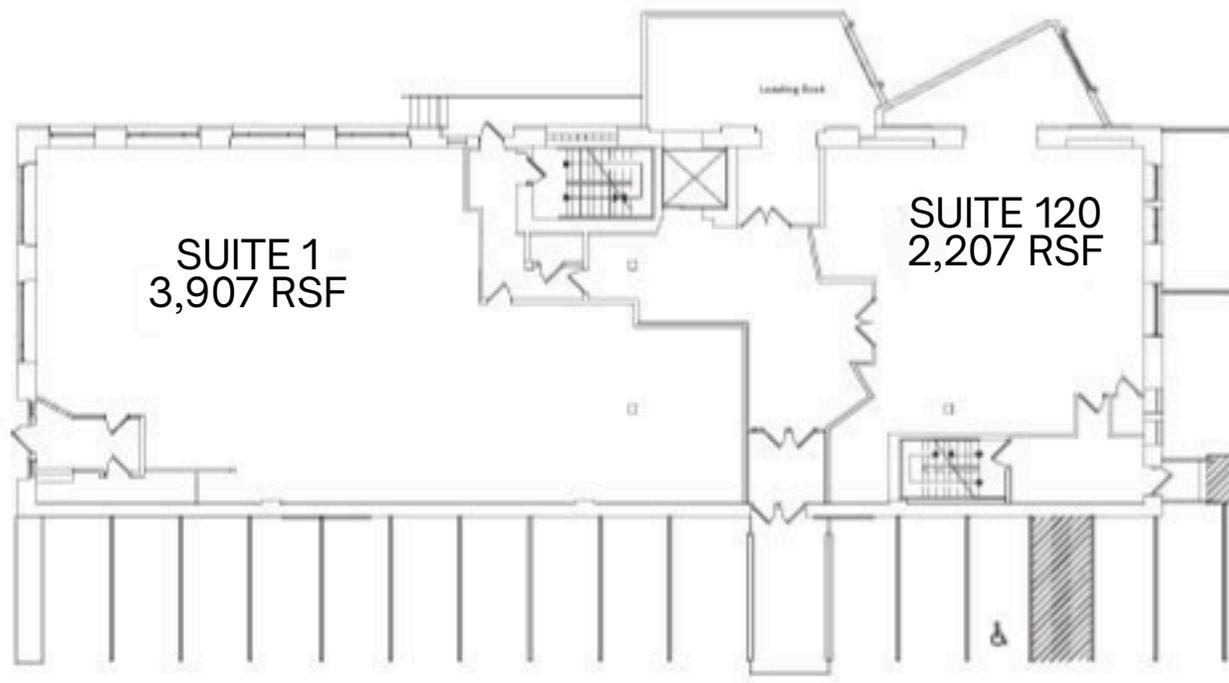


**1,010 – 7,228 RSF**  
SUITE SIZES



**CONVENIENT  
PARKING**

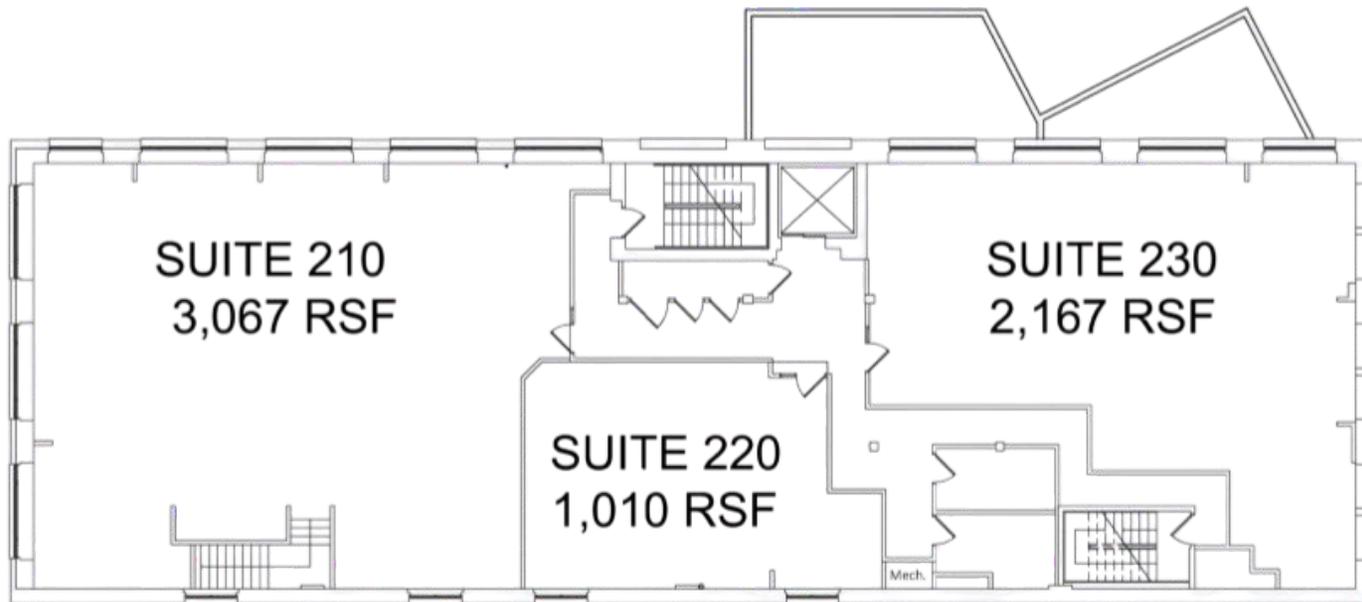
# FIRST FLOOR PLAN



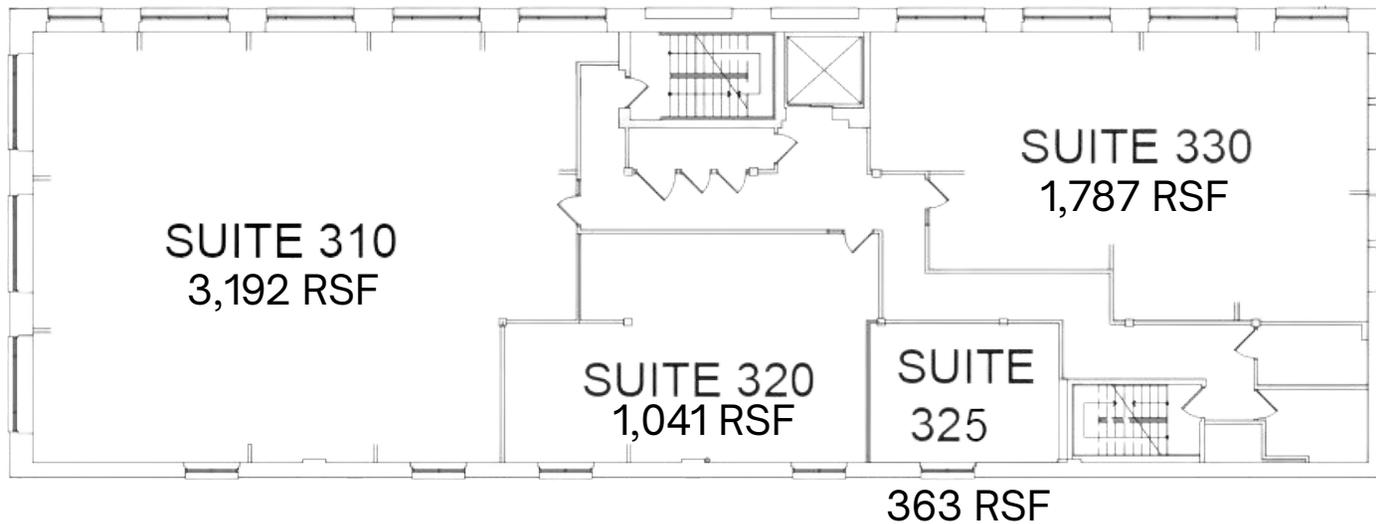
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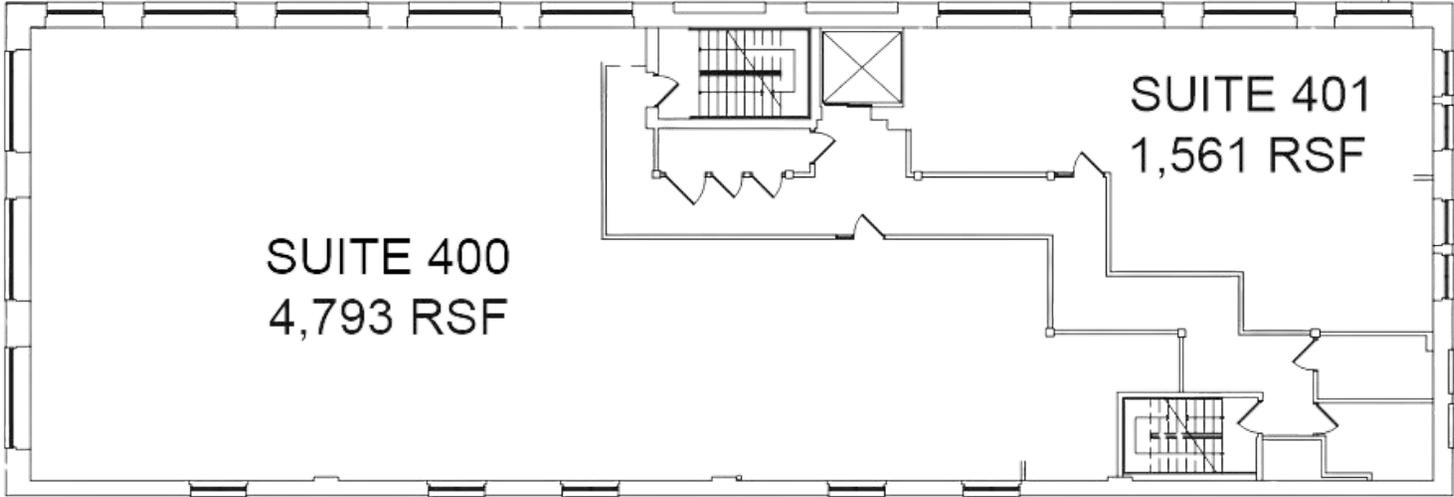
# SECOND FLOOR PLAN



# THIRD FLOOR PLAN



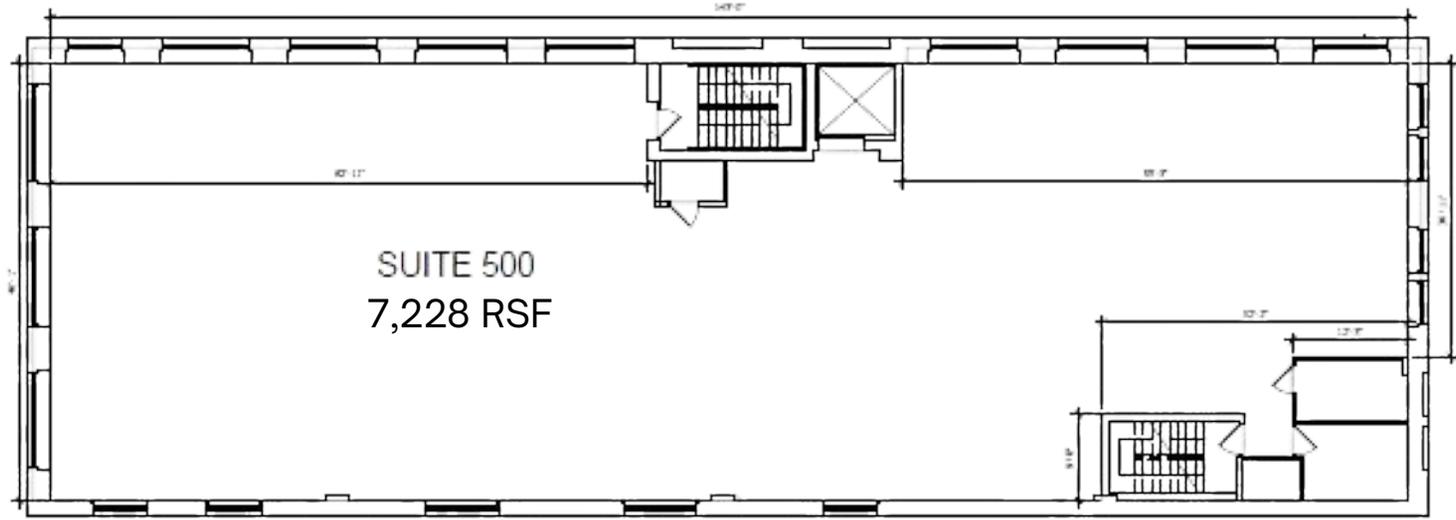
# FOURTH FLOOR PLAN



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# FIFTH FLOOR PLAN (PENTHOUSE)



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