

# SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Total Avail: 3,564 RSF
<b>LEASE RATE:</b>	\$9.00 - \$15 SF/yr (NNN) \$7.83/SF-CAM \$2.62/SF-Taxes
<b>LOT SIZE:</b>	0.26 Acres
<b>BUILDING SIZE:</b>	28,080 SF
<b>RENOVATED:</b>	2008
<b>ZONING:</b>	B4N/Downtown

## PROPERTY OVERVIEW

North Loop office space for lease in a historic Brick & Timber building built in 1913, renovated in 2008. FREE RENT OFFER for Ground Level Suite 001B: 6 months free gross rent with a minimum 3 year lease.

## PROPERTY HIGHLIGHTS

- Second Level Suite 204, 2,304 RSF, \$15/SF NNN-Available Sept. 1, 2022
- Ground Level Suite 001B, open floor plan w/ private office in space, 1,260 RSF \$9/SF NNN- vacant
- Ground Level Suite 001B: FREE RENT: Landlord is offering 6 months free gross rent to new tenants with a minimum 3 year lease for the ground level suite 001B
- Open floor plans with 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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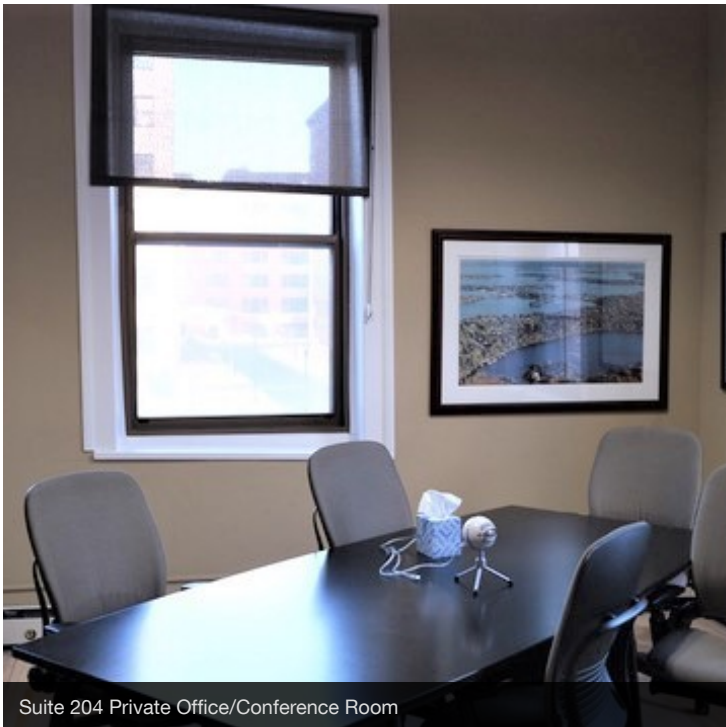
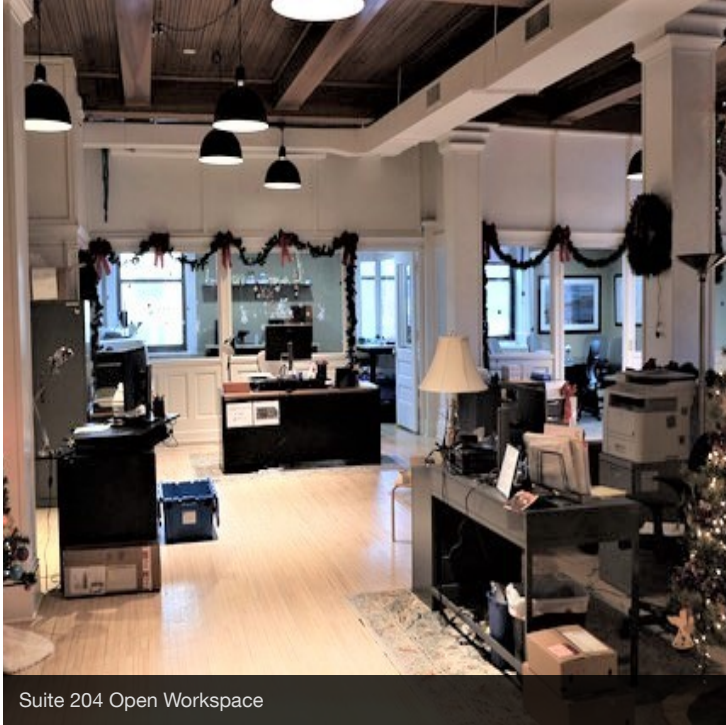
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**OFFICE FOR LEASE**

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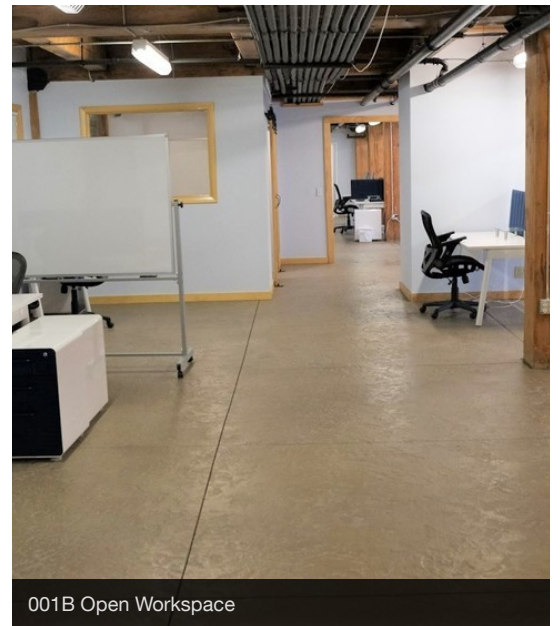
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Ground Level Suite 001B Open Workspace: 6 months free gross rent with a minimum 3 year lease.



Ground Level Suite 001B Private Office/Conference Room



001B Open Workspace

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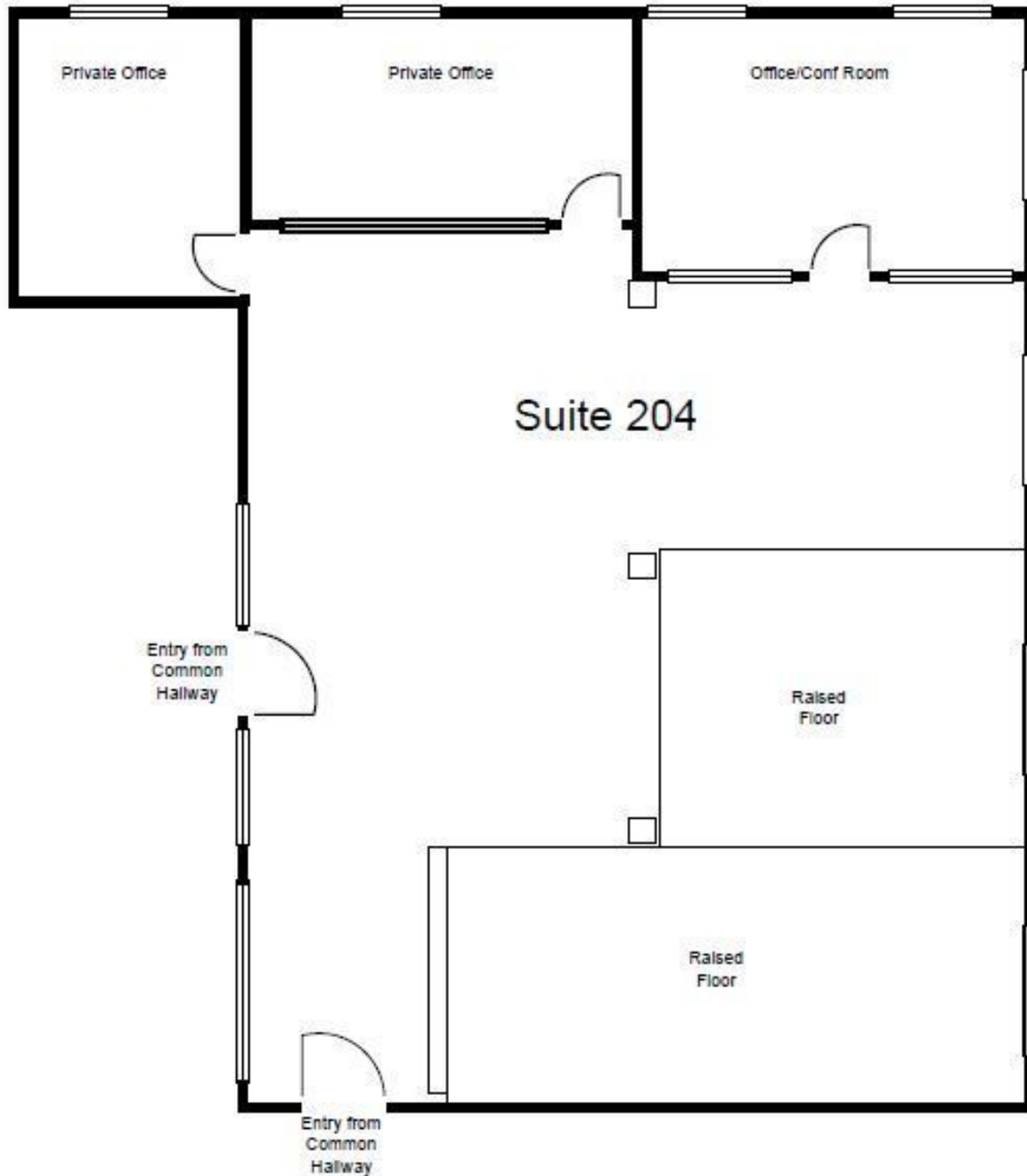
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1

SUITE 204: AVAILABLE SEPT. 1, 2022- SECOND LEVEL SUITE; 2,304 RSF; \$15/SF NNN

Sherwin Williams Building

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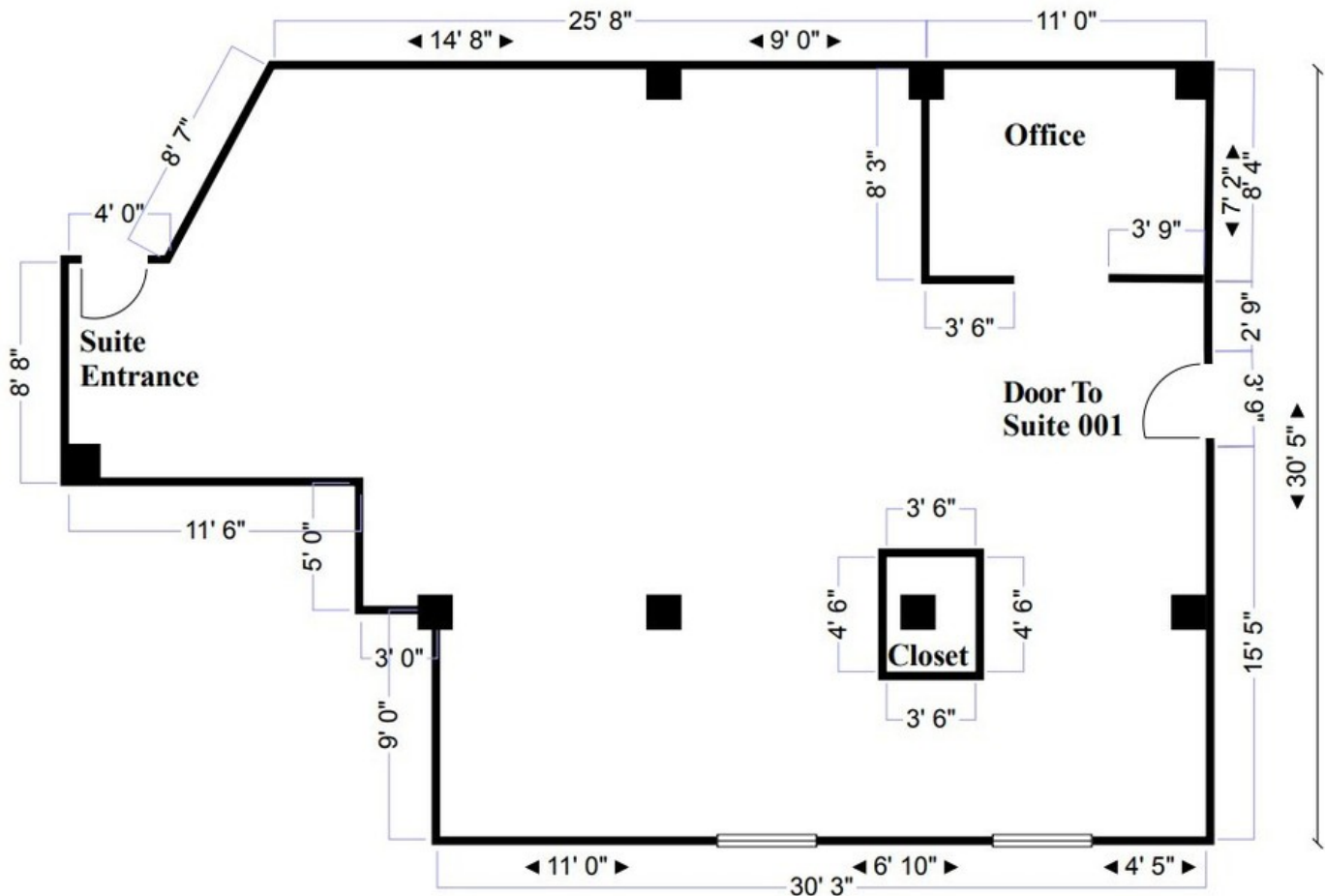
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1 SUITE 001B-VACANT; 1,260 RSF; \$9/SF NNN  
Sher Willimas Building

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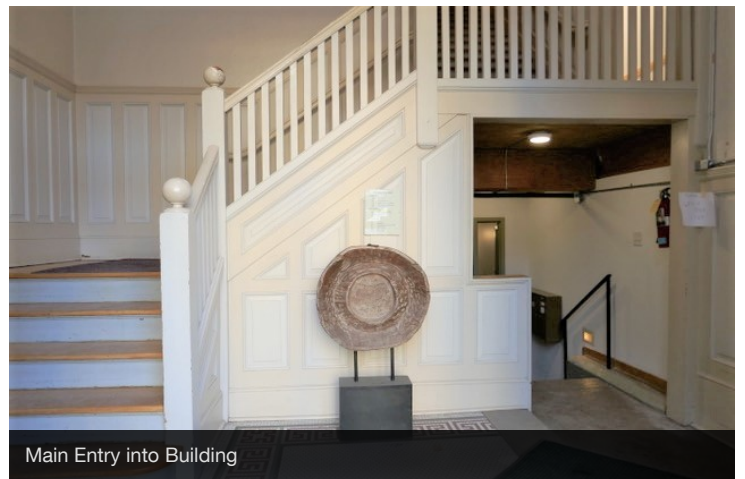
Suite 001B Open Workspace



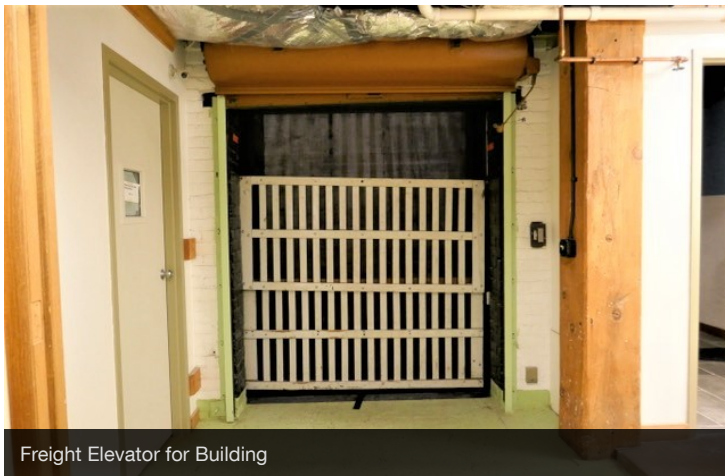
Suite 001B Private Office



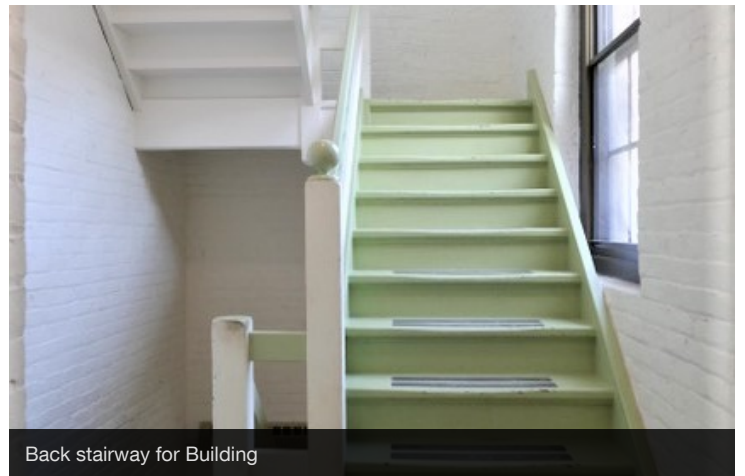
Historic marker



Main Entry into Building



Freight Elevator for Building



Back stairway for Building

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