



**AVISON  
YOUNG**

**CREATIVE OFFICE FOR LEASE IN NORTH LOOP**

333

**WASHINGTON AVE N - UNION PLAZA**  
Minneapolis, MN

Partnership. Performance.

## Opportunity

Located in the heart of the thriving North Loop Neighborhood, Union Plaza offers unique and distinctive creative office space. The most affordable monthly parking available in the area, with easy access to major freeways and the Target Field Commuter Station (with connections to Downtown, MSP Airport, the Mall of America). Located within a short walk of an array of restaurants and shops, Union Plaza offers old world charm and ambiance, making it an unparalleled place to office in the Twin Cities.





OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	4.21 Acres
Year Built:	1886
Building Size:	66,148 SF
Renovated:	1985/2018
Zoning:	Office
Market:	Minneapolis CBD
Taxes / Ops:	\$10.50 SF

PROPERTY HIGHLIGHTS

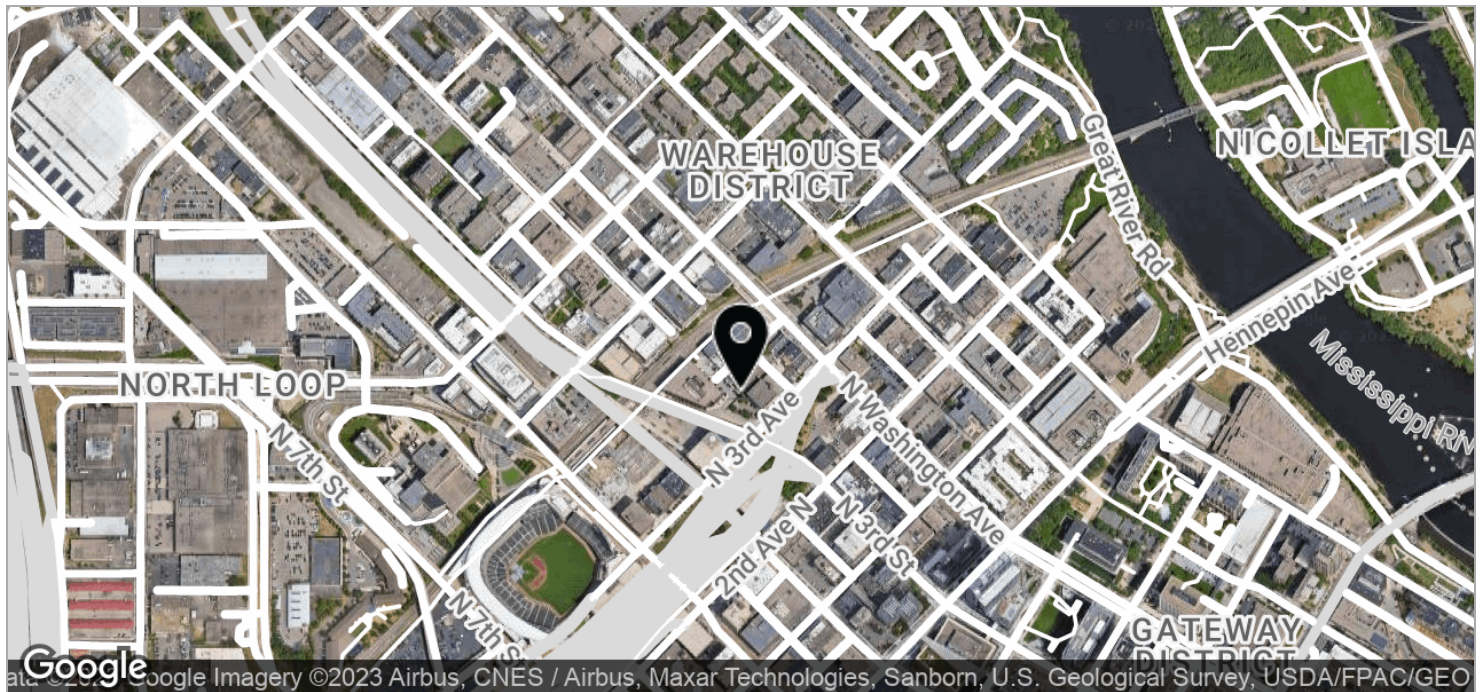
- Shared rooftop deck with WI-FI
- Shared conference room with WI-FI
- Affordable contract parking and hourly parking.
- On-site coworking location by OffiCenters
- Unparalleled access to freeways, transit, restaurants and amenities
- Adjacent to the Cedar Lake Bike Trail
- Property taxes: \$2.65 SF / Ops: \$7.85 SF - Total Taxes / Ops: \$10.50 psf

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	9,338	107,542	211,996
Total Population:	16,218	238,075	481,561
Average HH Income:	\$85,313	\$53,099	\$62,241



## Office building for lease

333 Washington Ave N



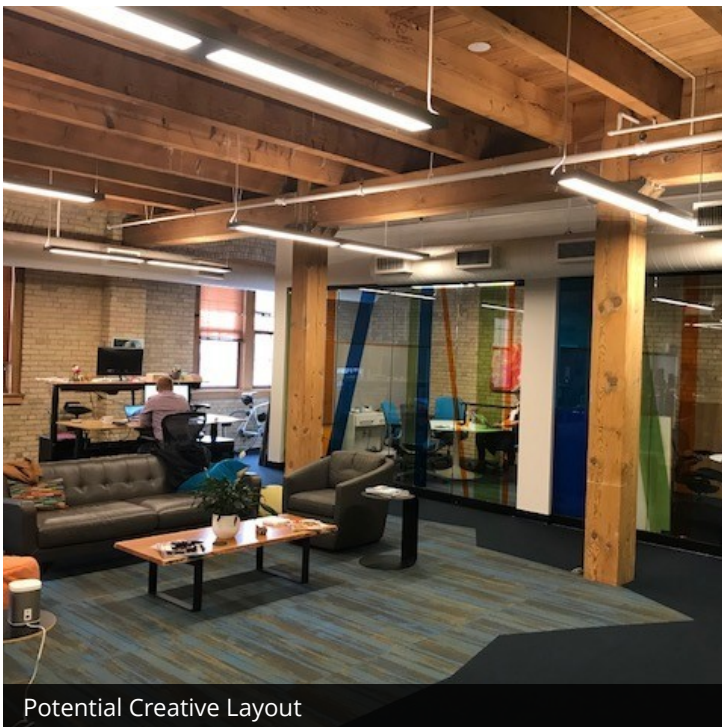


## Office building for lease

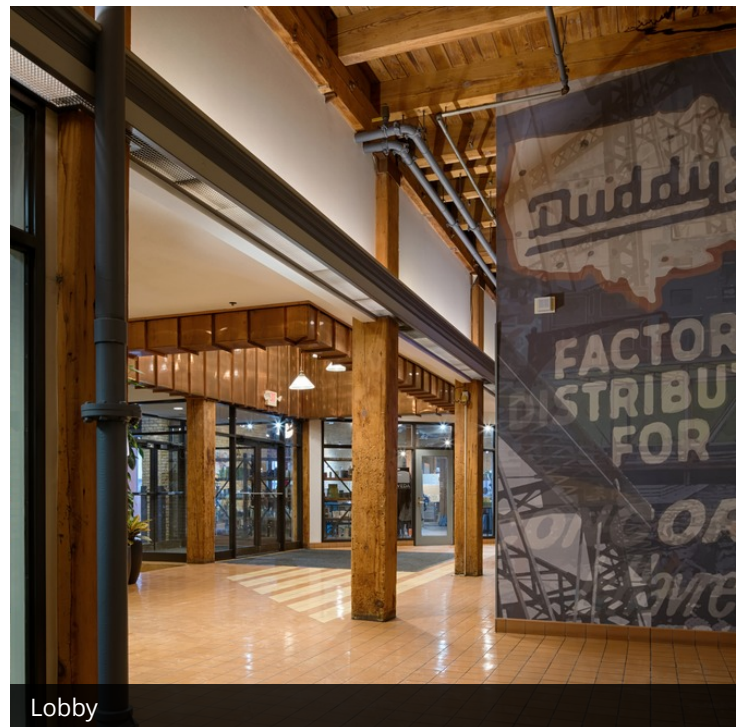
333 Washington Ave N



Nearly 360 Degree Views of Downtown, Target Field and St. Paul



Potential Creative Layout

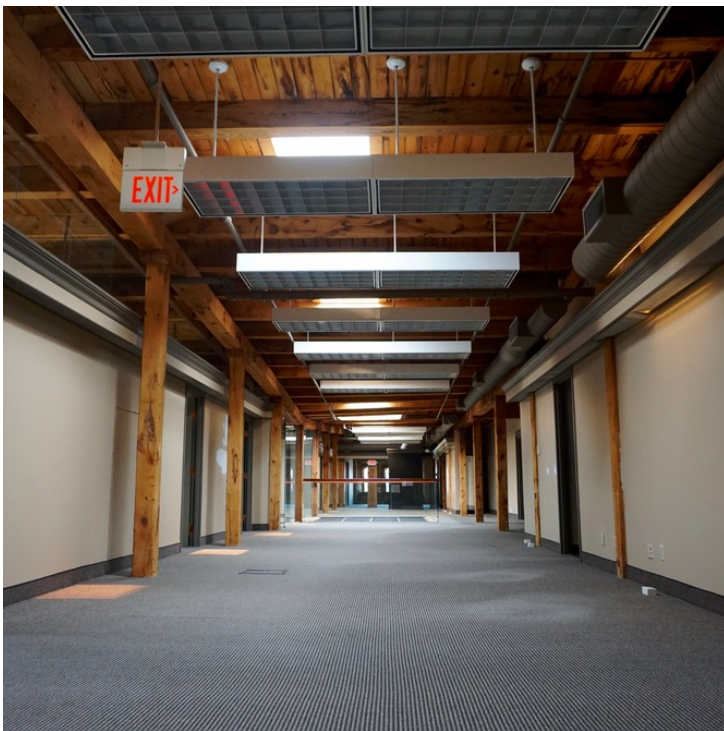


Lobby

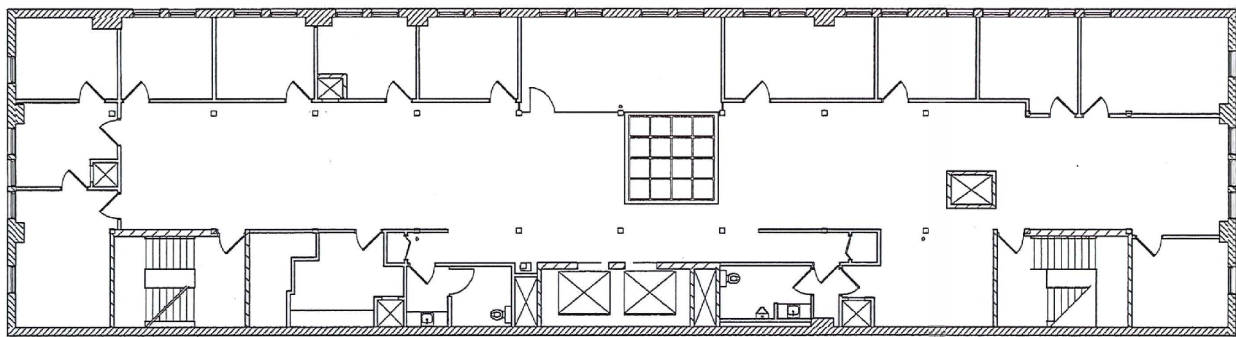


## Office building for lease

333 Washington Ave N







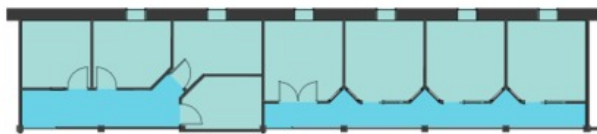
Leased By:





# Office building for lease

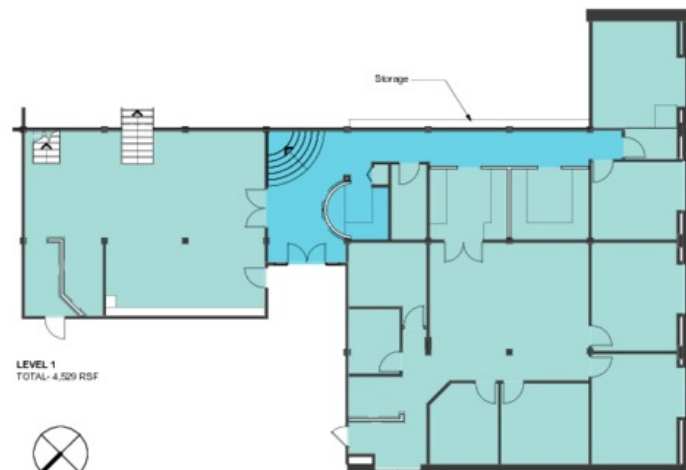
333 Washington Ave N



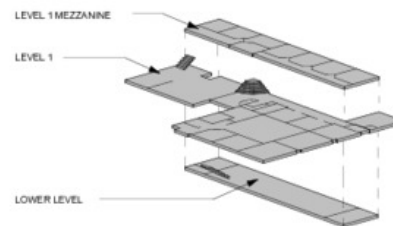
LEVEL 1 MEZZANINE  
TOTAL- 1,584 RSF



LOWER LEVEL  
TOTAL- 1,059 RSF



LEVEL 1  
TOTAL- 4,529 RSF



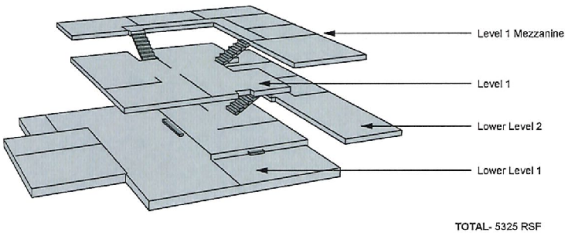
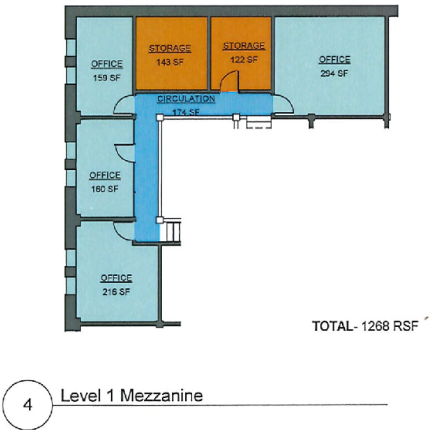
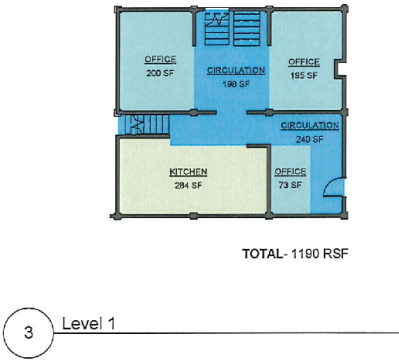
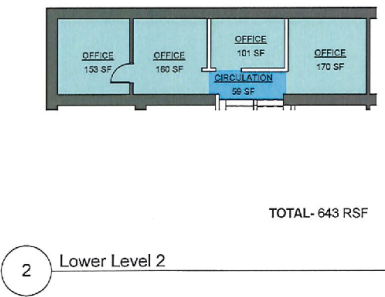
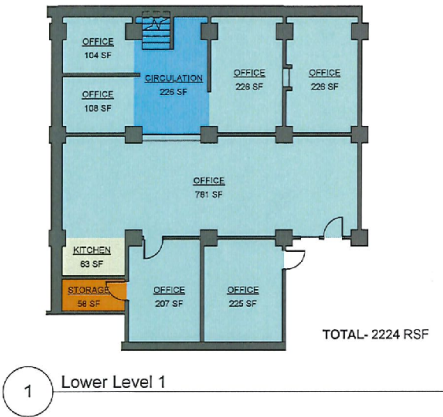
**SUITE 105-**  
Rentable SF  
7,182 RSF





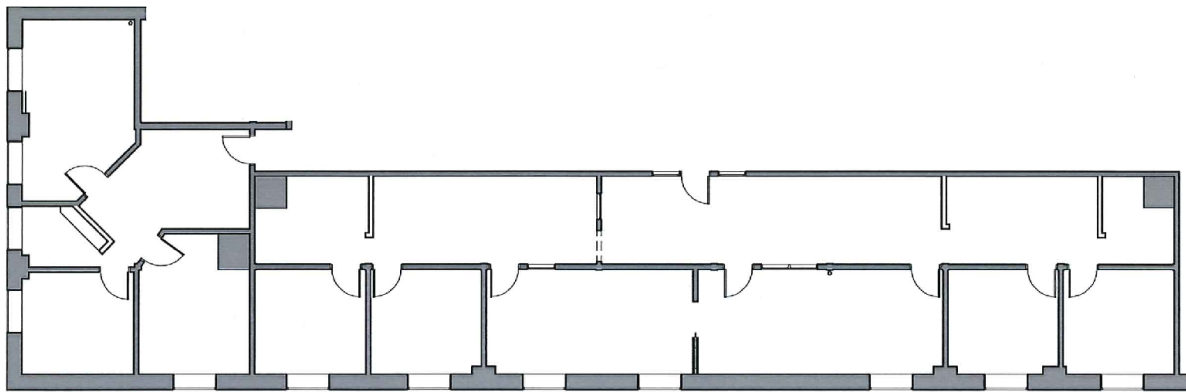
Office building for lease

333 Washington Ave N

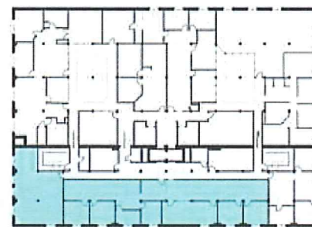


Suites 404/412

RSF- 3,379 RSF



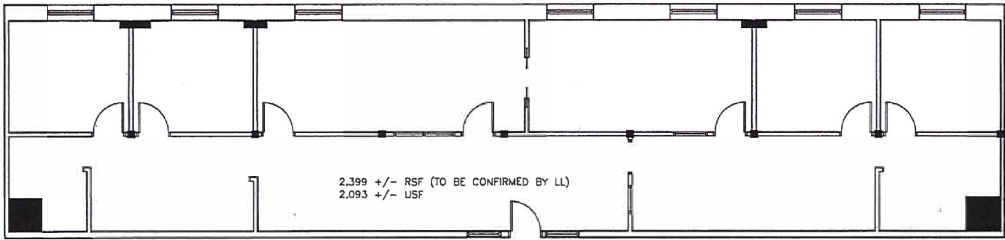
1" = 10'



Level 4 Key Plan







Leased By:

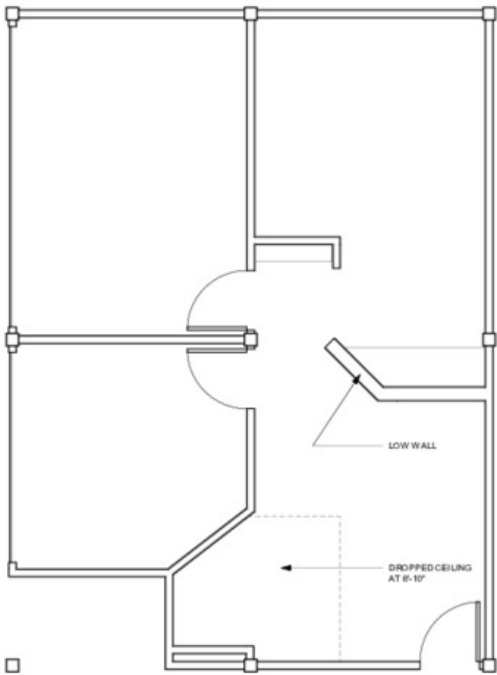


UNION PLAZA  
LEVEL 4 - SUITE 404  
EXISTING PLAN

\*ALL FINAL SQUARE FOOTAGE CALCULATIONS TO BE CONFIRMED BY LL



DATE: 04.30.18  
SCALE: 1/8" = 1'-0"



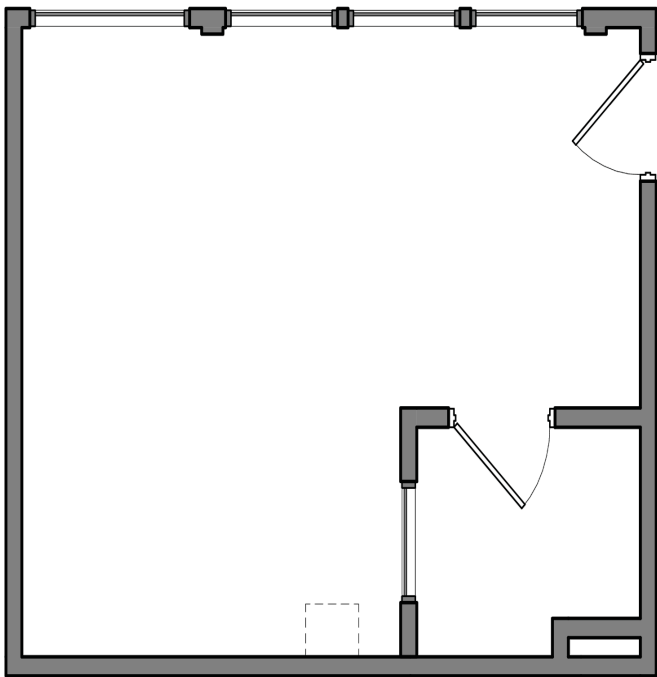
Suite 409  
RSF- 859 RSF



Level 4 Key Plan

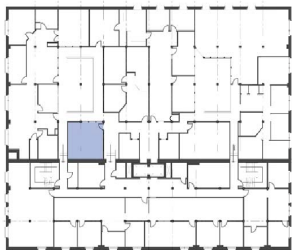






Suite 419

RSF- 378 RSF



Level 4 Key Plan

