

ASSEMBLY

Development • Brokerage • Consulting

**424 N Washington Ave
Minneapolis**

For Lease

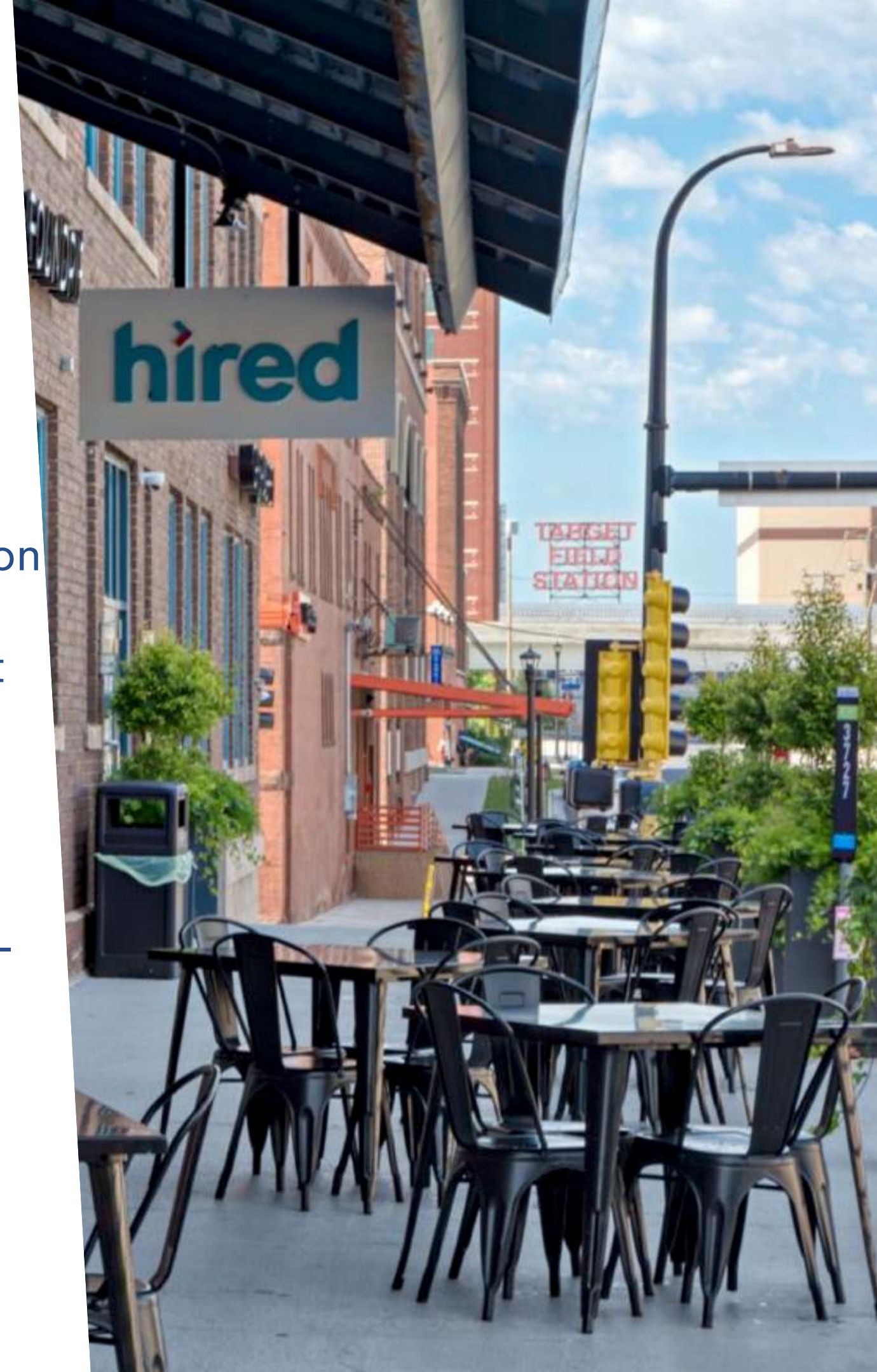


424 N Washington Ave

Built in 1914 as a lutefisk factory, rehabbed significantly in 2000 and 2017, 424 N Washington offers great visibility, 13'+ clear heights, operable windows, flexible suite sizes and 36 on-site and underground parking stalls.

With great proximity to all the North Loop has to offer, 424 N Washington is within walking distance to CBD, transit, the Mississippi River, Target Field, Target Center, the Cedar Lake Trail, the Hennepin Theater District and more. Co-tenants include: Crisp & Green, Flloyd's Barbershop, Modern Love Veterinary Clinic and FACE FOUNDRIE.

The North Loop is nestled on the banks of the Mississippi River. It has become **the** neighborhood to live in for young professionals and empty-nesters alike. Its vibrancy has attracted numerous arts & entertainment venues, local and national high-end retailers, James Beard award-winning restaurateurs, strong employment options, creative and tech firms, and new hospitality and educational facilities.



424 N. Washington Ave

LEASE RATES: \$14 - \$16 PSF

2023 CAM/TAX: \$14.76 PSF, includes utilities

Year Built: 1914, rehabbed in 2000 and 2017

Available Space:

- 864 SF - Floor 1, Suite 108
- 5,910 SF - Floor 2, Suite 208

Parking: 36 on-site and underground parking stalls

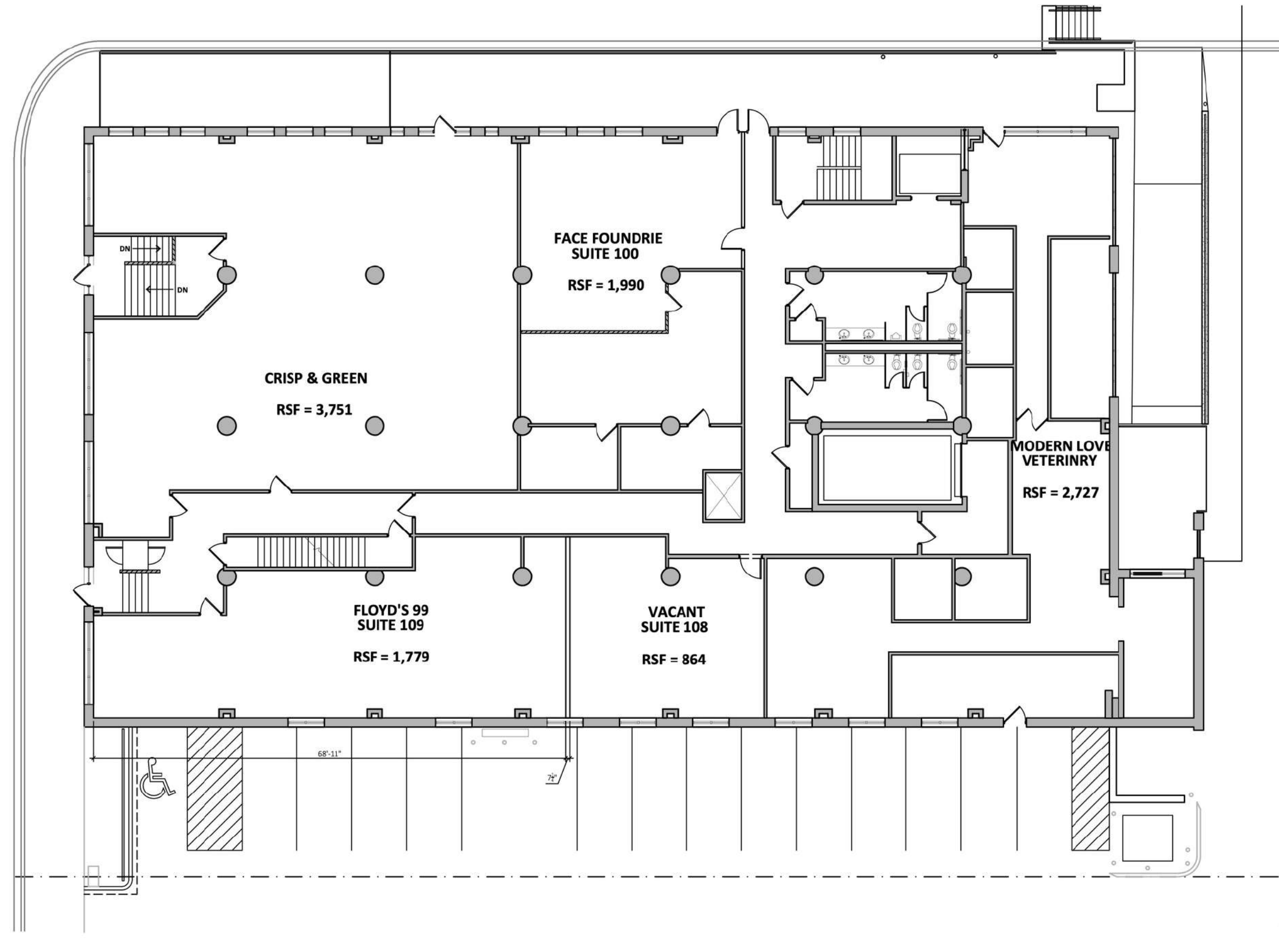
Features: Great visibility, operable windows, on-site management

Nearby: CBD, transit, the Mississippi River, Target Field, Target Center, the Cedar Lake Trail, the Hennepin Theater District

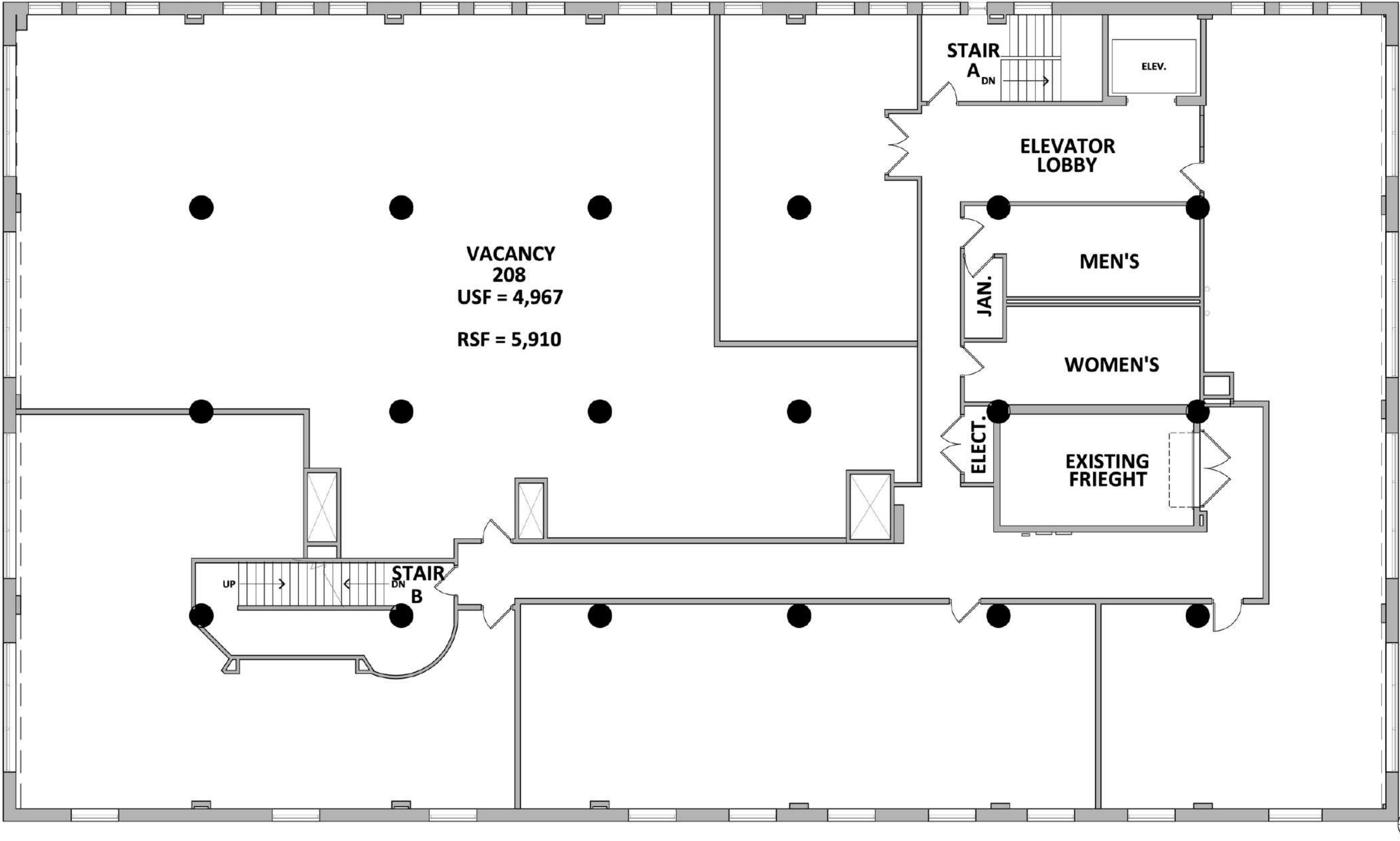
Co-Tenants: Crisp & Green, Flloyd's Barbershop, Modern Love Veterinary Clinic, FACE FOUNDRIE



Main Level Floor Plan



2nd Level Floor Plan









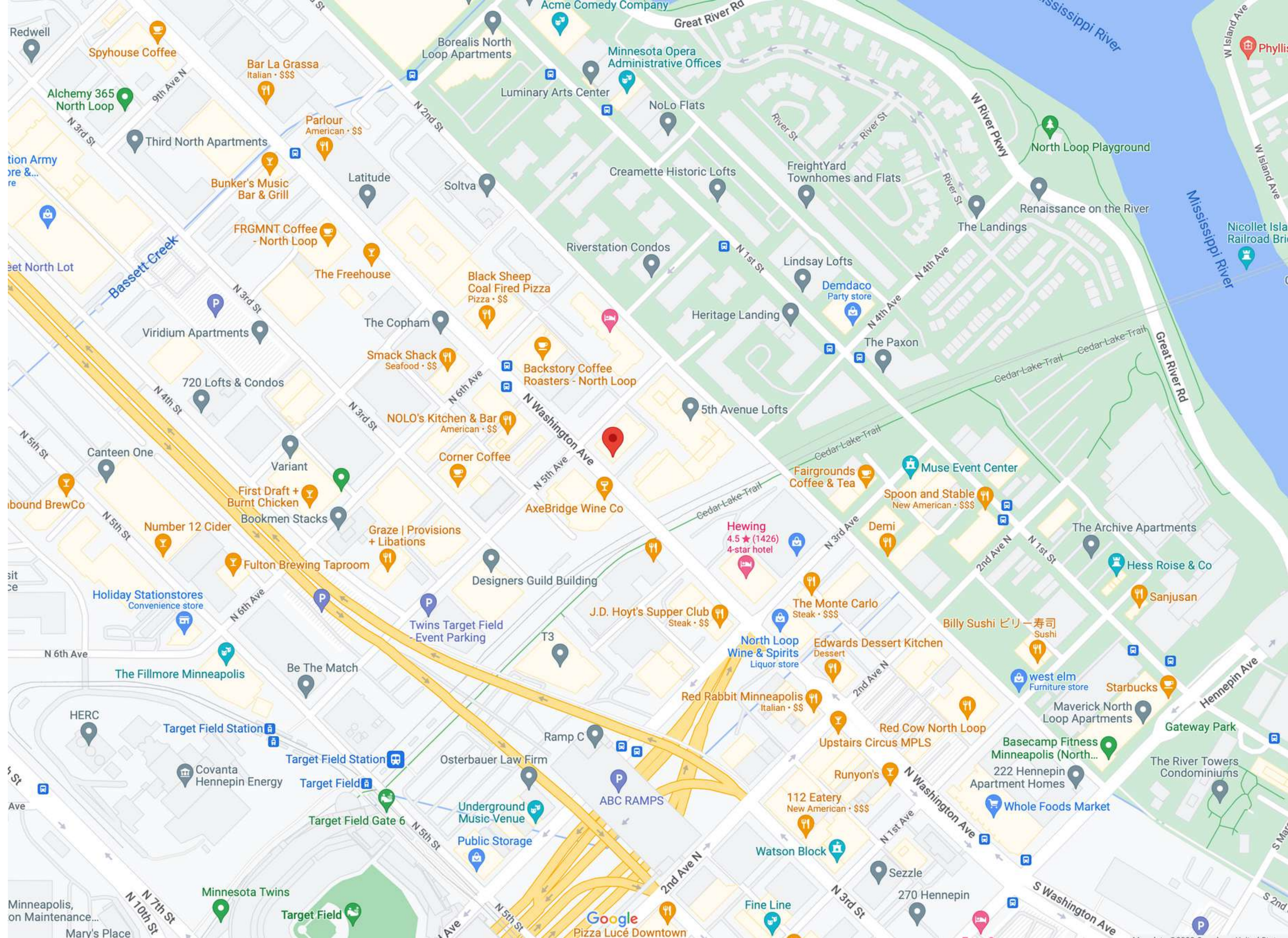
FREE SPIRIT BUILDING

hired

hired

TARGET
FIELD
STATION

North Loop Neighborhood



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Contact

NICK PETERSON
NICK@ASSEMBLYMN.COM
612.205.5690

