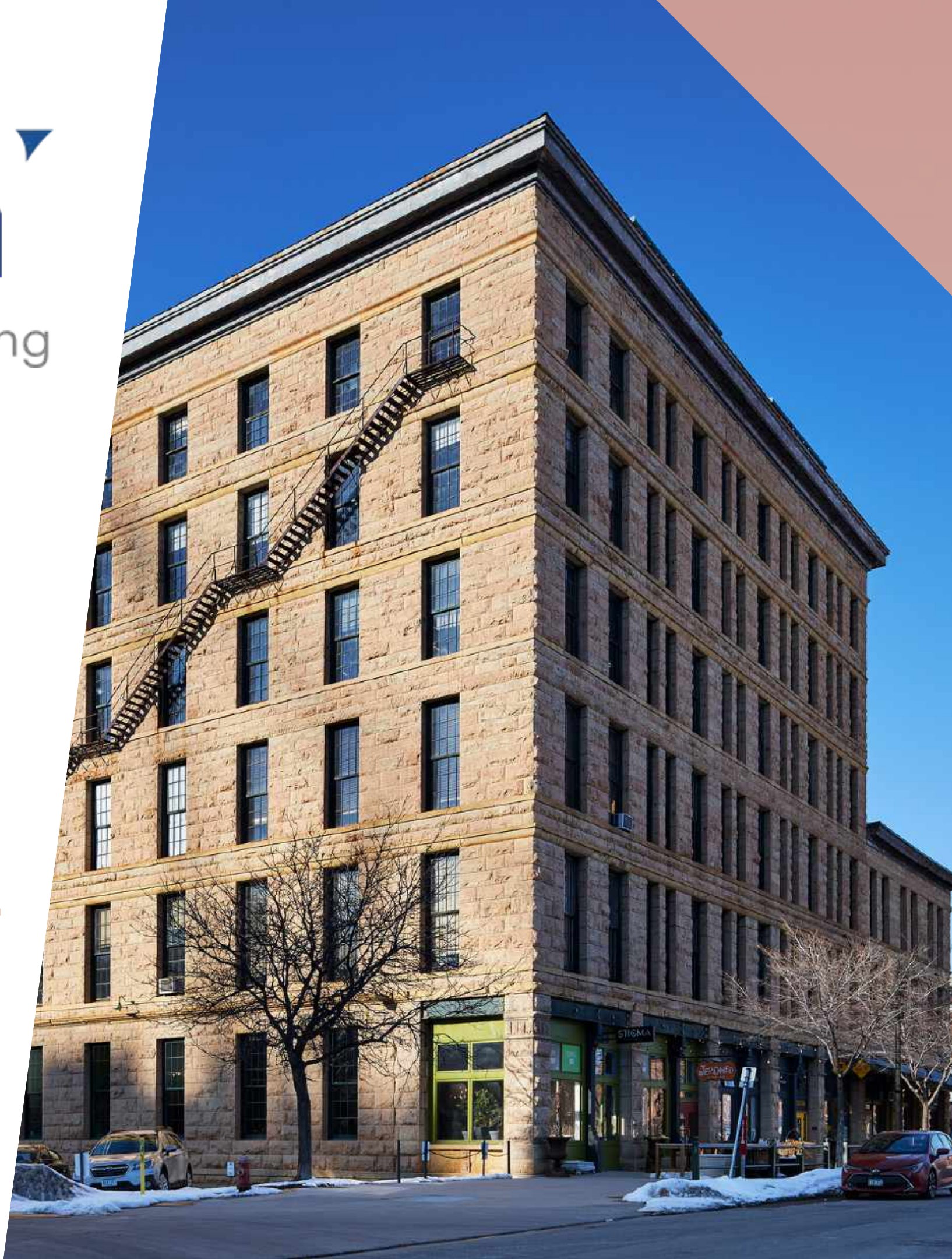


ASSEMBLY

Development • Brokerage • Consulting

250 N 3rd Avenue Minneapolis

For Lease | For Sale



Built in 1886 for Moline, Milburn and Stoddard Company as a warehouse to store farm machinery and equipment, 250 N 3rd Avenue has long been a staple of the North Loop Neighborhood. Listed on the National Register of Historic Places, the Chicago-style limestone building, with a 6 story main building and 3 story addition, was once a commercial bakery operated by the National Biscuit Company (Nabisco), an appliance parts business, and most recently an artists' cooperative. In 1992 the building underwent an extensive renovation by LHB Engineers & Architects for Artspace Projects, now known as the Traffic Zone Center for Visual Art. With its prime location in the North Loop, stunning architecture and abundant natural daylight, this building presents an incredible opportunity for a commercial or residential adaptive reuse project.



250 N 3rd Avenue

LEASE RATES: Negotiable | **SALE PRICE:** \$7,500,000

250 N 3rd Avenue, Minneapolis, MN 55401 |
Parcel ID: 22-029-24-42-0072 | Tax: \$236,712

Office Suites: 548 - 16,457 SF available, up to 65,000 office/HQ opportunity

Retail Space: 5,000 - 15,000 SF available

Building Area: 82,000 SF above grade, 3 and 6 stories

Zoning Code: B4S-1/BFT30 + Downtown Parking Overlay District

First Level: Retail/Restaurant with outdoor patio

Lower Level: 18,000 SF, potential for underground parking

Features: Brick and timber, huge windows with abundant natural light, excellent walkable location in the North Loop



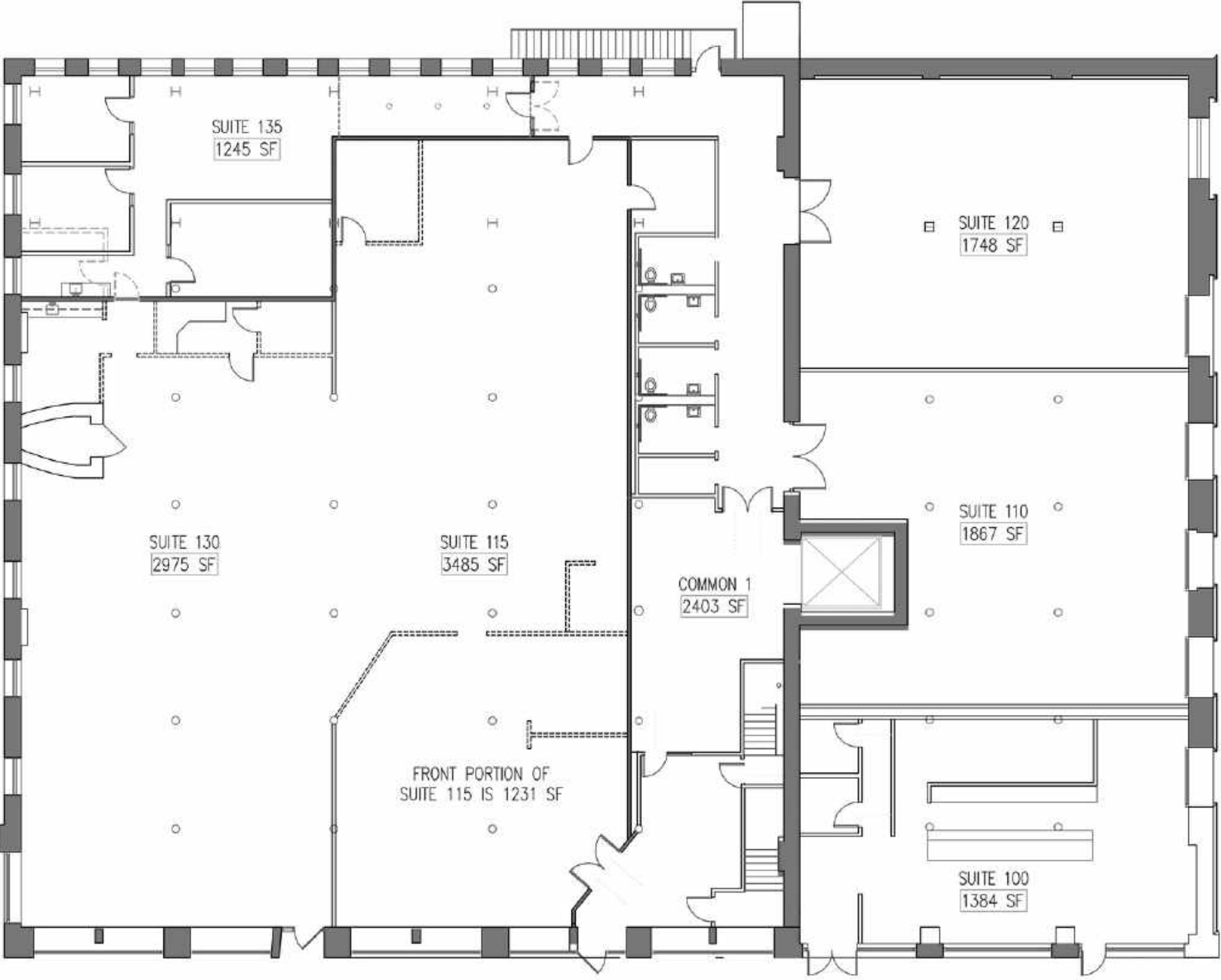


Parking

Onsite Parking: 24 surface stalls with room for more in a ramp or underground

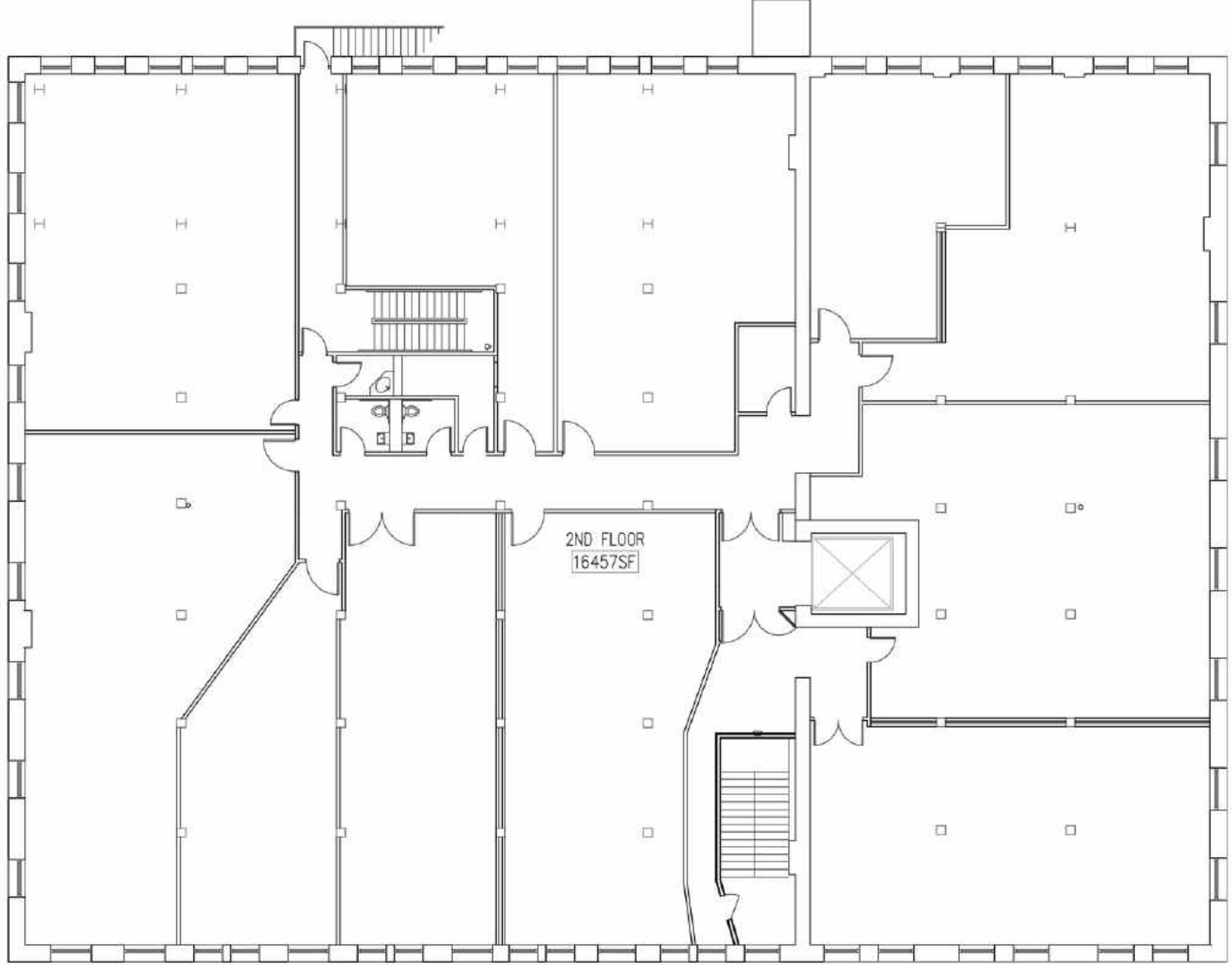
Offsite Parking: Half of a block to the C Ramp parking garage that offers over 1,400 parking stalls

First Floor Retail Floor Plan



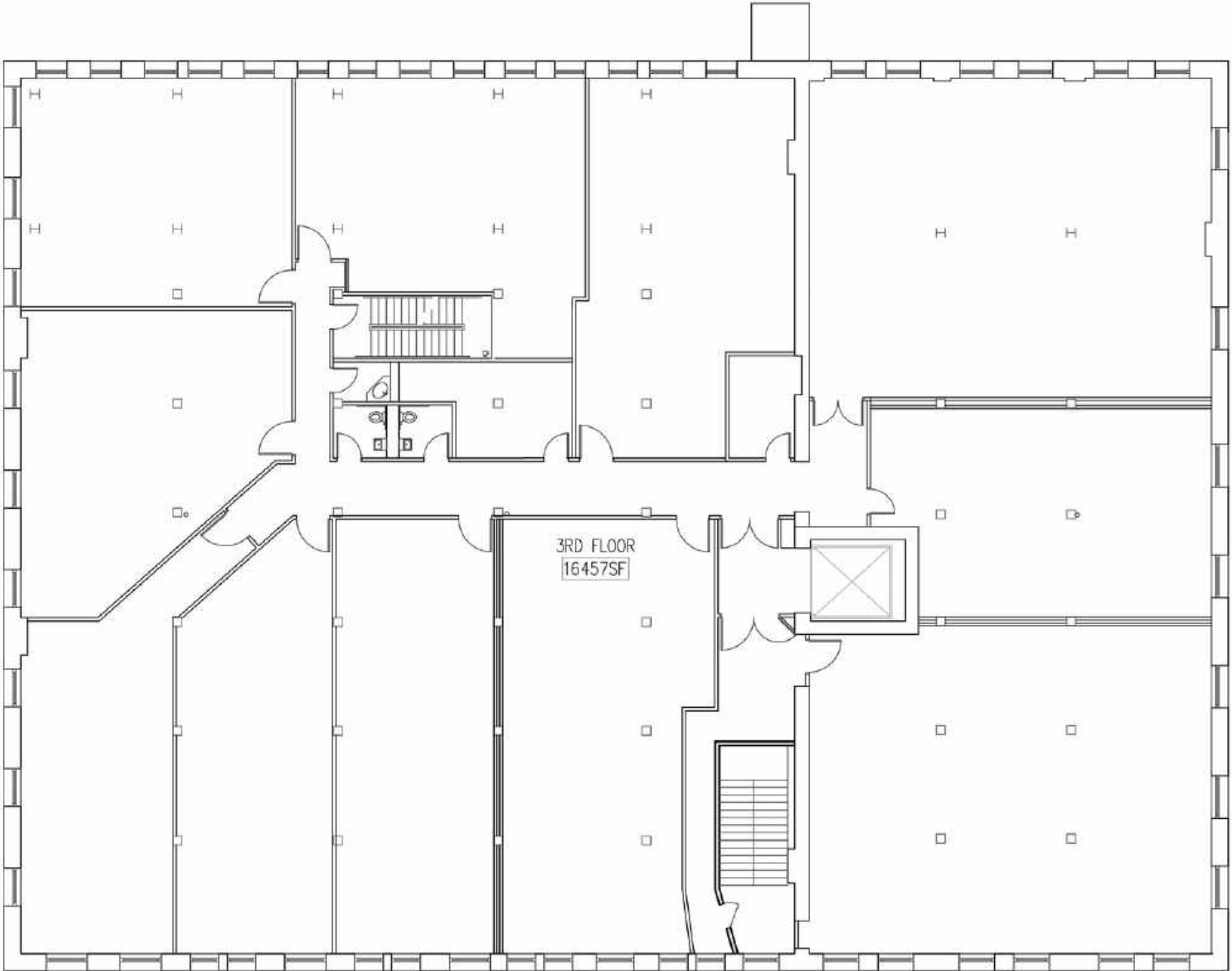
TRAFFIC ZONE FIRST FLOOR PLAN

Second Floor Office Suites



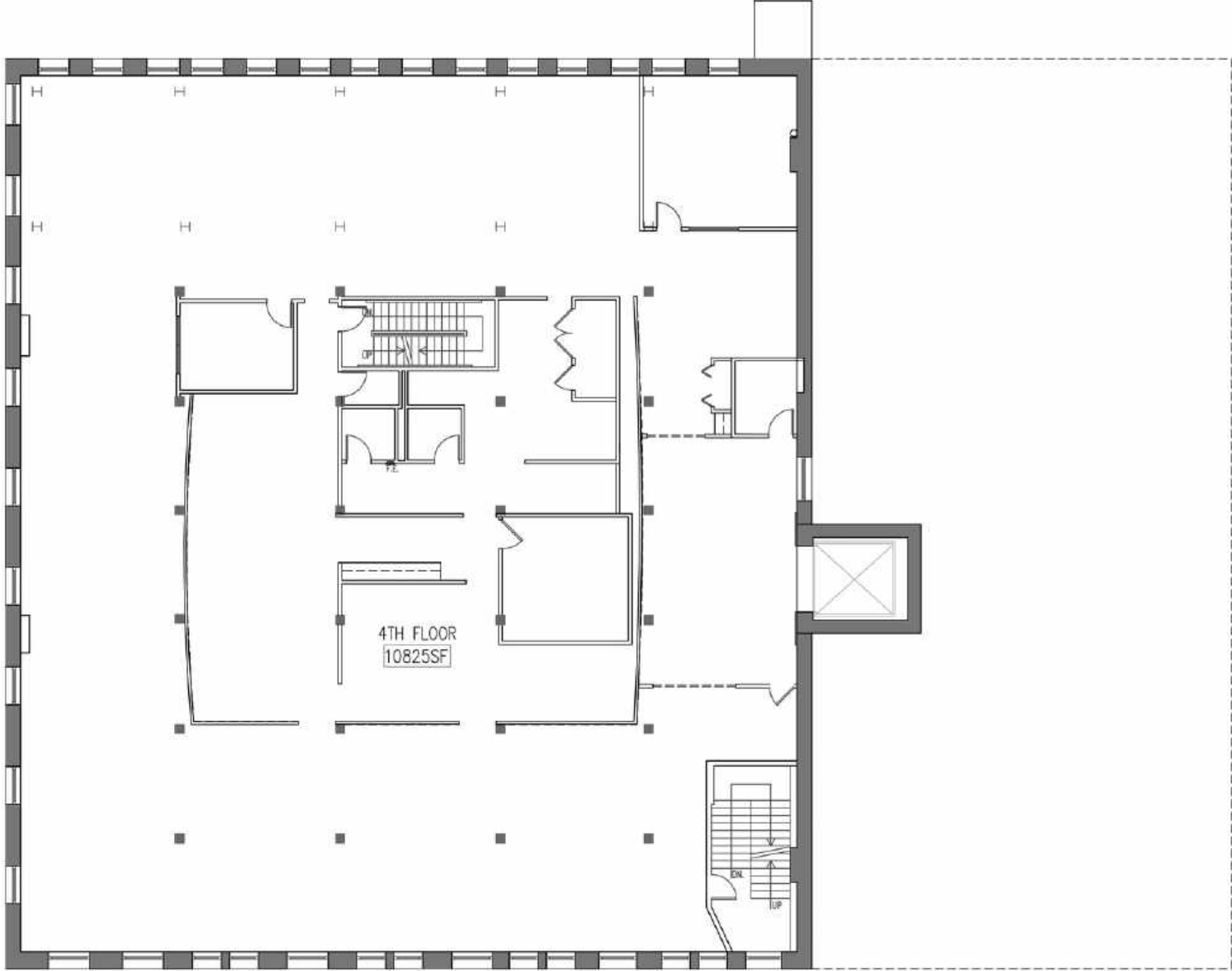
TRAFFIC ZONE SECOND FLOOR PLAN

Third Floor Office Suites



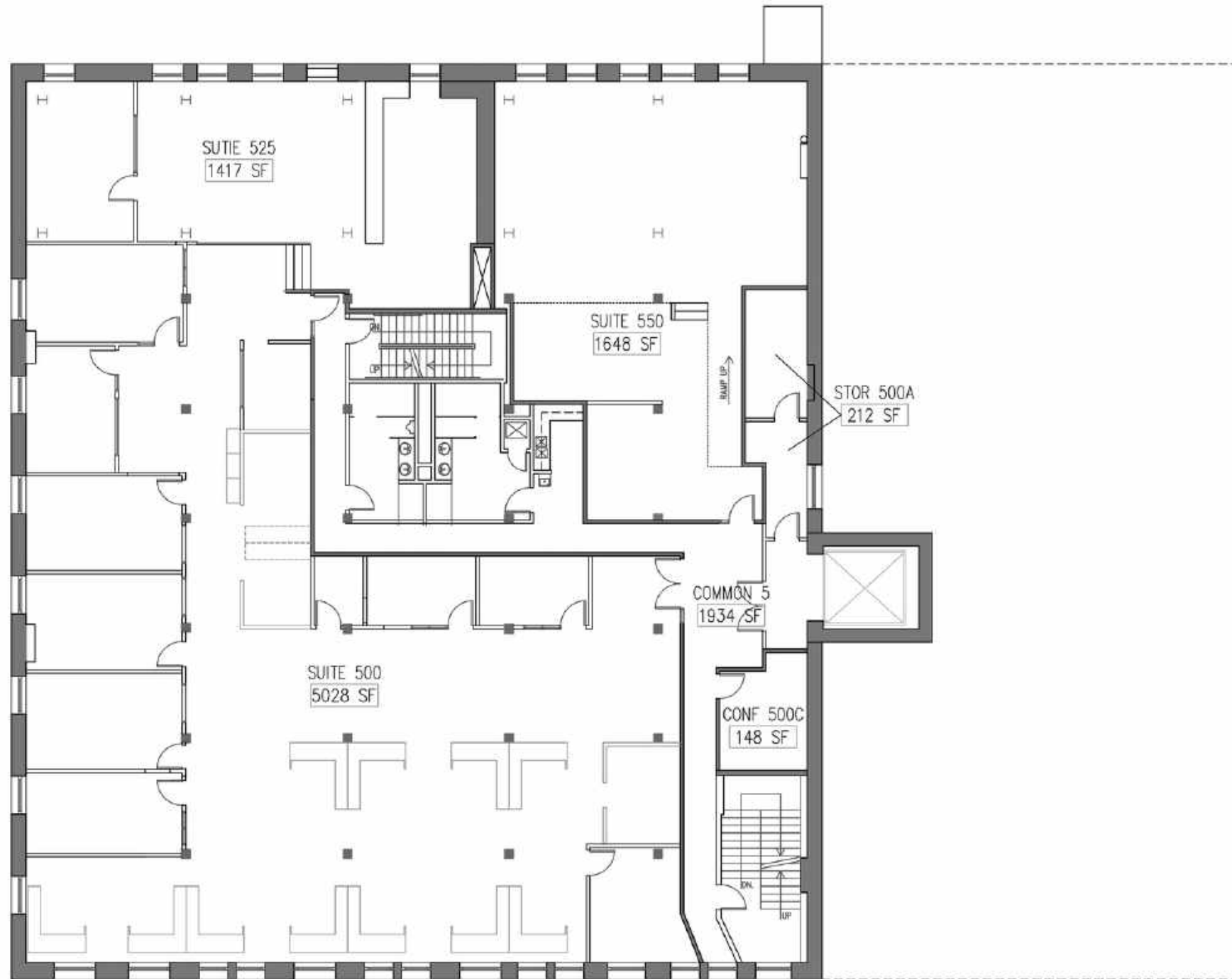
TRAFFIC ZONE THIRD FLOOR PLAN

Fourth Floor Full Office



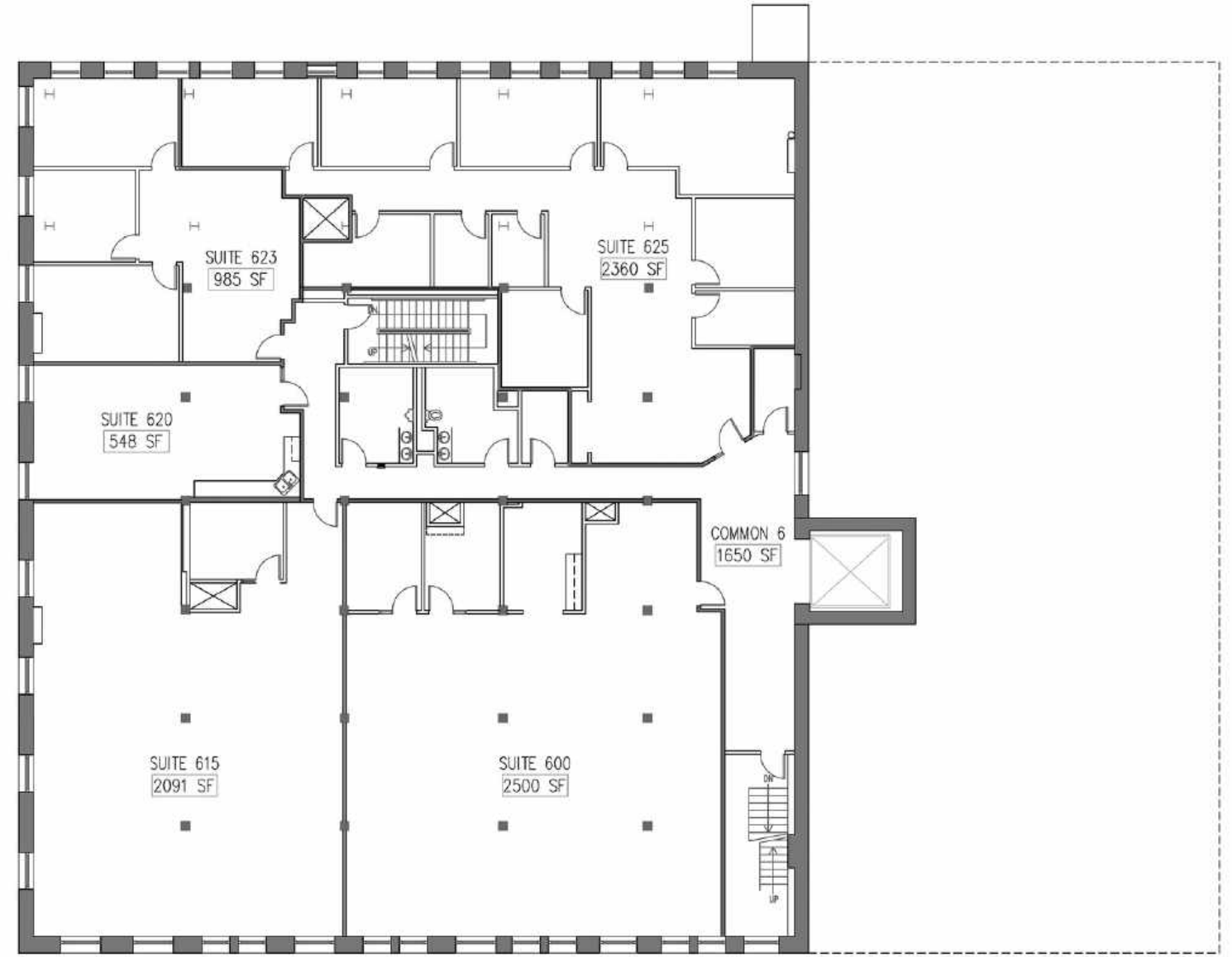
TRAFFIC ZONE FOURTH FLOOR PLAN

Fifth Floor Full Office



TRAFFIC ZONE FIFTH FLOOR PLAN

Sixth Floor Full Office



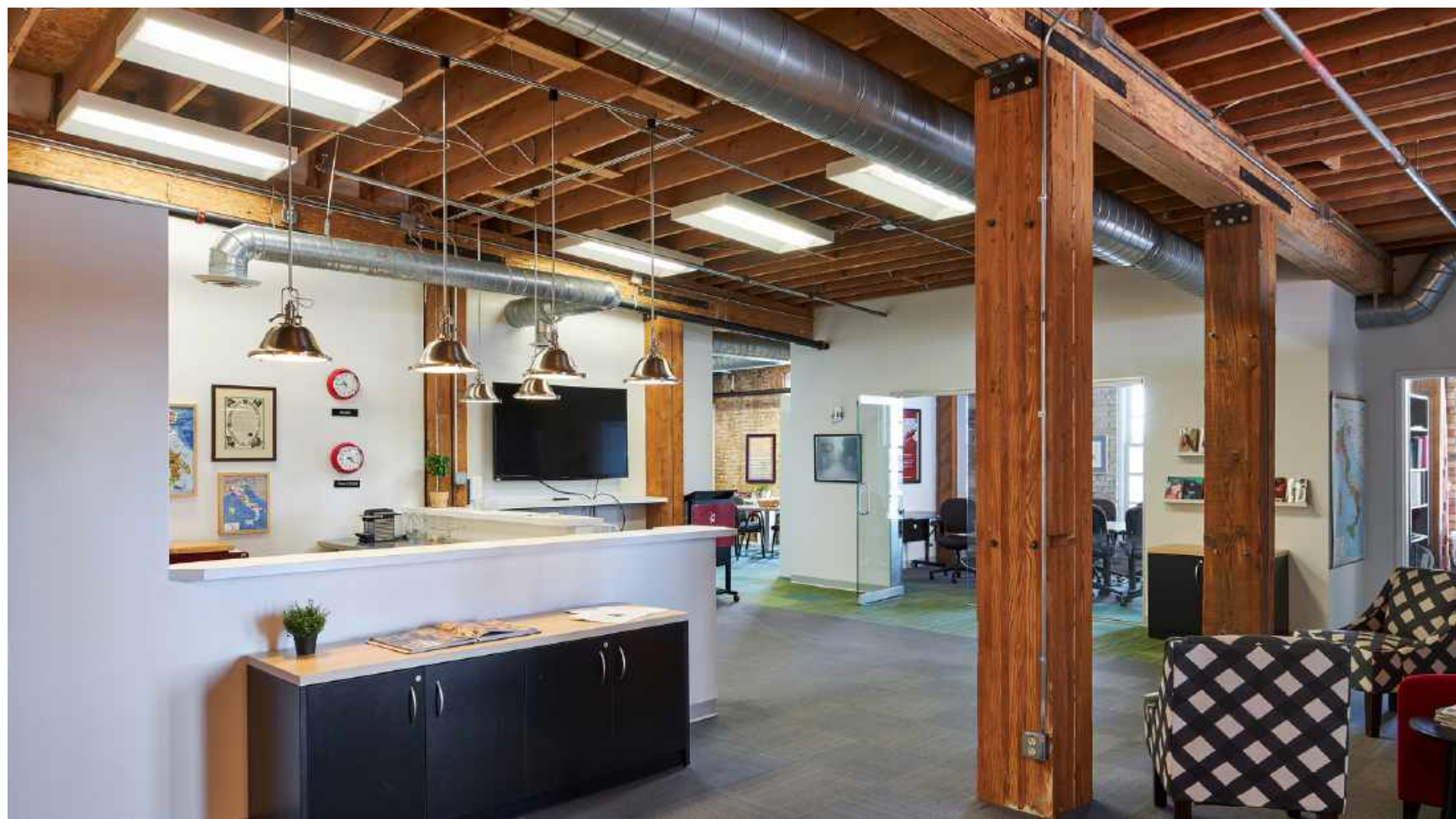
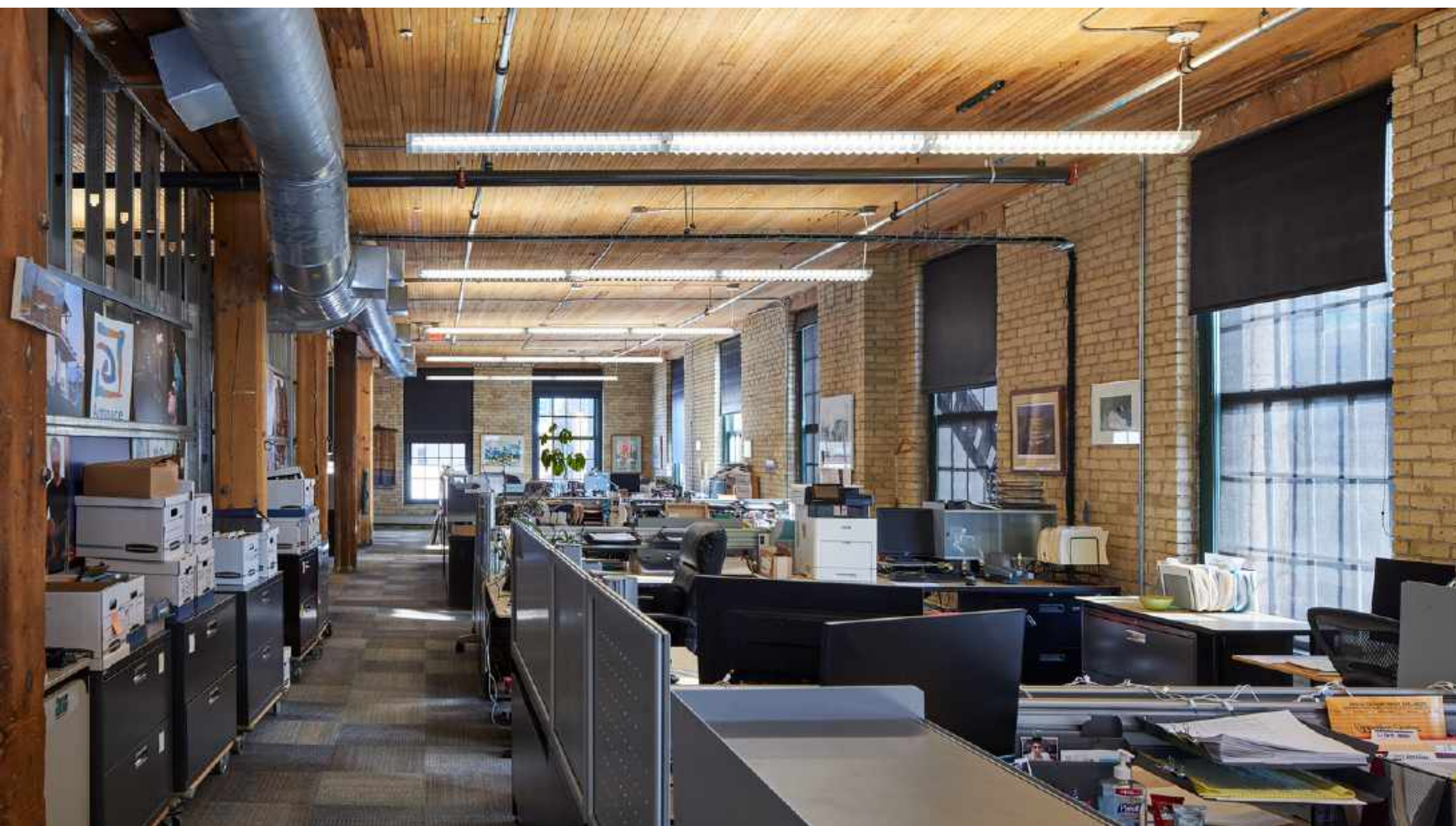
TRAFFIC ZONE SIXTH FLOOR PLAN



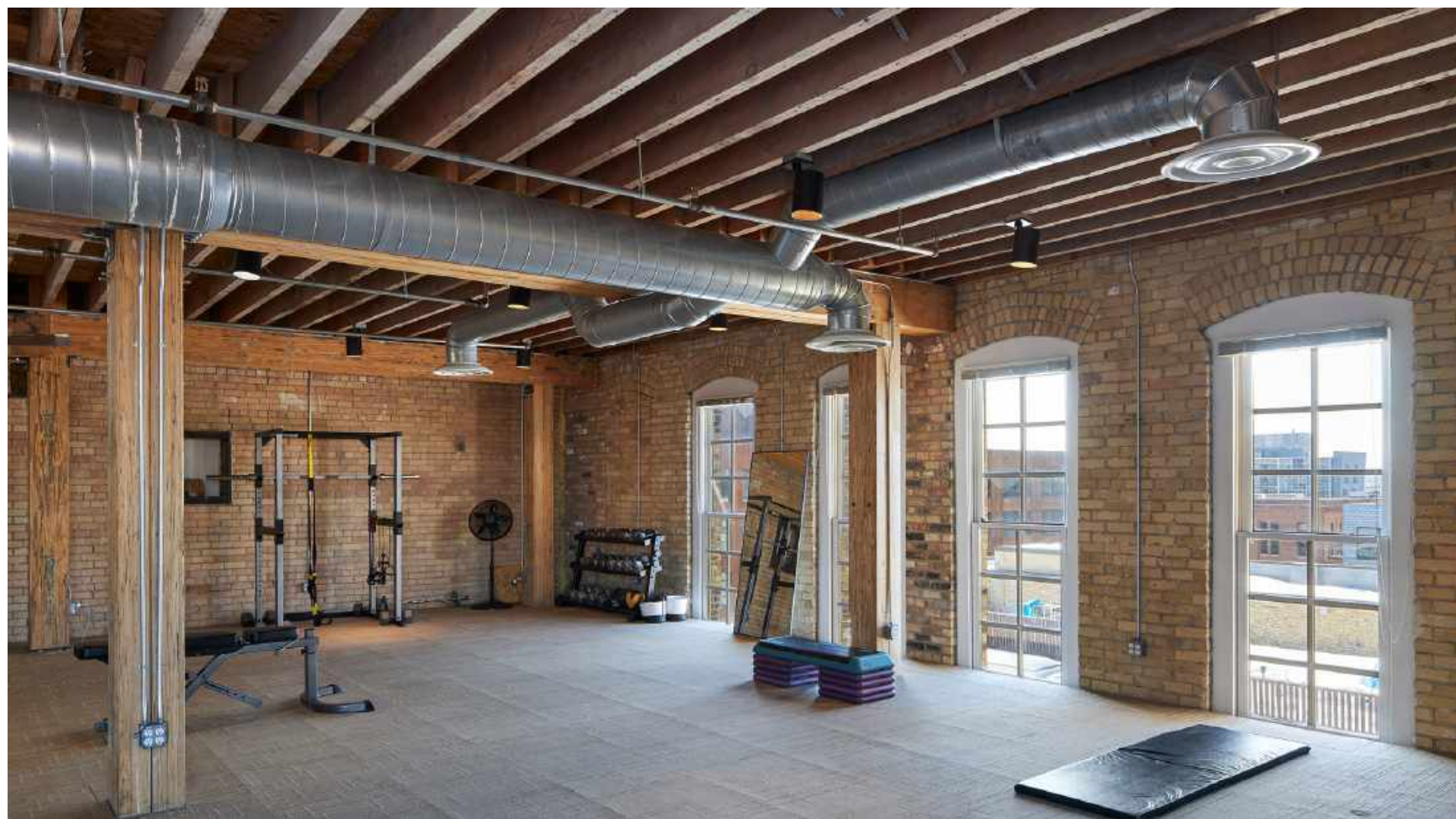
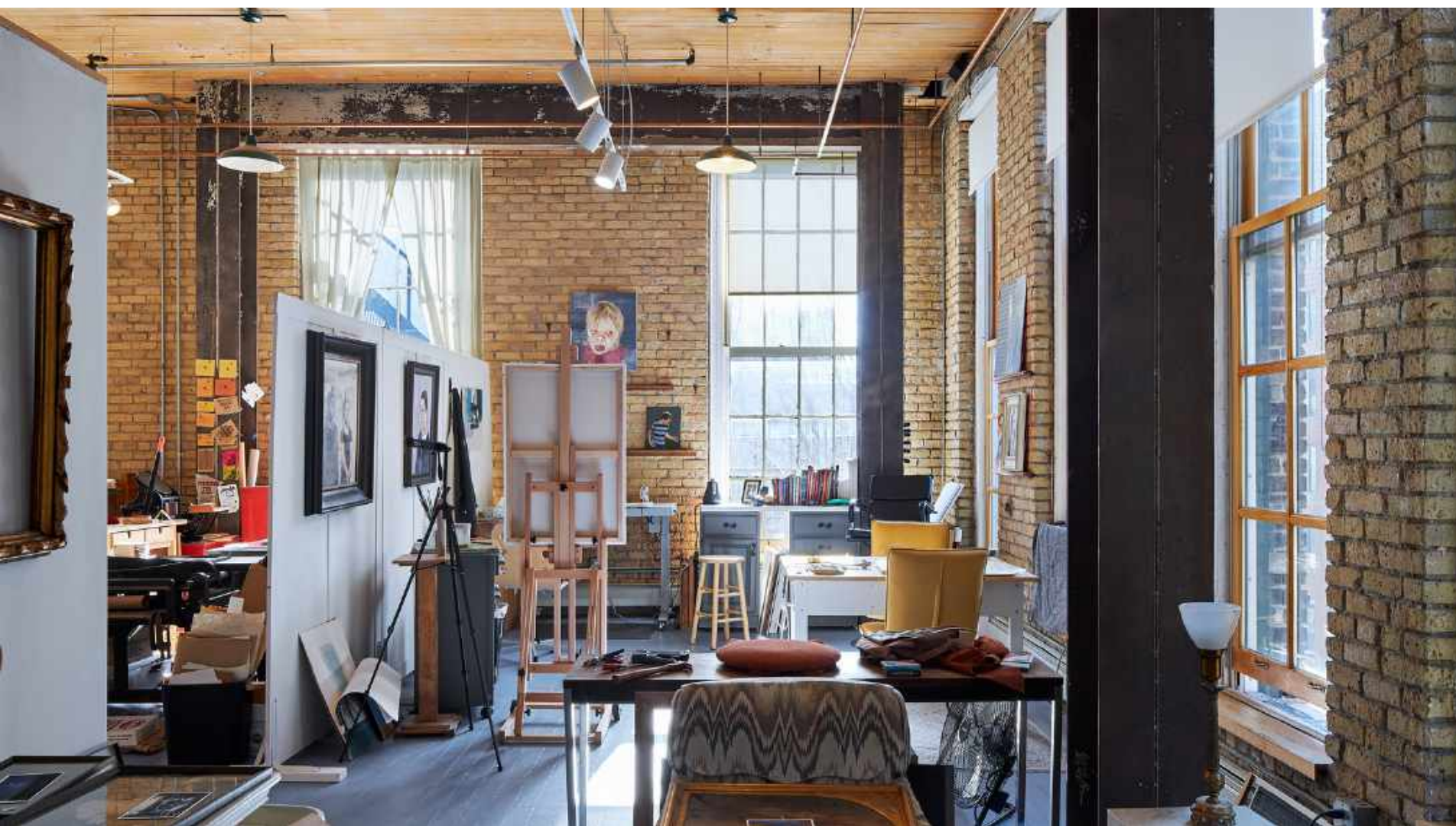


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BETO
THE SPACE
BY DESIGN









NORTH
LOOP
NEIGHBORHOOD

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.

The neighborhood continues to gain accolades as "Best Neighborhood" (*Mpls/St Paul Magazine, City Pages*), "12th Hippest Neighborhood" (*Fast Company*), "Coolest Neighborhood in America" (*Thrillist*) and on Fodor's Go List.



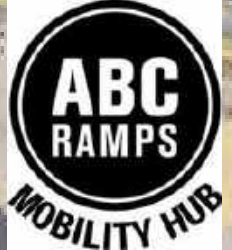


PORZANA

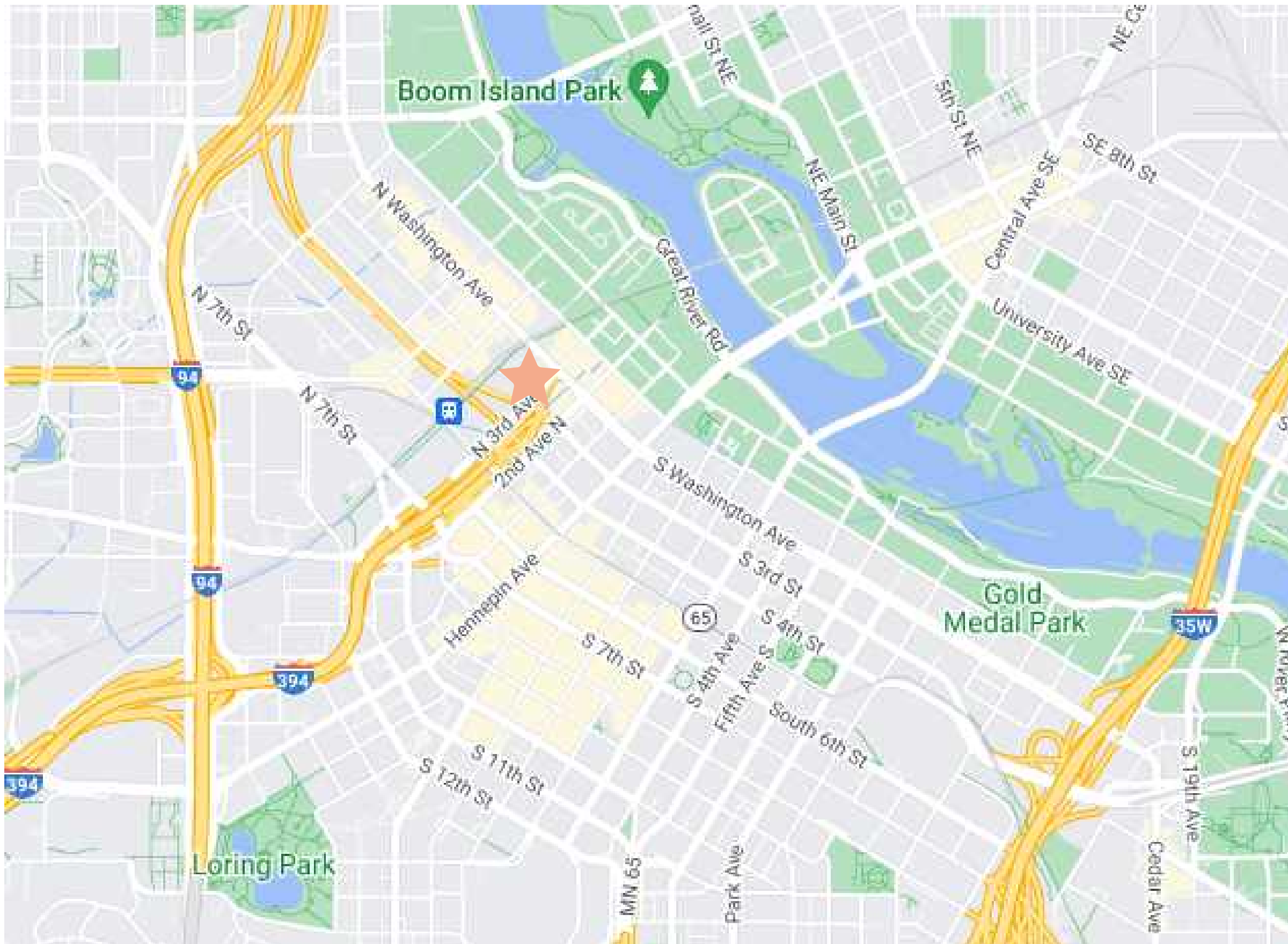
demi



west elm



Access and Transit



250 N 3rd Ave is perfectly situated in the heart of the North Loop. It is within walking distance to shops, restaurants, employment opportunities, entertainment and Target Field, Target Center and the Theater District.



Walker's Paradise

Daily errands do not require a car.



Rider's Paradise

World-class public transportation.



Biker's Paradise

Flat as a pancake, excellent bike lanes.

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