

123 N 3RD



EST. 1911

# COLWELL

BUILDING

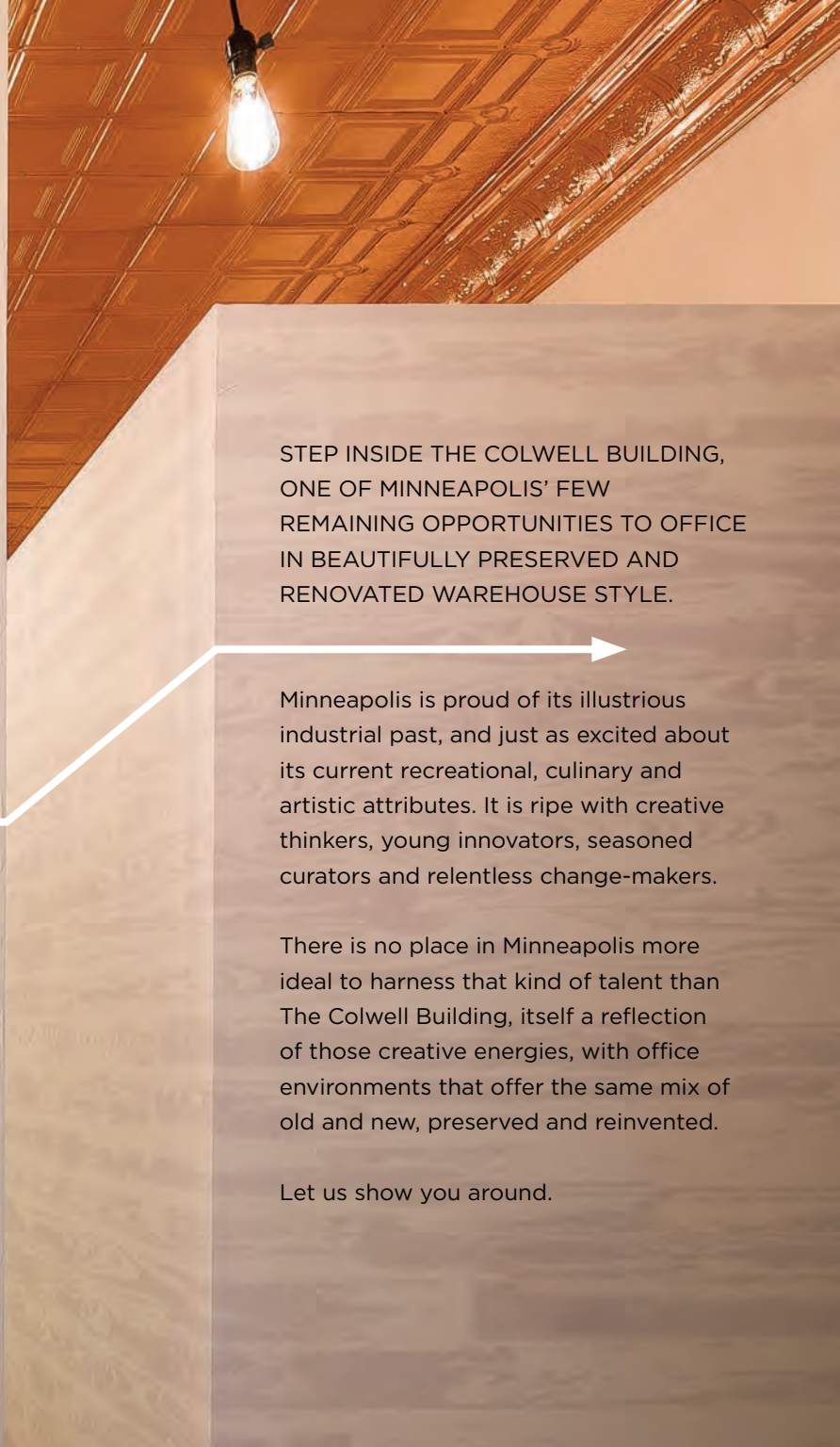




# RETRO ACTIVE







STEP INSIDE THE COLWELL BUILDING,  
ONE OF MINNEAPOLIS' FEW  
REMAINING OPPORTUNITIES TO OFFICE  
IN BEAUTIFULLY PRESERVED AND  
RENOVATED WAREHOUSE STYLE.

Minneapolis is proud of its illustrious  
industrial past, and just as excited about  
its current recreational, culinary and  
artistic attributes. It is ripe with creative  
thinkers, young innovators, seasoned  
curators and relentless change-makers.

There is no place in Minneapolis more  
ideal to harness that kind of talent than  
The Colwell Building, itself a reflection  
of those creative energies, with office  
environments that offer the same mix of  
old and new, preserved and reinvented.

Let us show you around.



# MPLS CRD







COLWELL

NORTH  
LOOP













Become part of a  
**VIBRANT ACTIVE NEIGHBORHOOD**  
set apart from the hustle of downtown,  
while enjoying the perks of your  
connection to the Minneapolis CBD





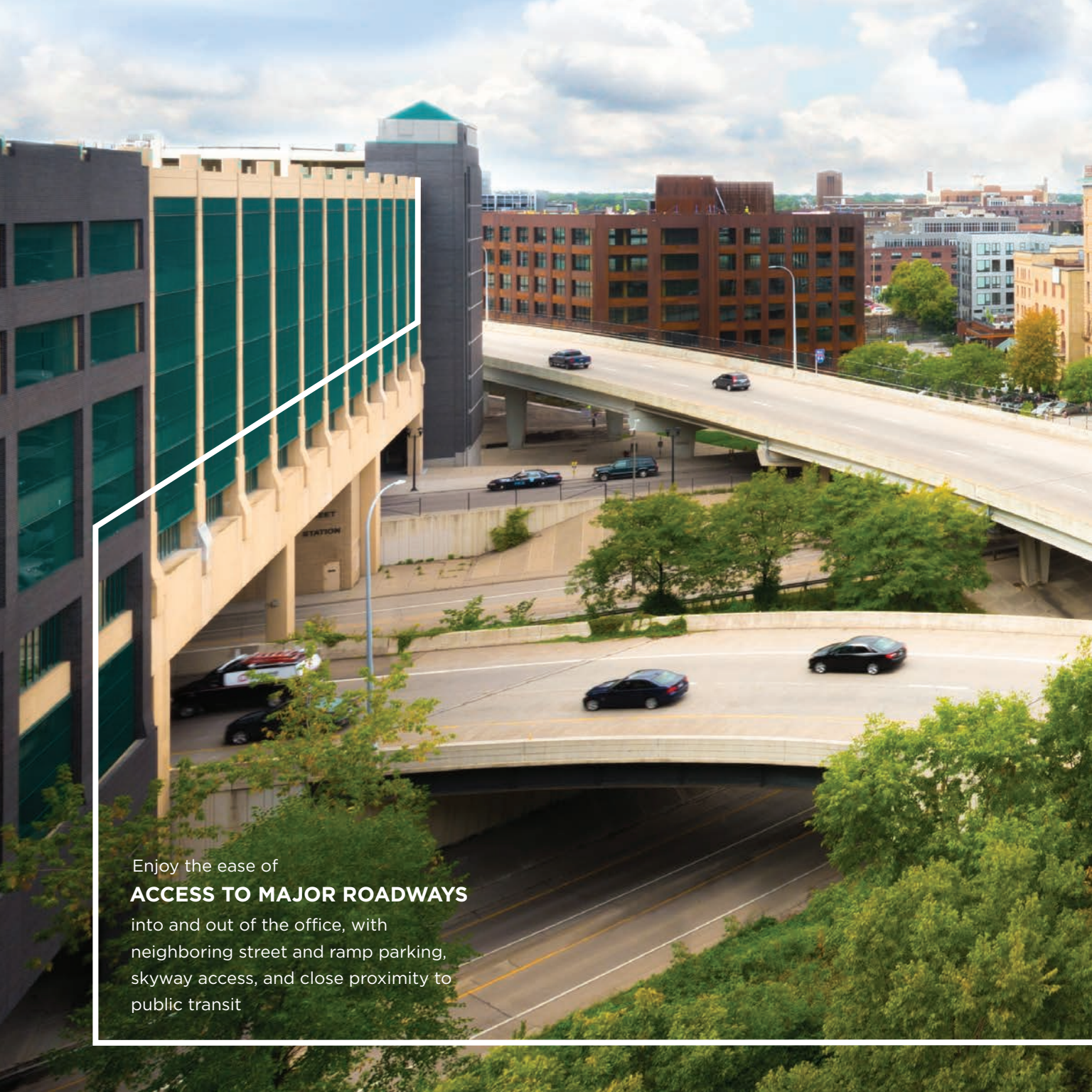
NO  
STOPPING  
A-E PM  
MON-FRI  
Downtown

eatery

11







Enjoy the ease of

**ACCESS TO MAJOR ROADWAYS**

into and out of the office, with  
neighboring street and ramp parking,  
skyway access, and close proximity to  
public transit









Honor your style in this  
**CREATIVE WAREHOUSE SPACE**  
offering original brick walls, operable  
windows, flexible open floor plans and an  
urban contemporary atmosphere







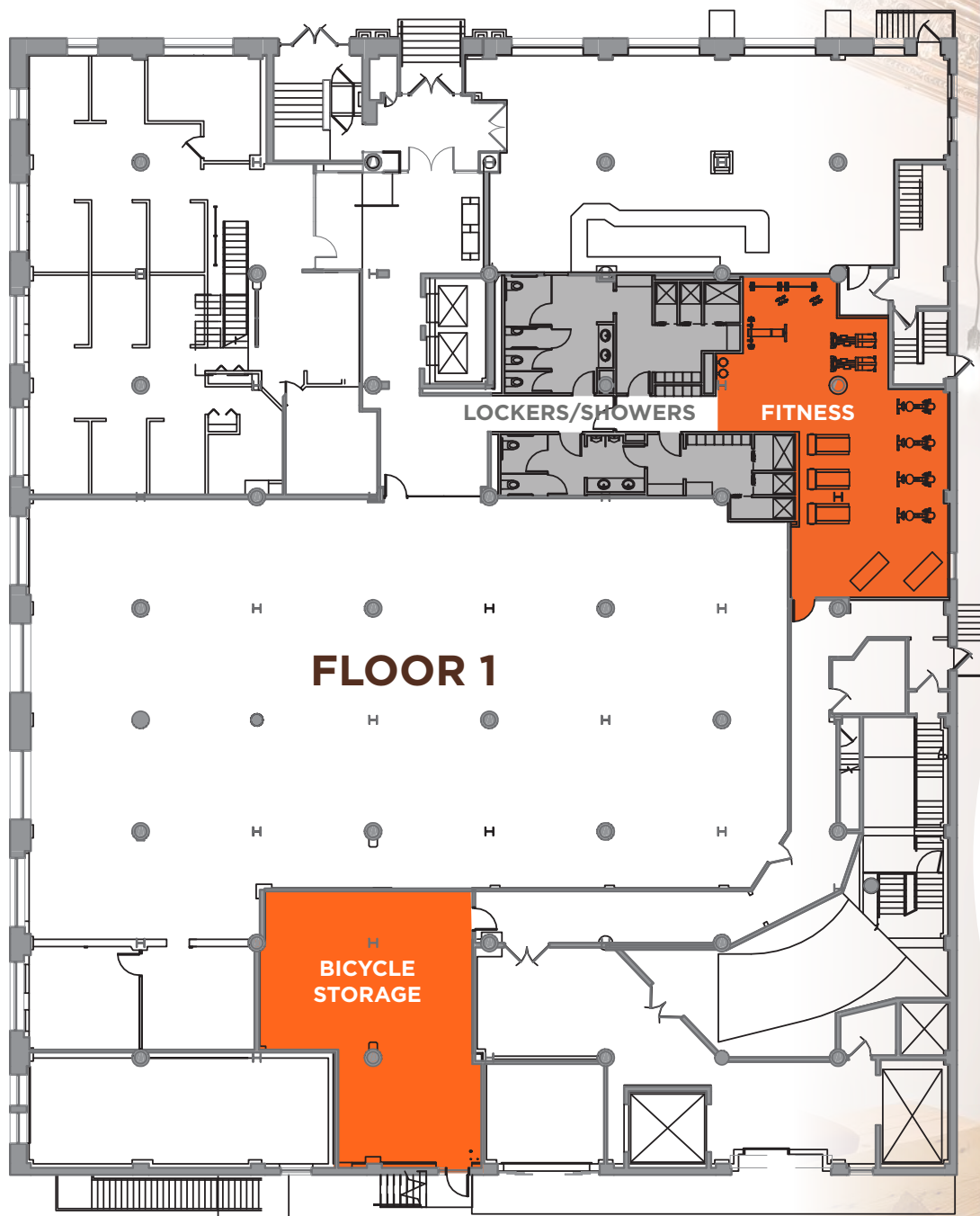


Innovation is born of creative thinking and the ability to step outside what's normal; to see past the obvious, stretch limits and take chances. This beautifully preserved building is the optimal environment for exactly this kind of thinking. With it's mix of original industrial structure and contemporary natural materials, The Colwell Building offers a unique flavor, ready to be customized to your individual brand while nodding to the deep history of Minneapolis' long adored Warehouse District.













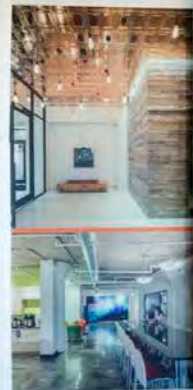


CREATIVE  
CLASSIC

# MPLS

VINTAGE  
STYLE

EST



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CONNECTED  
DIVERSE

BUILD YOUR  
BRAND

INSPIRED  
ORIGINAL

ORIGINAL TIMBER  
FLEXIBLE  
EXPOSED BRICK  
UNIQUE CHARACTER

RETROACTIVE  
REFINED CLASSIC  
NEIGHBORHOOD FEEL  
CONTEMPORARY

VINTAGE URBAN  
WAREHOUSE DISTRICT

HIP  
ARTISTIC  
ENERGETIC  
ACCESSIBLE  
DIVERSE  
PRESERVED



COLWELL  
BUILDING

CULTIVATED GEM  
CBD CONNECTED  
DYNAMIC  
COLLABORATIVE  
RESTORED  
UNIQUE OPPORTUNITY

SMART

ICONIC CREATIVE

YOUNG INNOVATORS BRIGHT CLASSIC  
RELENTLESS CHANGE-MAKERS PROGRESSIVE  
SEASONED CURATORS + FRESH TALENT

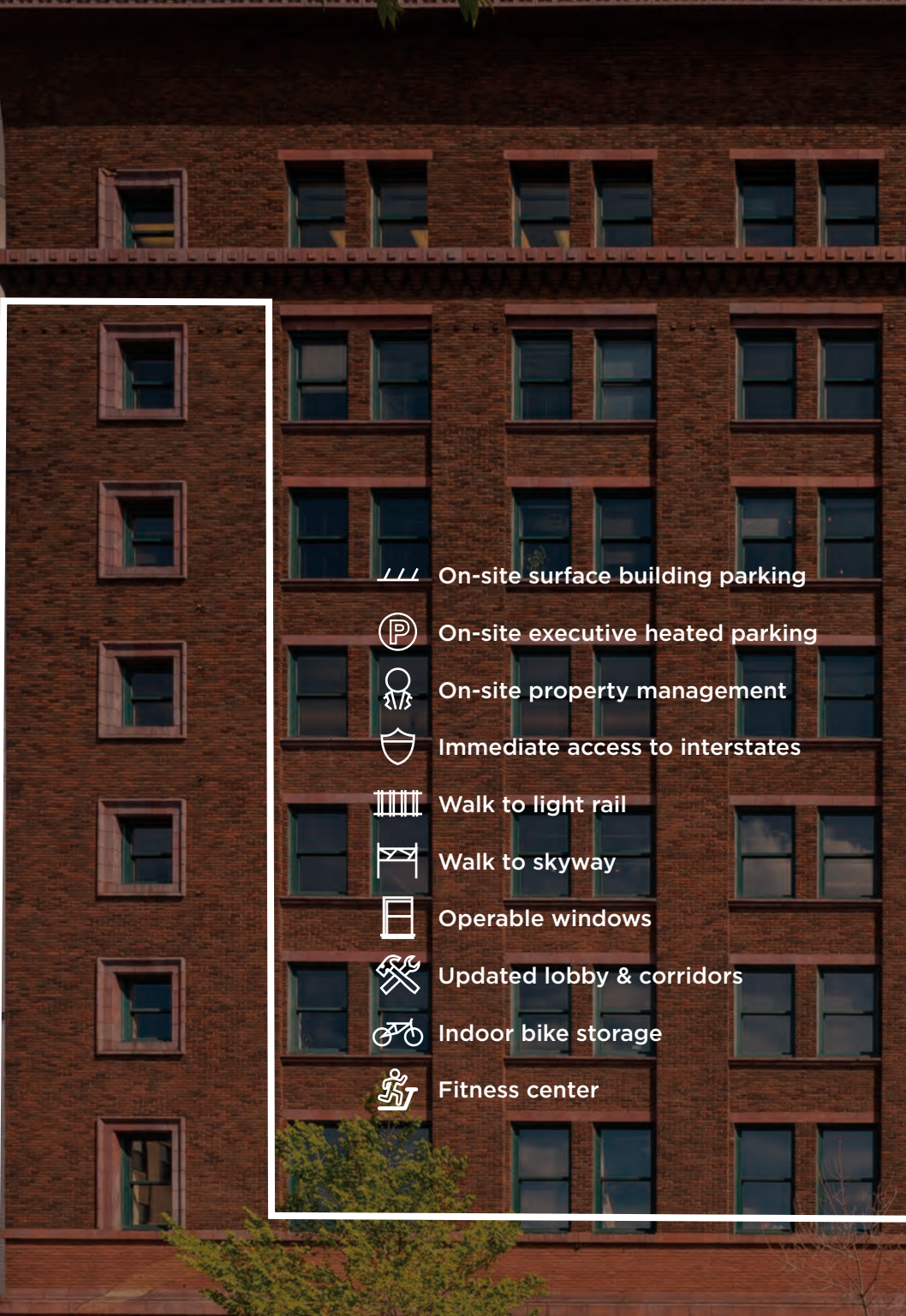
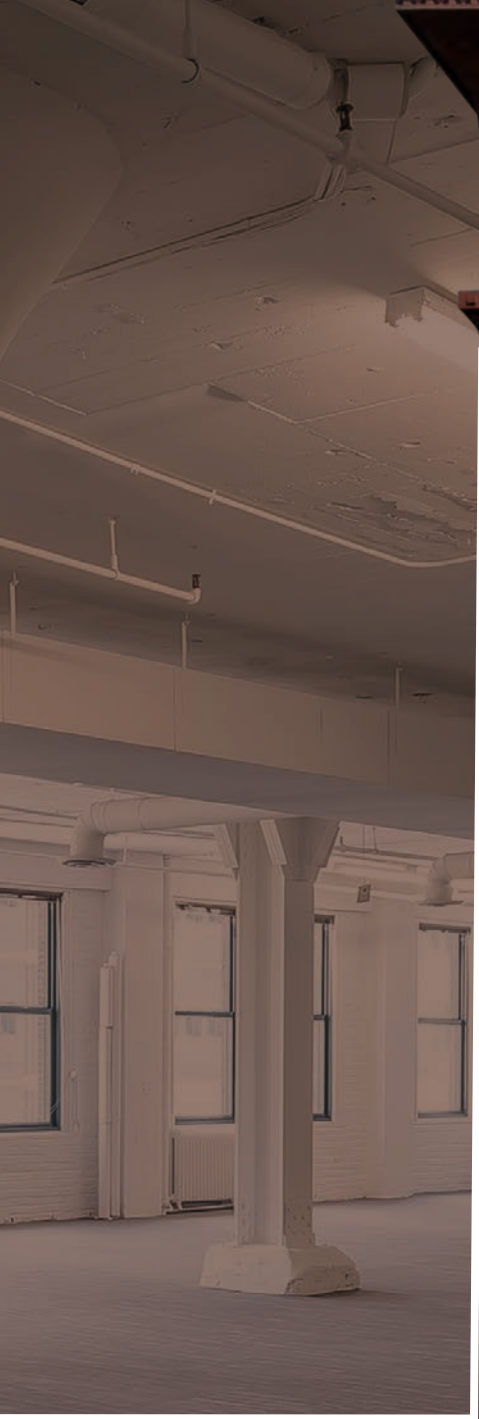
VIBRANT  
QUALITY | BRICK &  
TIMBER

S  
L  
M  
P  
L

VINTAGE  
STYLE

EST  
1911





- /// On-site surface building parking
- Ⓟ On-site executive heated parking
- 👤 On-site property management
- 🛡️ Immediate access to interstates
- 🚶 Walk to light rail
- 🚶 Walk to skyway
- 🪟 Operable windows
- 🔧 Updated lobby & corridors
- 🚲 Indoor bike storage
- 🏋️ Fitness center



# AVAILABILITIES

8

7

6

5

4

3

2

1

3,181 SF

4,852 SF

5,600 SF

2,420  
SF

8,120 SF

4,241 SF

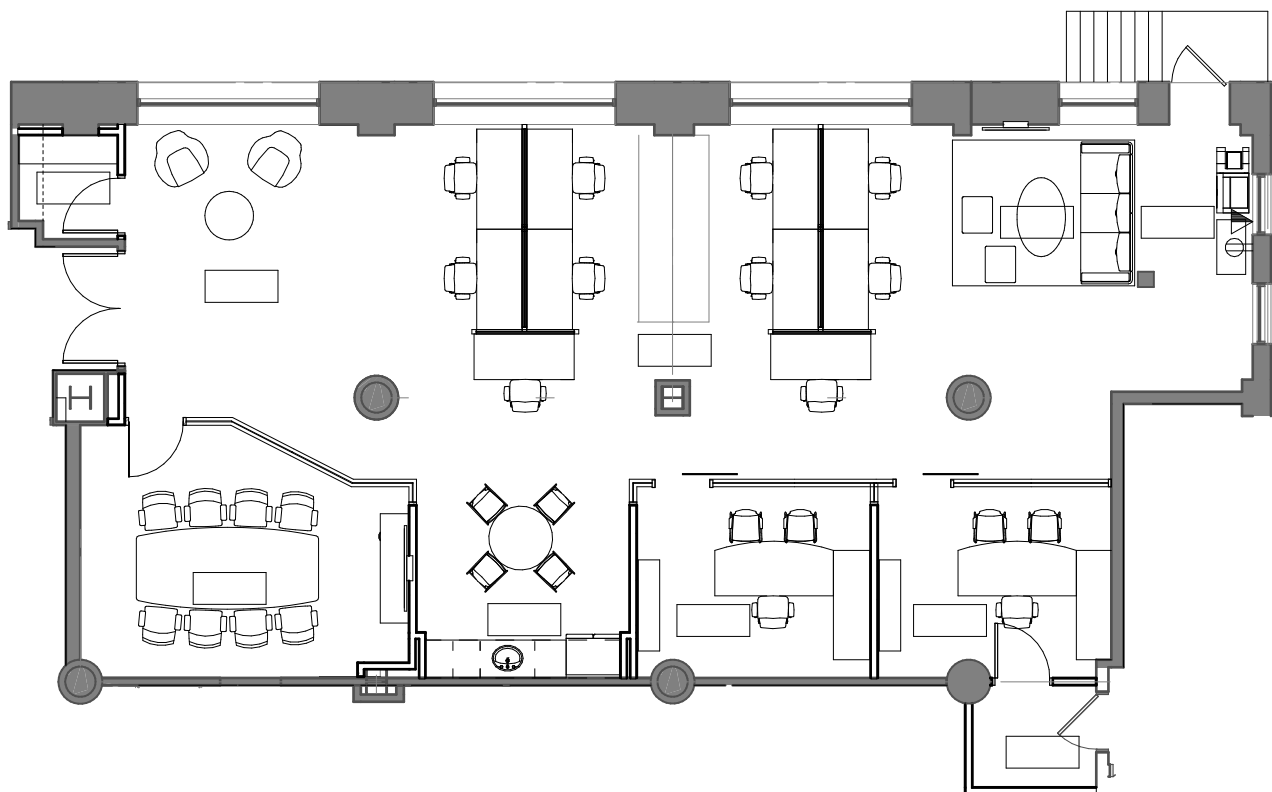
2,146  
SF

= Available

= Furnished Spec Suite

= Furniture Included





**FLR 01**

**2,146 SF**

FLR 02

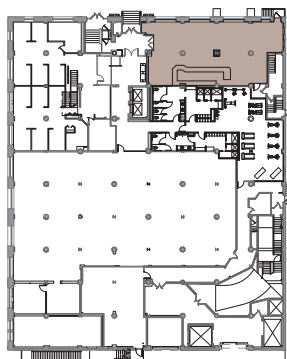
14,781 SF

FLR 05

5,600 SF

FLR 06

8,033 SF

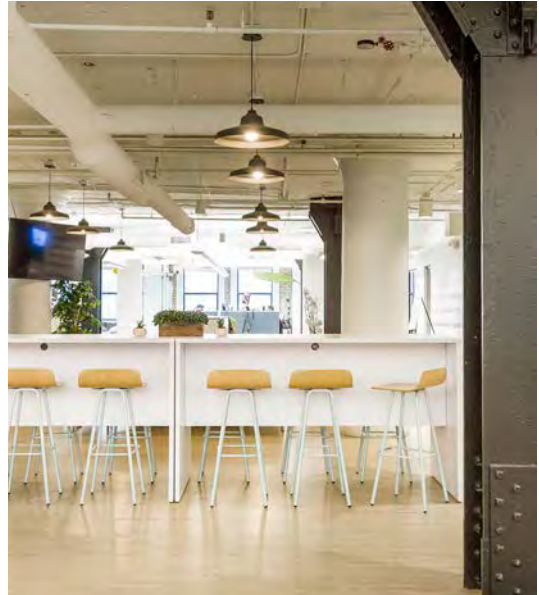


## FULLY-FURNISHED SPEC SUITE

Workstations .....	10
Private Offices .....	2
Large Conference (8) .....	1
Reception .....	1
Cafe .....	1
Lounge .....	1
Print/Copy .....	1
IT/Storage .....	1



**WORK-READY** office space for high-performing teams

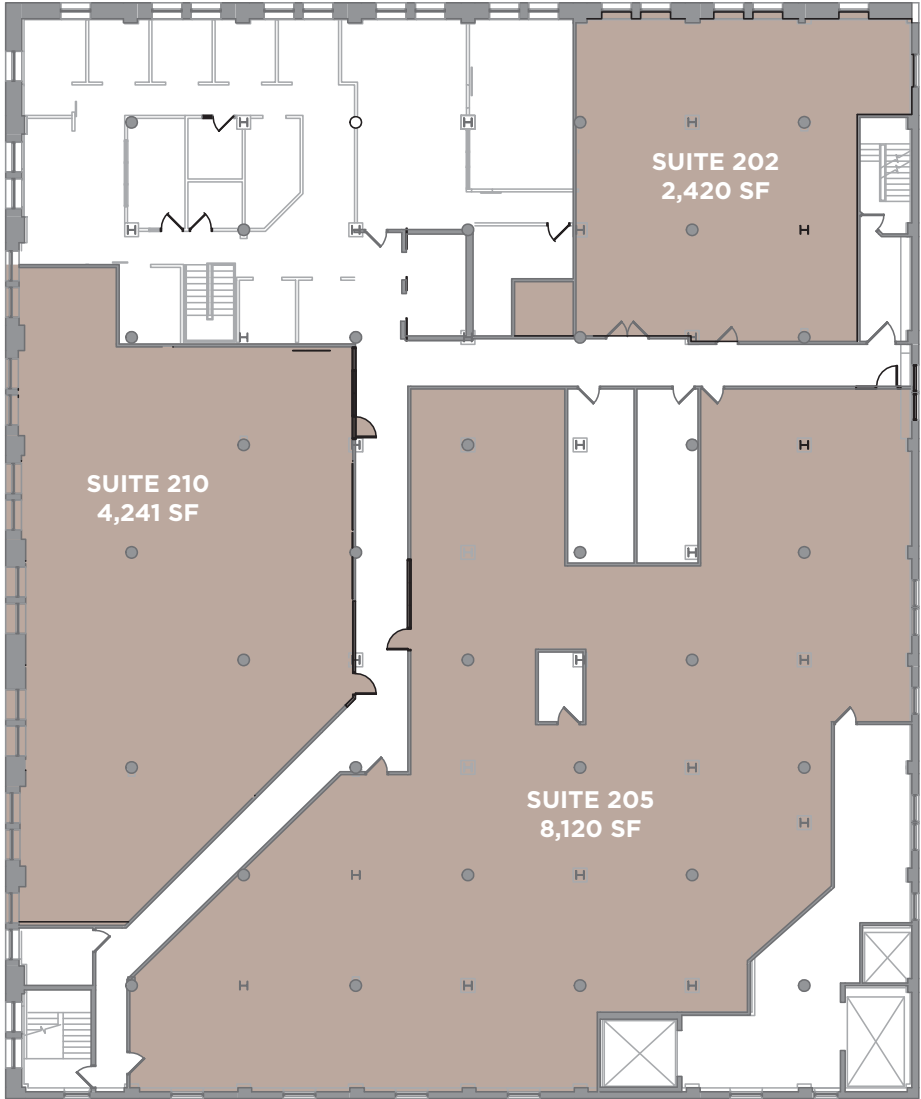


Every Built space offers the flexibility you need when you need it, so you can focus on what you do best—running your business.

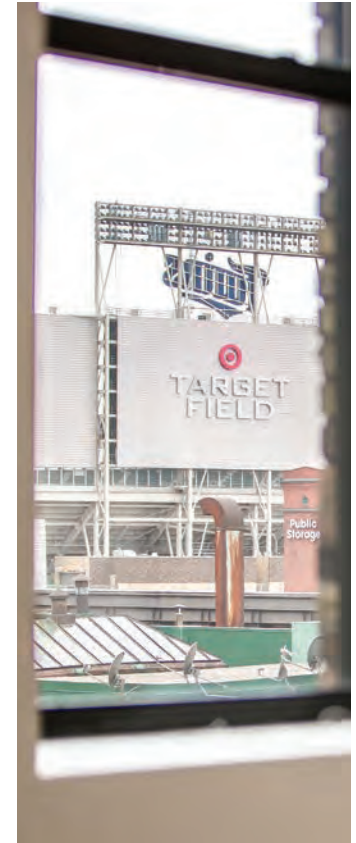
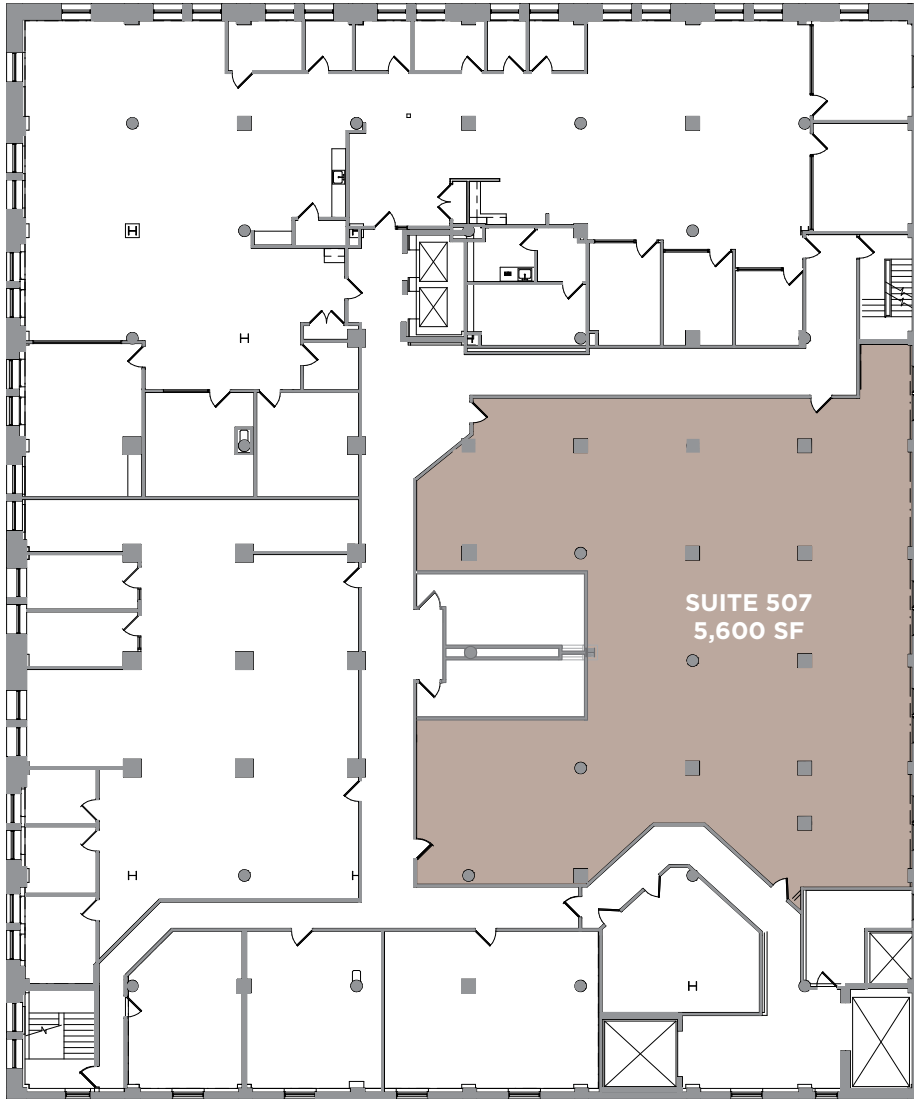




FLR 01	2,146 SF
<b>FLR 02</b>	<b>14,781 SF</b>
FLR 05	5,600 SF
FLR 06	8,033 SF

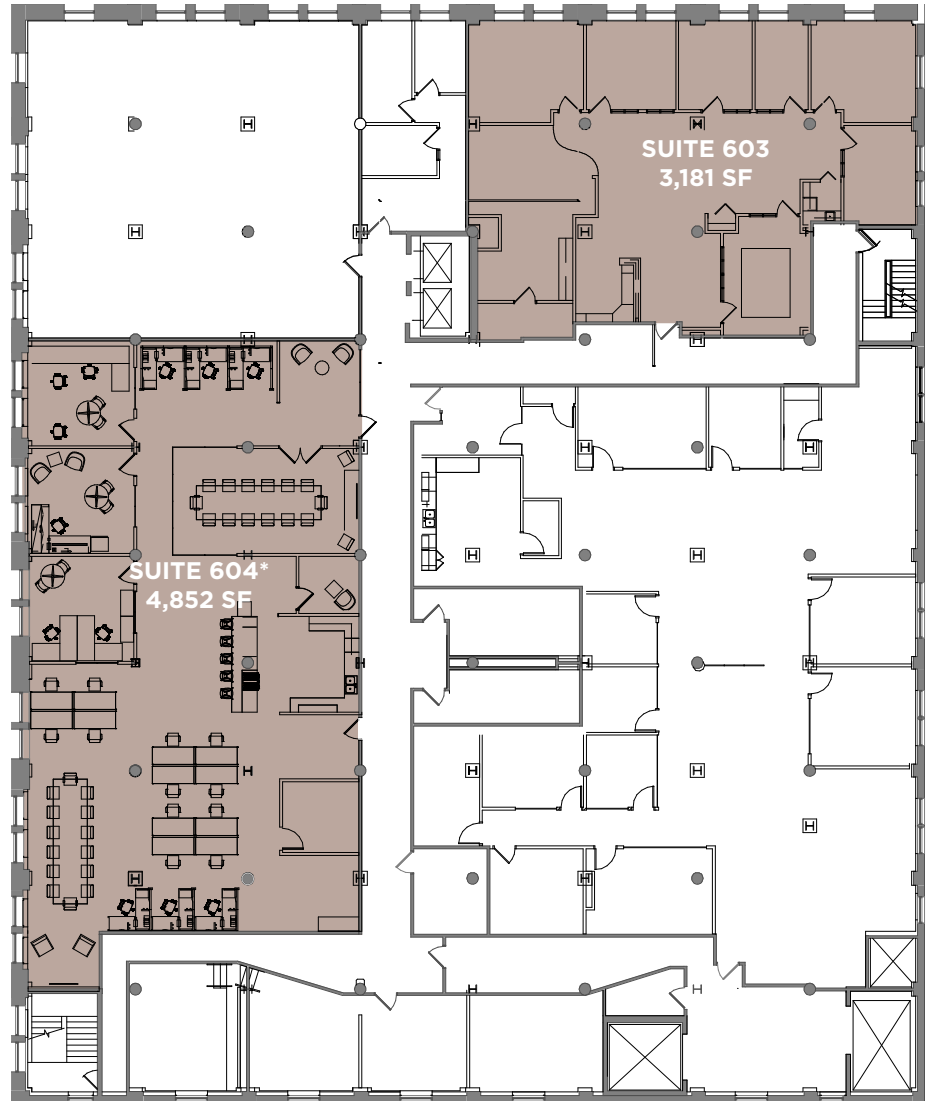






FLR 01	2,146 SF
FLR 02	14,781 SF
<b>FLR 05</b>	<b>5,600 SF</b>
FLR 06	8,033 SF





\* SUITE 604 INCLUDES FURNITURE SHOWN

FLR 01	2,146 SF
FLR 02	14,781 SF
FLR 05	5,600 SF
FLR 06	8,033 SF



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CASUALLY SOPHISTICATED LIFESTYLE

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ORIGINAL TIMBER  
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