

30N
31ST
AVE



MINNEAPOLIS



40,000
SQUARE FOOT
OPPORTUNITY



ICONIC 1ST AVE ADDRESS

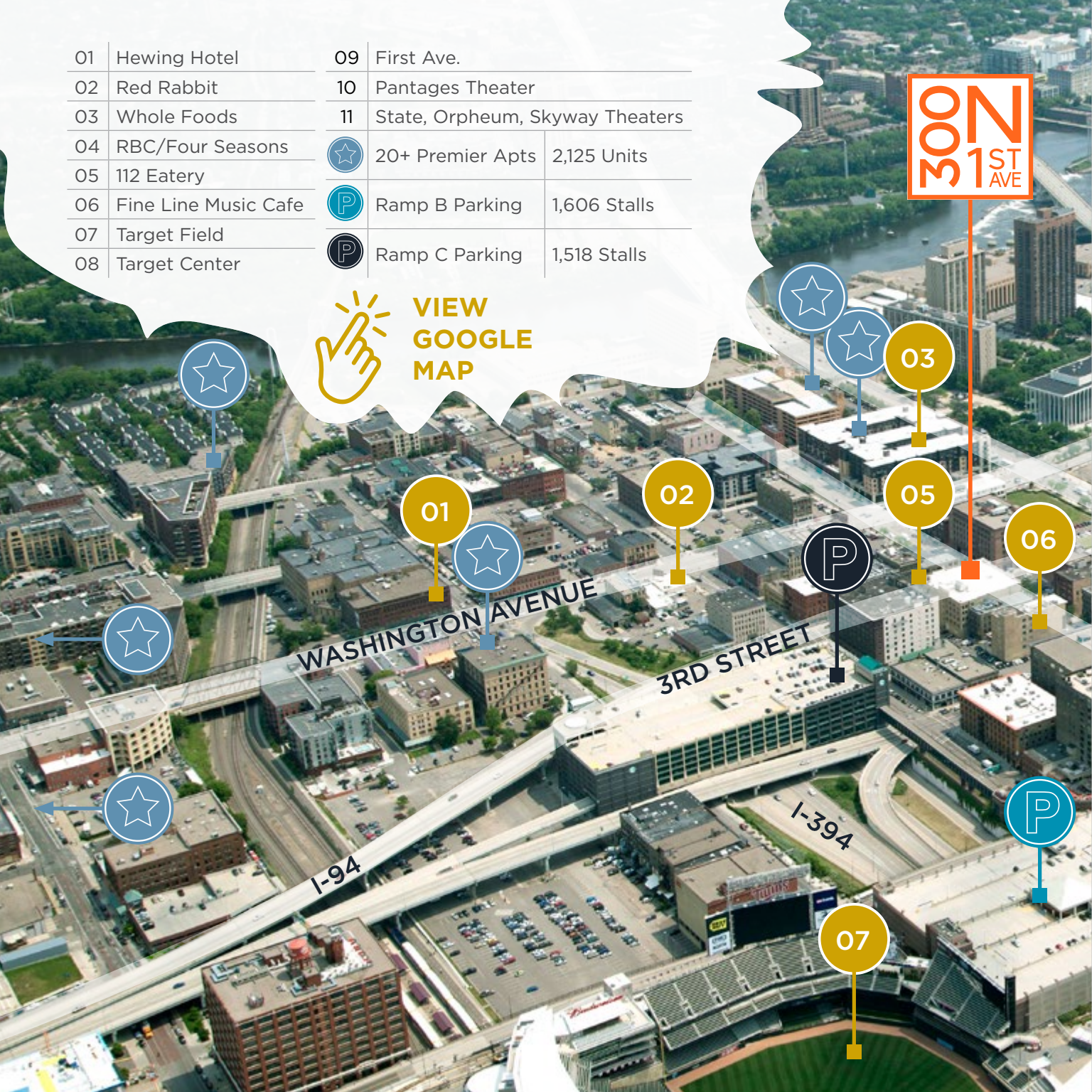




01	Hewing Hotel	09	First Ave.	
02	Red Rabbit	10	Pantages Theater	
03	Whole Foods	11	State, Orpheum, Skyway Theaters	
04	RBC/Four Seasons		20+ Premier Apts	2,125 Units
05	112 Eatery			
06	Fine Line Music Cafe		Ramp B Parking	1,606 Stalls
07	Target Field			
08	Target Center		Ramp C Parking	1,518 Stalls



**VIEW
GOOGLE
MAP**





04

11

HENNEPIN AVENUE

1ST AVENUE

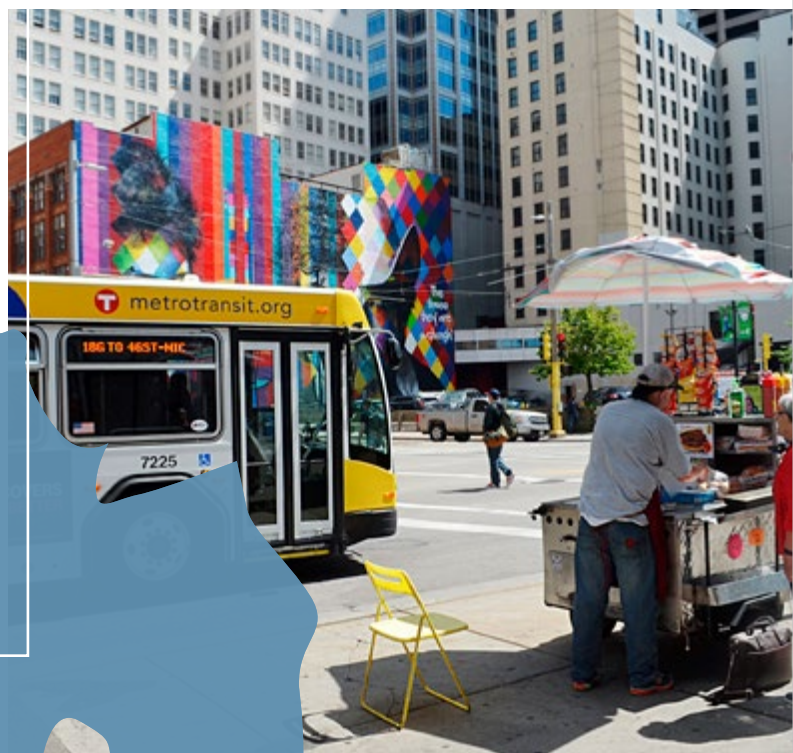
08

09

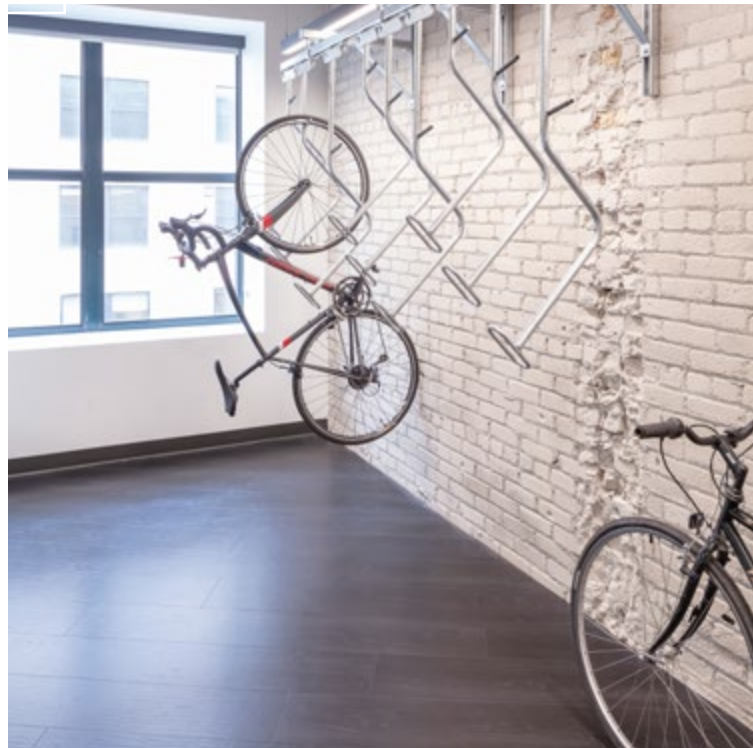
10



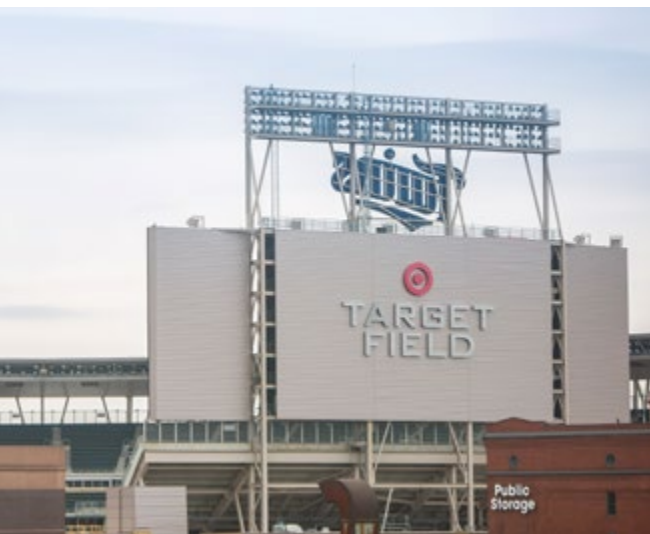
WAREHOUSE DISTRICT STYLE WITH CBD CONNECTION



VIBRANT WALKABLE NEIGHBORHOOD



IMMEDIATE
PARKING +
FREEWAY,
& TRANSIT
ACCESS

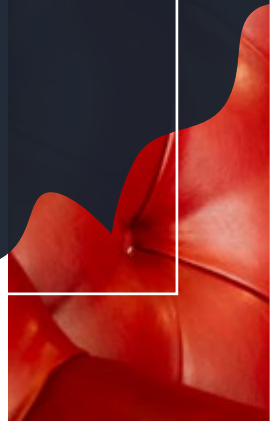




UNIQUE ARCHITECTURAL FLAVOR



TAKE A
VIRTUAL TOUR
NOW







TENANT SPACES WITH CHARACTER





On-site building parking



On-site storage



Immediate access to interstates



Walk to light rail



Walk to skyway



Indoor bike storage

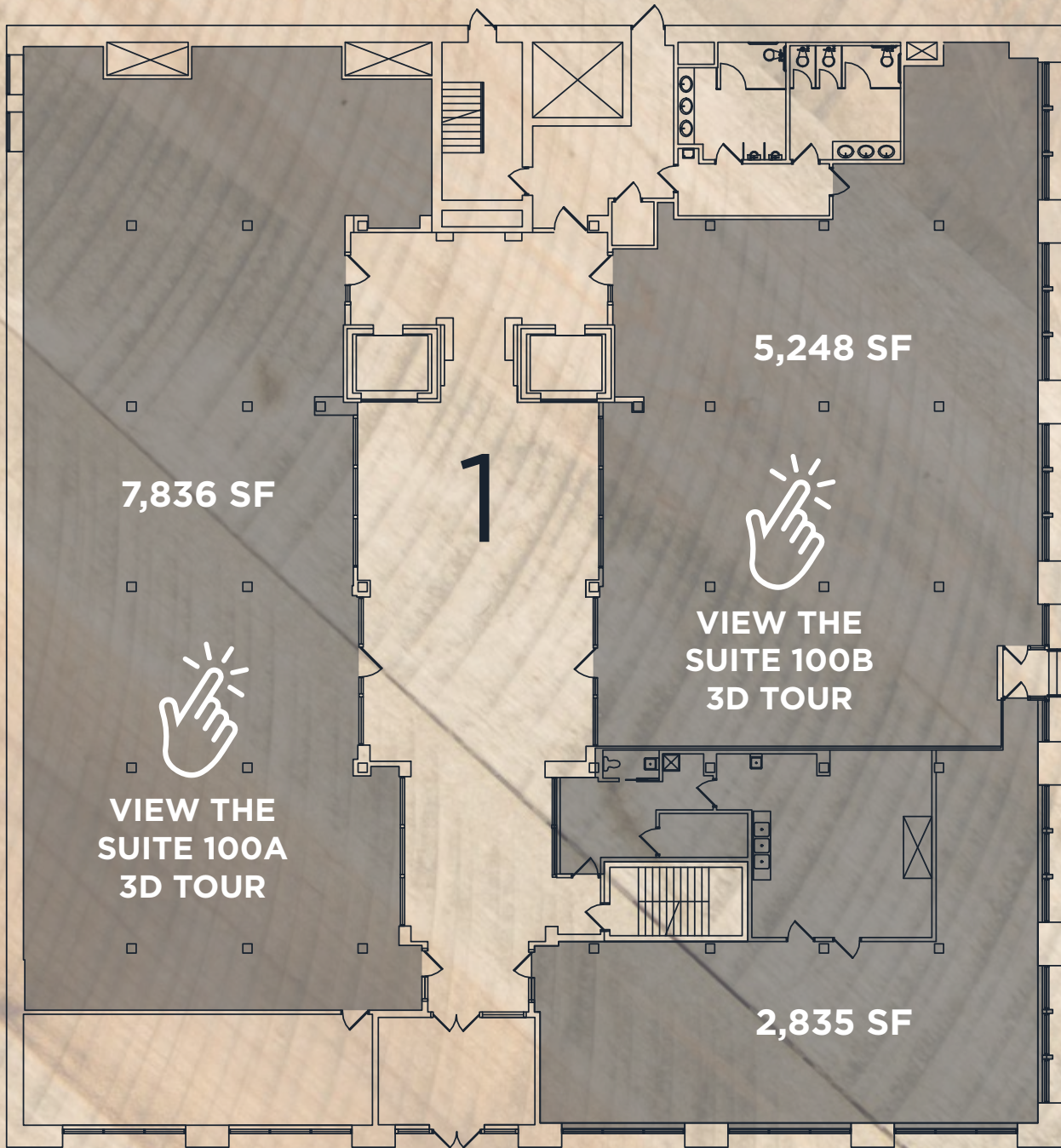


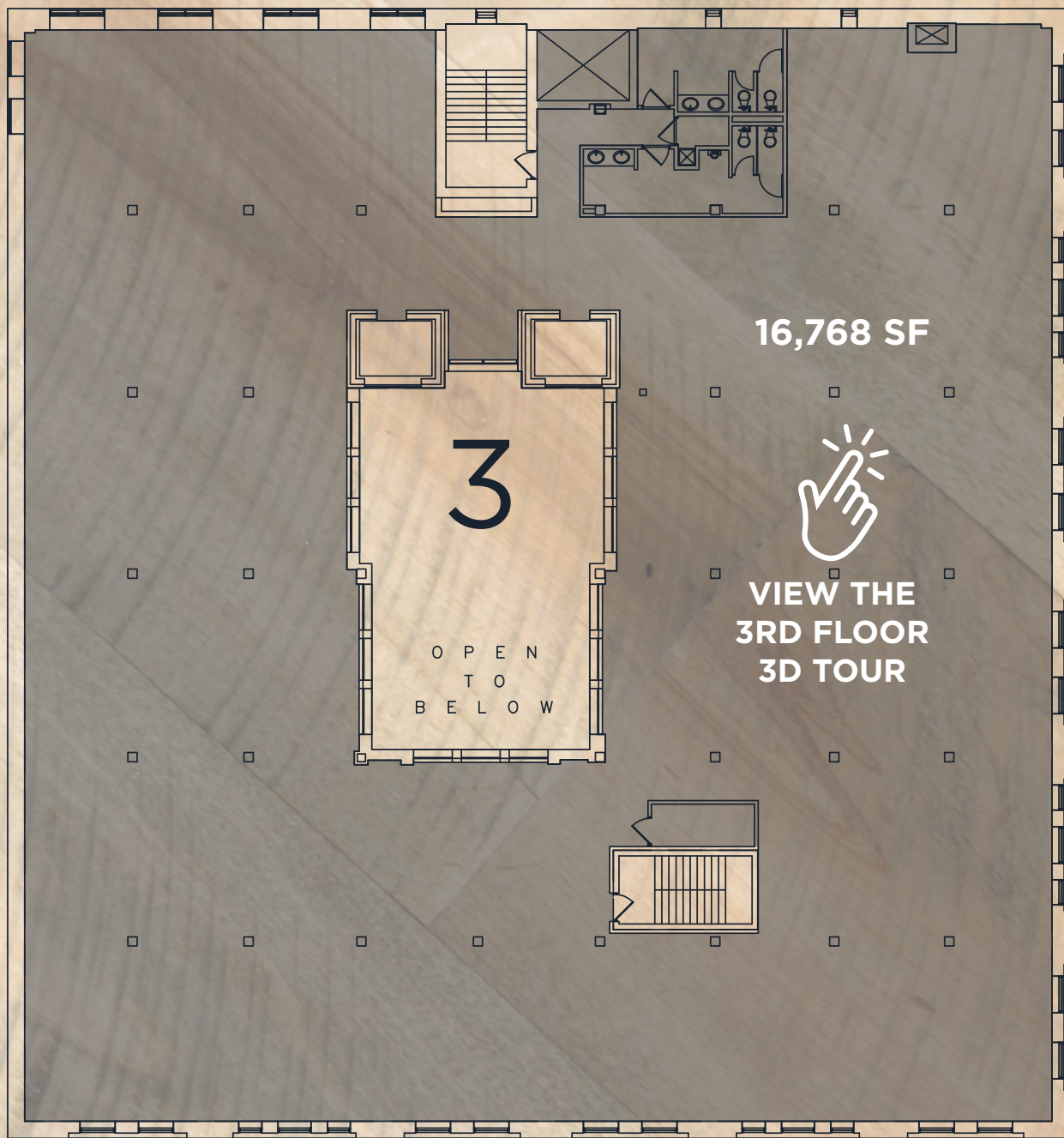
Operable windows

AVAILABILITIES

5		
4		
3	16,768 SF	
2		
1	13,084 SF	2,835 SF
LL	7,159 SF	







16,768 SF



VIEW THE
3RD FLOOR
3D TOUR



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