

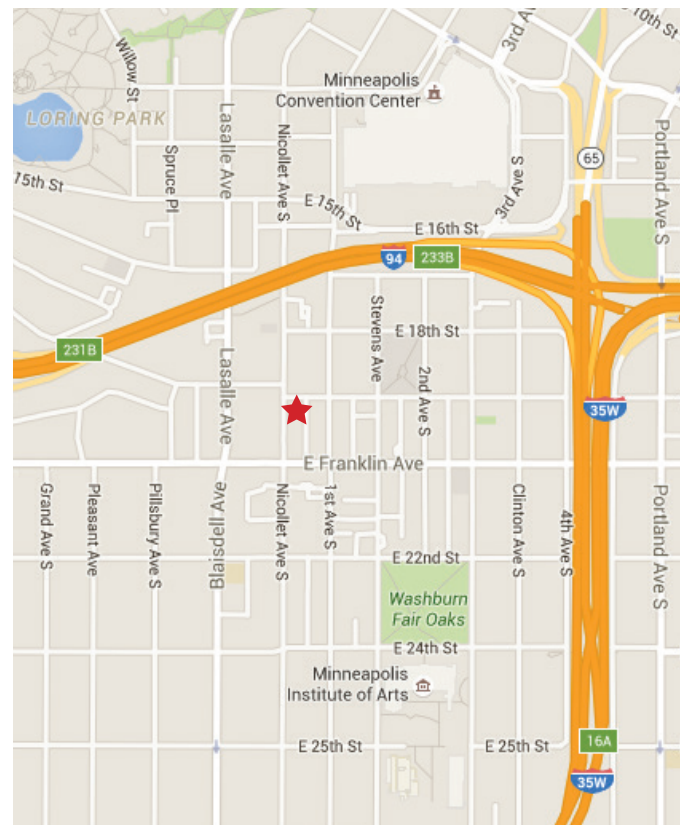


### BUILDING HIGHLIGHTS

- Classic, landmark building along the high demand Nicollet Avenue corridor, ½ mile south of Downtown Mpls
- Excellent fit for fitness, yoga, soft & hard goods retail, showroom
- 1,663 SF - 10,804 SF available on street level
- \$15 PSF NNN / \$7 PSF CAM & RETAX (2017)
- Exposed brick & timber
- 17' ceiling height
- Large plate glass windows fronting Nicollet Avenue
- High exposure and visibility
- Off street surface parking
- Interior & exterior rehab including new elevator, common areas & restrooms

### AREA HIGHLIGHTS

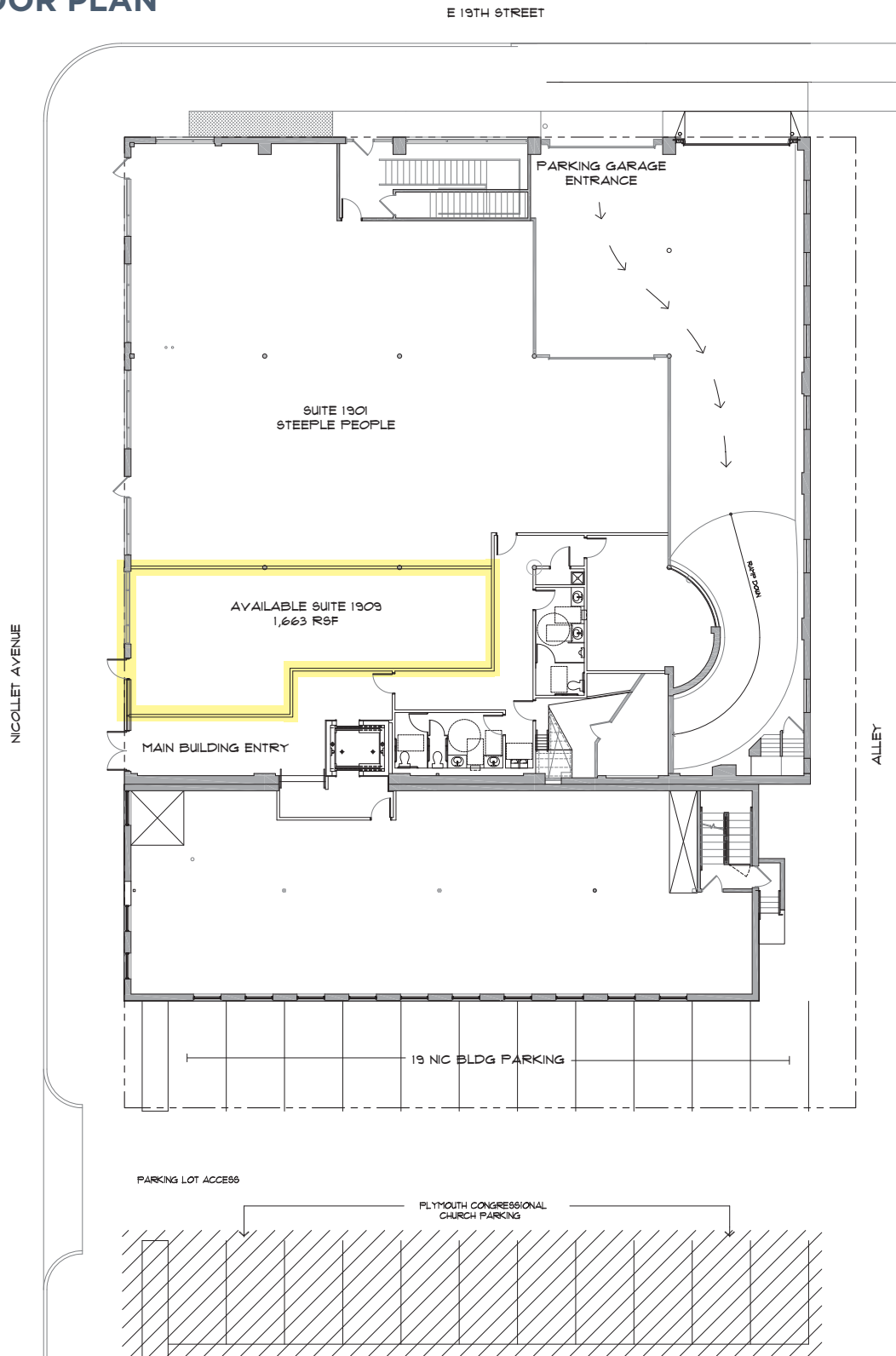
- Steps away from Eat Street, CVS, Starbucks, Jimmy Johns, and Park Nicollet Clinic
- Convenient access to I-94 and I-35W
- Centrally located near Downtown and Uptown Mpls, Loring Park and Minneapolis Convention Center
- Several new mixed-use developments in planning phase within two blocks
- Trending neighborhood transition to affluent professional workforce
- Large critical mass and density with population over 240,000 within 3-mile radius



**Mike Finkelstein**  
 Maven CRE  
 Commercial Real Estate Advisors  
 mfink@mavencre.com  
 612.483.1415



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