

OFFICE SPACE
FOR LEASE



BANKS BUILDING

615 First Avenue NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

Beautifully restored office building with high ceilings, hardwood floors, exposed brick and wood beams

A mixture of high tech office, studio and storage tenants

Built in 1905, renovated in 2001

Convenient location near popular restaurants, retail shops, coffeehouses and Metro Transit stations

Equipped with loading docks, freight elevators and high speed internet

5,456 SF of office space for lease

18,000 SF of creative, flexible lower level space for lease



**Schafer
Richardson**

900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

612-359-5843

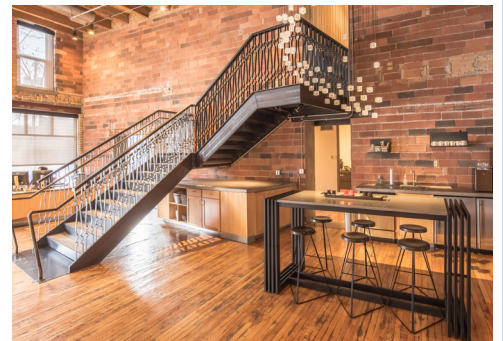
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www.sr-re.com

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Building Address	615 First Avenue NE, Minneapolis, MN 55413
Rentable Area	135,969 Square Feet
Availability	Suite 155 - 1,819 SF Suite 410 - 3,637 SF Lower Level - 18,000 SF (Storage, no parking)
Ceiling Heights	Vary from 10-12 Feet
Lease Rates	Suites 155 & 410 - \$17 - 18 PSF Net Lower Level - \$14-16 PSF Gross
Tenant Improvements	Landlord will build to suit or offer TI Allowance
Operating Expenses	CAM \$5.58 PSF TAX \$3.14 PSF <u>INSURANCE</u> \$0.14 PSF TOTAL \$8.86 PSF (2019 Est.)
Comments	Beautifully restored 100 year old building with classic and stylish interiors. Includes hardwood floors, high ceilings, exposed brick and wood beams.



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