



COLONIAL WAREHOUSE

OFFICE SPACE FOR SUBLEASE

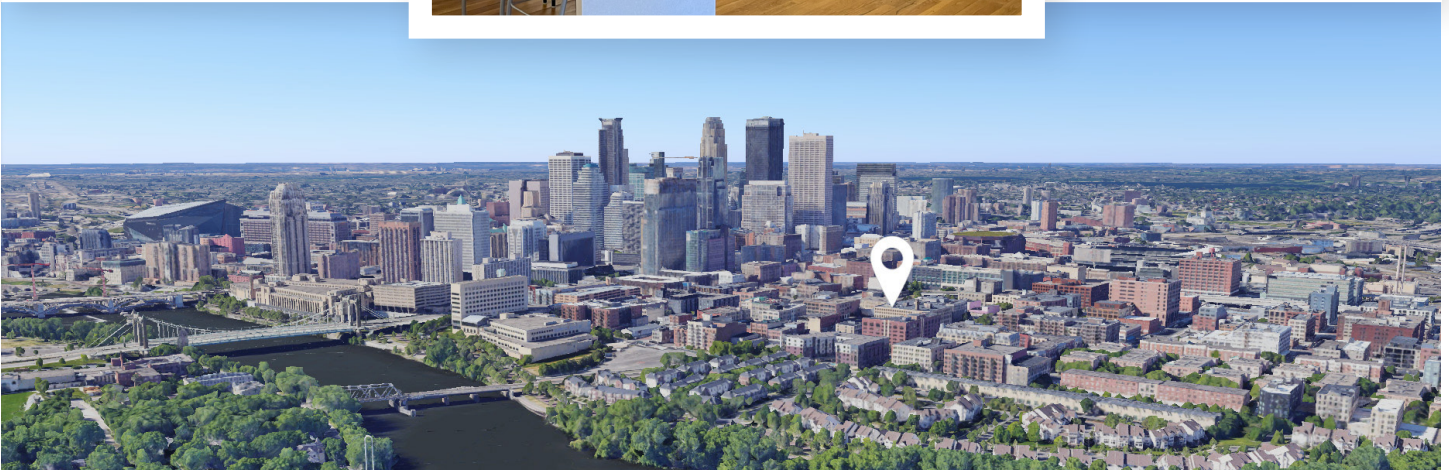
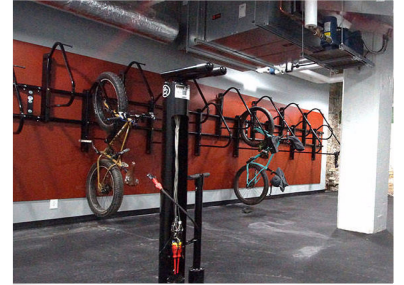
212 3rd Avenue N | Minneapolis, MN 55401

DETAILS

LOCATION	Suite 325, 3,364 RSF
FLOOR	3rd Floor
BUILDING CONSTRUCTION	Brick & Timber
RENTAL RATES	Negotiable
TERM	Through September 20, 2027
PARKING	Multiple parking options nearby
PARTIALLY SHARED SPACE	Current tenant will be retaining 2,000 SF of the original 5,364 SF suite. The kitchen and conference room will be shared space, and the suite entrance will be shared.

AMENITIES

Historic appeal of the North Loop, ideal for creative office users
Close to Target Field, award-winning restaurants, unique entertainment venues, and boutique shopping
Easy access to Target Field Station, with NorthStar Commuter Line, METRO Blue and Green Line light rails and METRO Transit bus lines
Direct access from Cedar Lake Bike Trail; bike storage room available
Fitness center and showers
On site maintenance and management



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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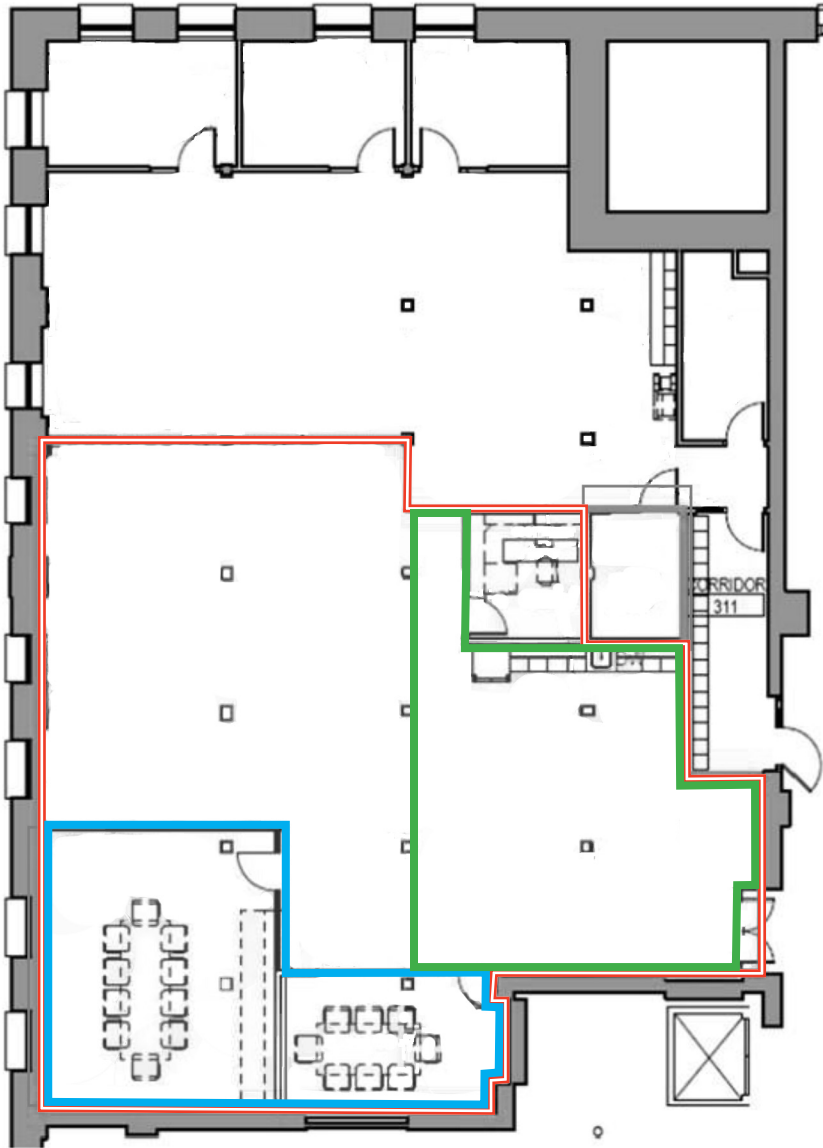
nsnyder@kenwoodcommercial.com

NORTH LOOP MAP



SUITE 325

3,364 SF for sublease

**SUBLEASE AREA****LARGE AND SMALL
CONFERENCE ROOMS**

The two conference rooms are shared space with the current tenant. They will have priority/exclusive use on Wednesdays each week.

KITCHEN/BREAK

Current tenant will have access to/use of main entry, kitchen, breakfast area and walkway to their workspace.

