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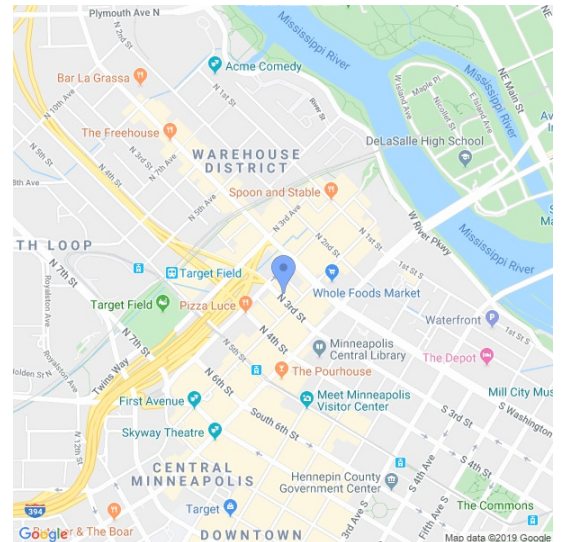
Christianson & Company
 COMMERCIAL REAL ESTATE SERVICES

Amsterdam Building

112 NORTH 3RD STREET, MINNEAPOLIS, MINNESOTA 55401



COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE **\$NEGOTIABLE**
 BLDG TYPE **MULTI-TENANT**
 CLASS **B**
 STATUS **EXISTING**
 YEAR BUILT **1908**

STORIES **5**
 TOTAL AVAIL **4,000 SQFT**
 AVAIL **2,000 TO 2,000 SQFT**
 RBA **11,500 SQFT**
 CONTIG SPACE **2,000 SQFT**

- Highlights and Features: • Brick and timber construction • Plenty of natural light from many windows as well as skylights
- Tall ceilings • Completely updated • Private entrances to each floor • Restrooms and kitchenettes on each floor
- Easy access to I-94, I-394, and points west via North 3rd Street, and I-35W via Washington Avenue
- Close to sports arenas, entertainment venues, shopping and restaurants
- Walking distance from Mississippi River Parkways and park areas • • Demographics and Traffic Counts:
- 2018 Average Household Population: 1 mile - 11,601, 3 miles - 144,662 and 5 miles - 311,349
- 2018 Average Household Income: 1 mile \$74,186, 3 miles - \$49,192 and 5 miles - \$56,464
- Traffic Counts: 14,400 vpd on 3rd Avenue N, 4,450 vpd on 2nd Avenue N, 6,300 vpd on 1st Avenue N and 22,200 vpd on N Washington Avenue
- • Space Available: • Suite 300: 2,000 sf (3rd floor) • Lease Rate: \$3,000 per month Gross plus electricity •
- Suite 500: 2,000 sf (5th floor) • Lease Rate: \$3,500 per month Gross plus electricity

Office Space Available In Downtown Minneapolis - Be A Part of North Loop's History at the Amsterdam Building!

The Historic Amsterdam Building was built in 1908 and is located in the heart of the North Loop within walking distance of several of the North Loop's best restaurants, coffee shops, and retail destinations. The building is completely updated while maintaining its charming character with its brick and timber construction. The Amsterdam building also houses one of the premier restaurants in the downtown area, the 112 Eatery. Each of the office floors features tall ceilings, lots of natural light, and an open layout. Each floor has its own entrance as well as a kitchenette and restroom.



TYPE: ADMINISTRATIVE

AVAILABLE: 2,000 SqFt

SUITE/UNIT: 500

FLOOR: 1

MIN DIVISIBLE: 2,000 SqFt

MAX CONTIGUOUS: 2,000 SqFt

TYPE: **ADMINISTRATIVE**

AVAILABLE: 2,000 SqFt

SUITE/UNIT: 300

FLOOR: 1

MIN DIVISIBLE: 2,000 SqFt

MAX CONTIGUOUS: 2,000 SqFt