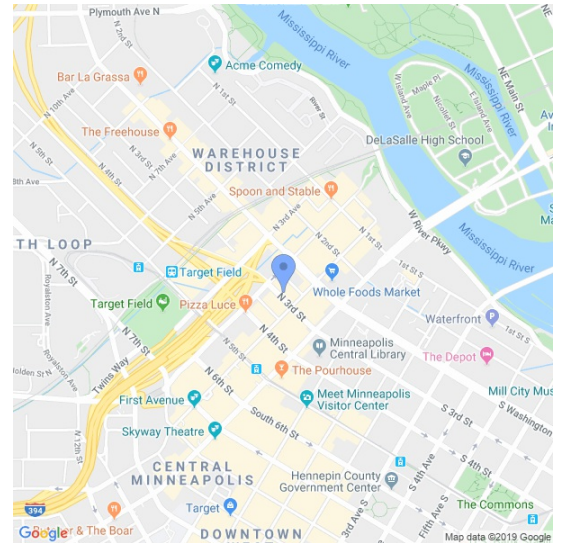


# Amsterdam Building

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...



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