

# OFFICE SPACE FOR LEASE

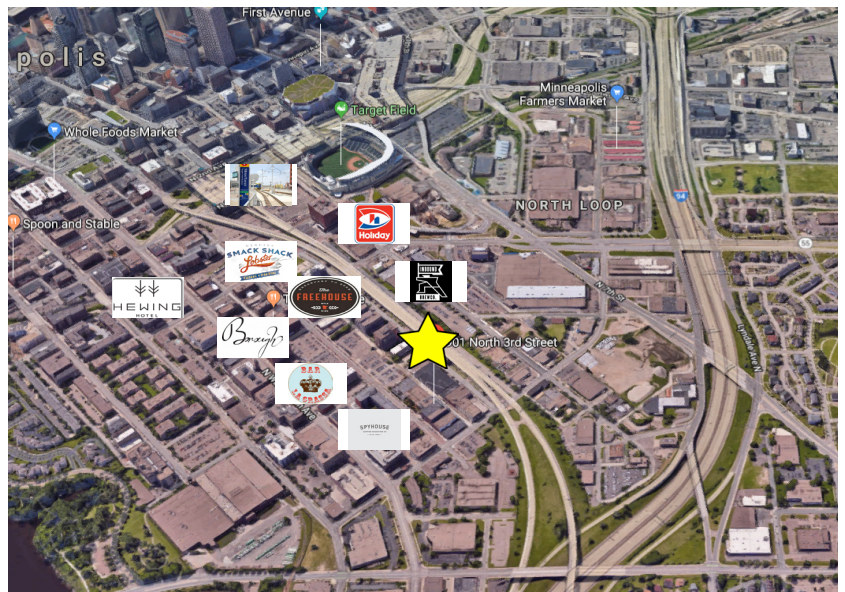


## BASSETT CREEK BUSINESS CENTER

901 North Third Street, Minneapolis, MN 55401

### BUILDING HIGHLIGHTS

- North Loop Minneapolis location
- Creative office suites from 1,000 - 20,000 SF available now and affordable rates!
- Two blocks off Washington Avenue with easy access to I-94, I-394 and Highway 55
- Surface parking lot for employees and guests and new, secure parking ramp
- Full grill/deli (C McGee's), conference rooms, renovated lobby and fitness center
- Within walking distance of Spyhouse Coffee, Borough/Parlour, Freehouse, InBound Brewing, Smack Shack, Rise Bagels and Target Field!



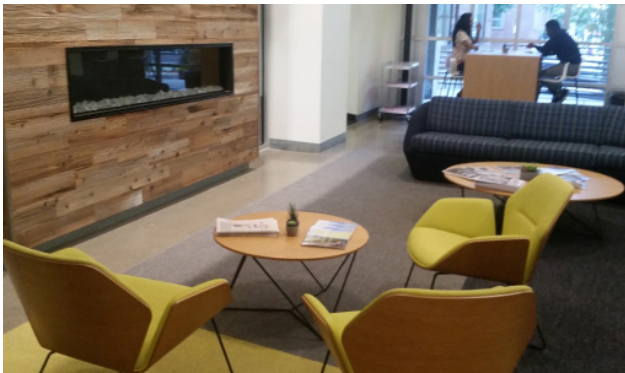
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# BASSETT CREEK BUSINESS CENTER

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Building Address	901 North Third Street, Minneapolis, MN 55401	
Rentable Area	133,006 Square Feet	
Available Suites	110 - 8,136 SF 119 - 1,067 SF 200 - 4,290 SF 215 - 1,210 SF 216 - 4,092 SF 218 - 5,166 SF	225 - 2,001 SF 228 - 5,360 SF (private outdoor patio) 250 - 6,219 SF 305 - 1,224 SF 306 - 161 SF 332 - 4,761 SF (private outdoor patio)
Ceiling Heights	Vary from 10-12 Feet	
Lease Rates	\$15 - \$17 PSF Net	
Operating Expenses	CAM/INS. TAX TOTAL	\$6.84 PSF \$3.19 PSF \$10.03 PSF (est. 2019)
What's Nearby?	Target Field, Spyhouse Coffee, Borough, Freehouse, NOLO, Bar La Grassa, Bunker's, Crisp & Green, Smack Shack, Modist Brewing, Fulton Brewing, Black Sheep Pizza, Rise Bagels, Holiday Stationstore, and more!	



Newly Renovated Lobby



New Secure Parking Ramp



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