ASANA PARTNERS | Colliers

COLONIAL WAREHOUSE

212 3rd Ave N Minneapolis, MN 55401

Prepared By

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PROPERTY OVERVIEW

- Colonial Warehouse is what kicked off retail success in North Loop
- Anchored by iconic Martin Patrick, other tenants include Sweet Green, Le Labo and Statement
- Service/Medical opportunity right off North parking lot
- Storefront exposure for branding opportunity

BUILDING INFORMATION

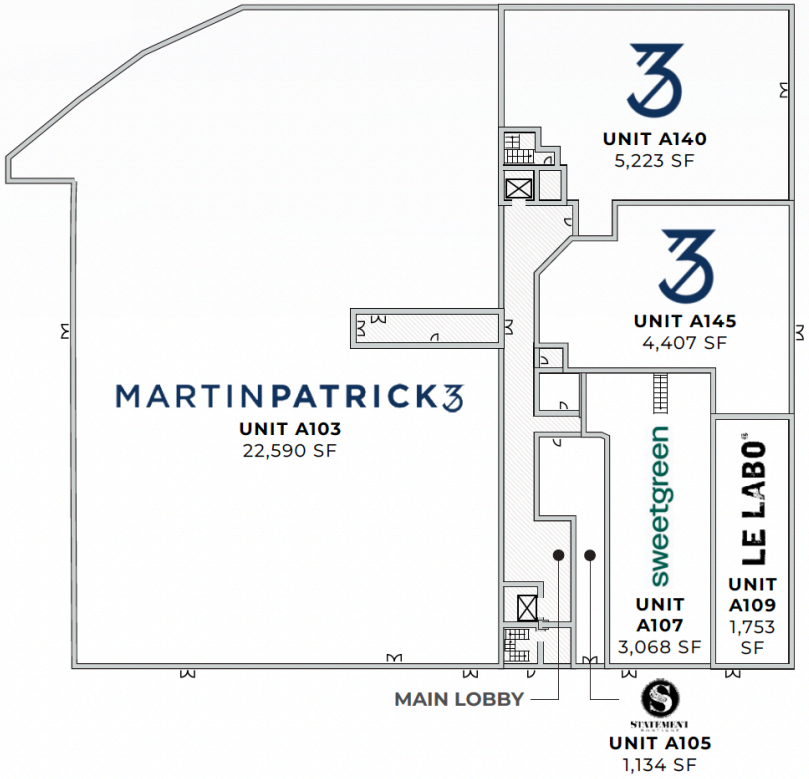
Address	212 Third Ave N Minneapolis, MN 55401
Year Built	1885 / 2017 (Renovation)
Floors	Five (5)
Availability	Unit AB00: 2,189 SF
Asking Rent Rate	Negotiable

Common Area

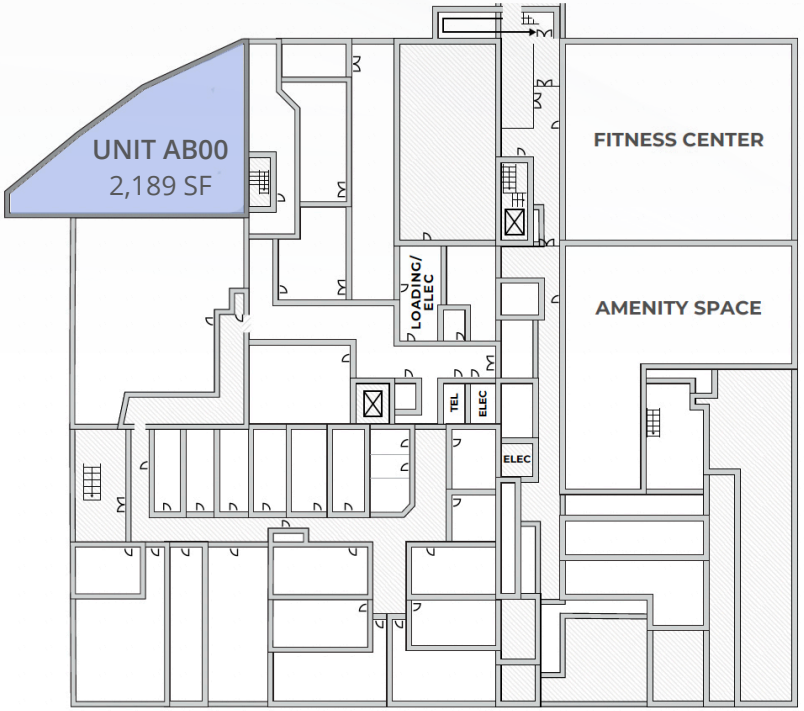
Common Area

FLOOR PLAN

Ground



Lower



THE VIBRANT NORTH LOOP

A Growing Neighborhood

Minneapolis' North Loop is one of the city's most vibrant and fastest-growing neighborhoods. Just north of downtown along the Mississippi River, it blends historic warehouses with modern offices, chef-driven restaurants, craft breweries, and national retailers. Popular with creative companies and young professionals, the North Loop also offers direct light rail access to MSP Airport, the University of Minnesota, St. Paul, and major sports venues including Target Field. Recognized by Forbes as one of "America's Best Hipster Neighborhoods" and by Fodor's as a top global destination, the North Loop is a centerpiece of Minneapolis' energy and growth.

BY THE NUMBERS

93
Walk Score

5,115 VPD
Traffic Counts

32,751
Current Population
(1 mile radius)

142,029
Daytime Population
(1 mile radius)

$144,782
Average Household
Income
(1 mile radius)

19,956
Households
(1 mile radius)

PROPERTY AERIAL

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