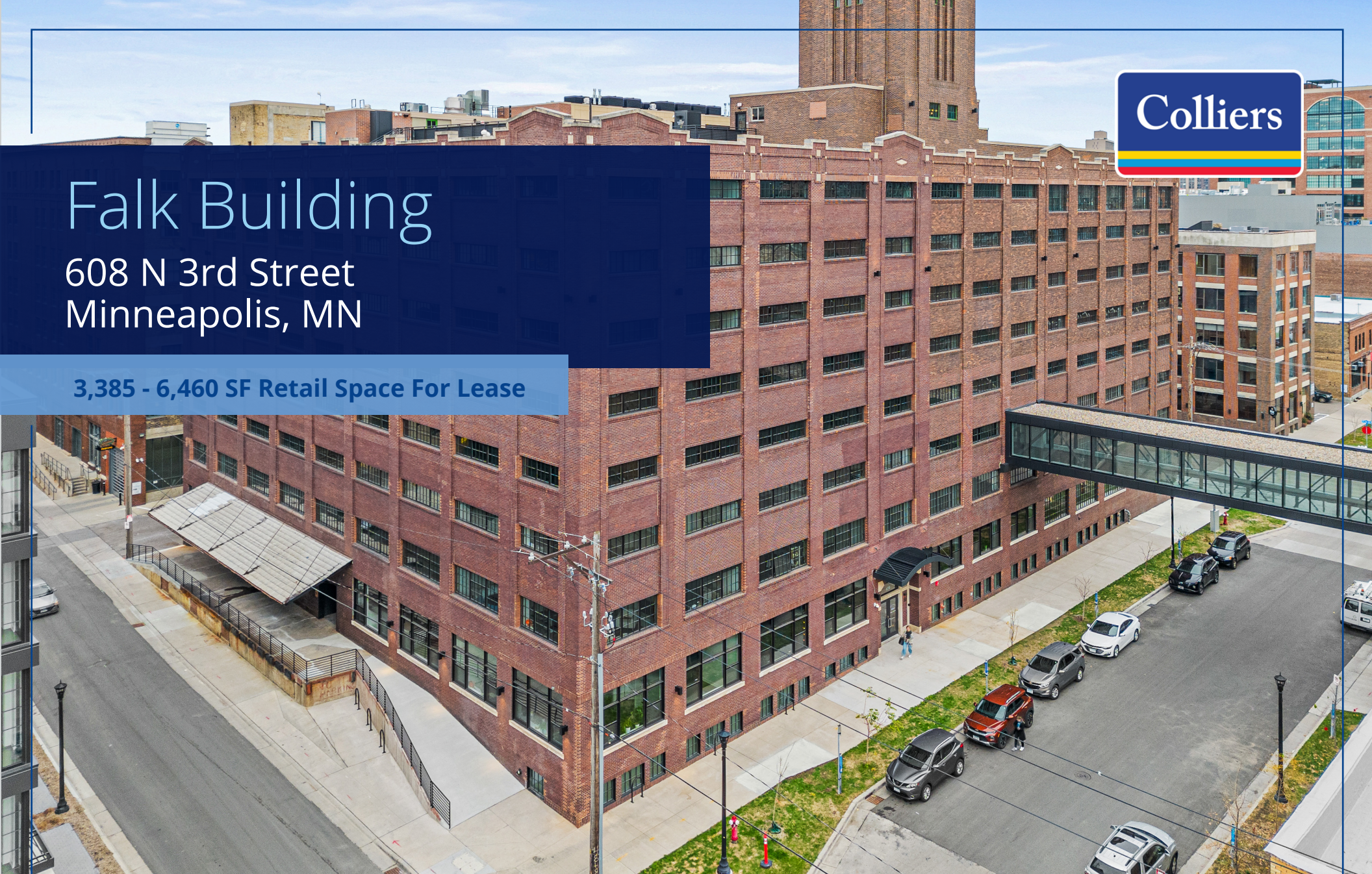




Colliers

Falk Building

608 N 3rd Street
Minneapolis, MN

3,385 - 6,460 SF Retail Space For Lease

Terese Reiling

Senior Vice President
+1 952 897 7738
terese.reiling@colliers.com

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

PROPERTY OVERVIEW

- Unique ground-floor opportunity in the highly sought-after North Loop
- Conveniently located just off Washington Avenue
- Anchored by 258 apartments directly above with skyway access to the Newell Building (68 apartments)
- Outdoor patio opportunity along 7th Avenue N
- Parking available in the basement for employees

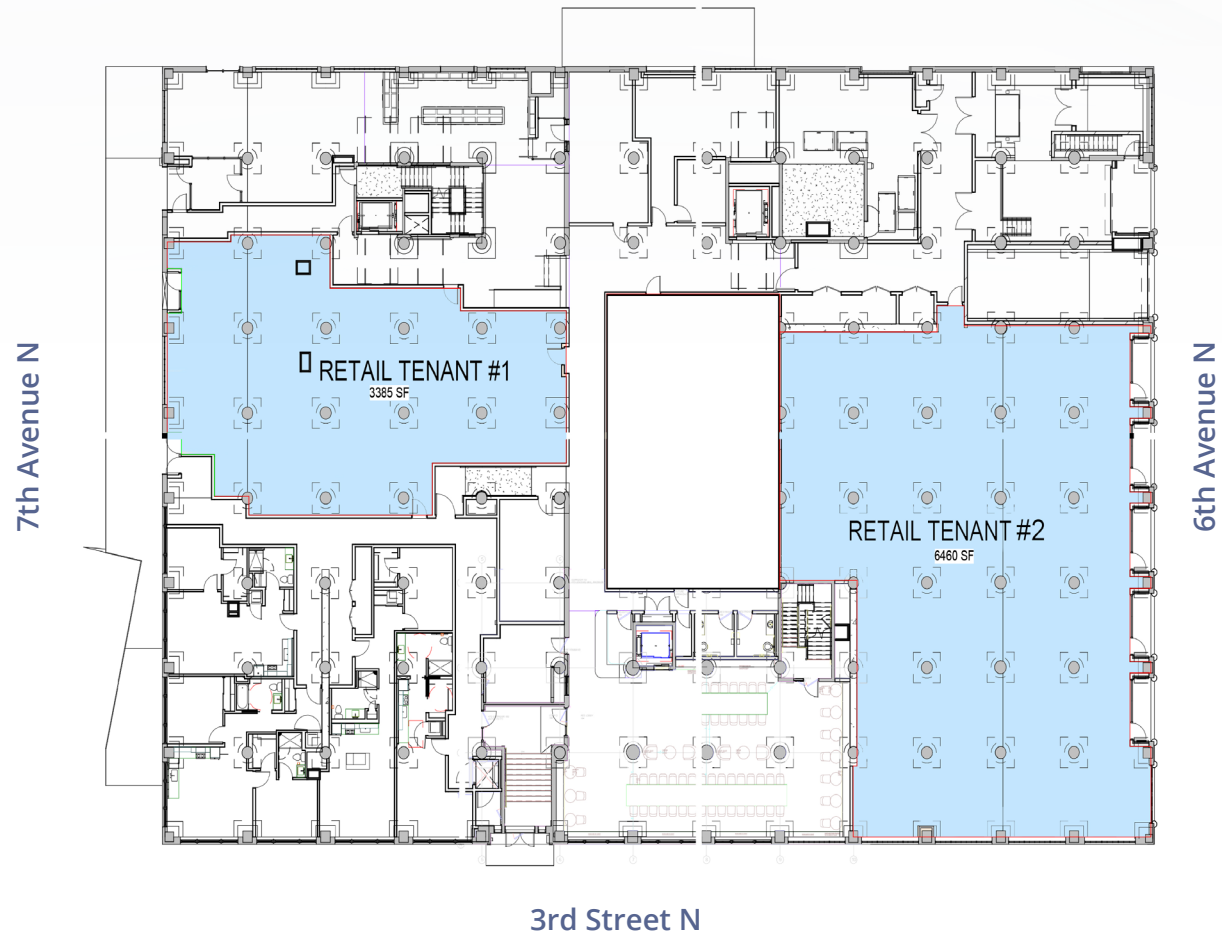
BUILDING INFORMATION

Address	608 N 3rd Street Minneapolis, MN 55401
Floors	Eight (8)
Availability	Suite 1: 3,385 SF Suite 2: 6,460 SF (can be demised)
Asking Rent Rate	Negotiable
CAM/TAX	\$12.00 PSF



FLOOR PLAN

Ground Level



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



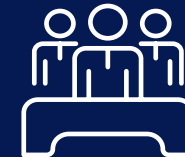
93
Walk Score



27,703 VPD
Traffic Counts



27,720
Current Population
(1 mile radius)



127,521
Daytime Population
(1 mile radius)



\$138,071
Average Household
Income
(1 mile radius)



15,676
Households
(1 mile radius)

PROPERTY AERIAL





Colliers

CONTACT US

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416

Colliers.com

Prepared By

Terese Reiling

Senior Vice President

+1 952 897 7738

terese.reiling@colliers.com

