



Colliers

THE WASHINGTON

121-125 Washington Ave N | Minneapolis, MN

Prepared By

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PROPERTY OVERVIEW

- North Loop retail node
- Located on Washington Ave N, the highest VPD in area
- Unusual opportunity for multiple exterior building signage for optimum trade branding visibility
- Rare larger sized retail opportunity low vacancy trade area

BUILDING INFORMATION

Address	121-125 Washington Ave N Minneapolis, MN 55401
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Year Built	1877 / 2016 (Renovation)
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Floors	Five (5)
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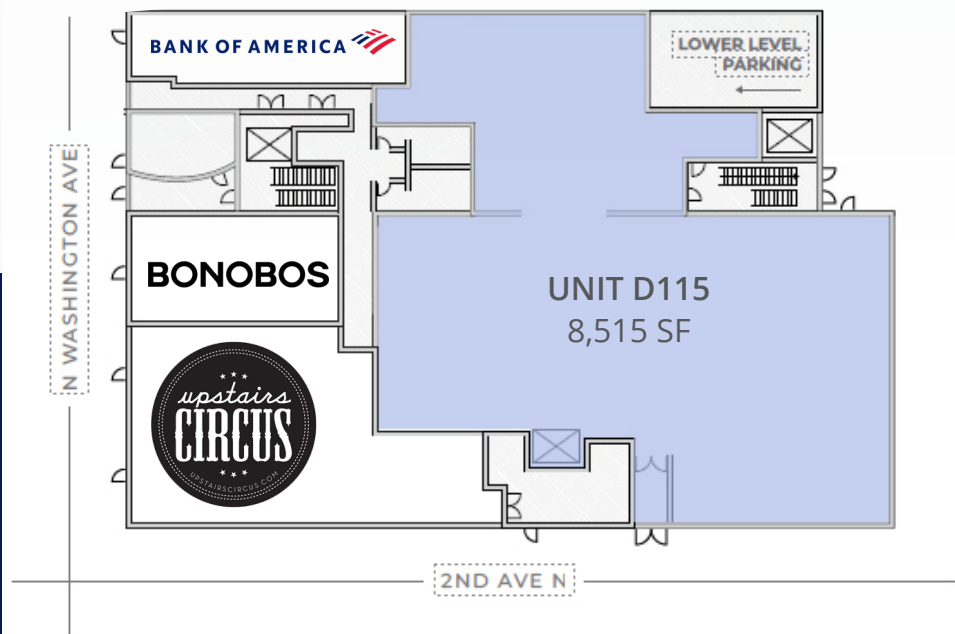
Availability	Unit D115: 8,515 SF Unit D205: 4,553 SF
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Asking Rent Rate	Negotiable
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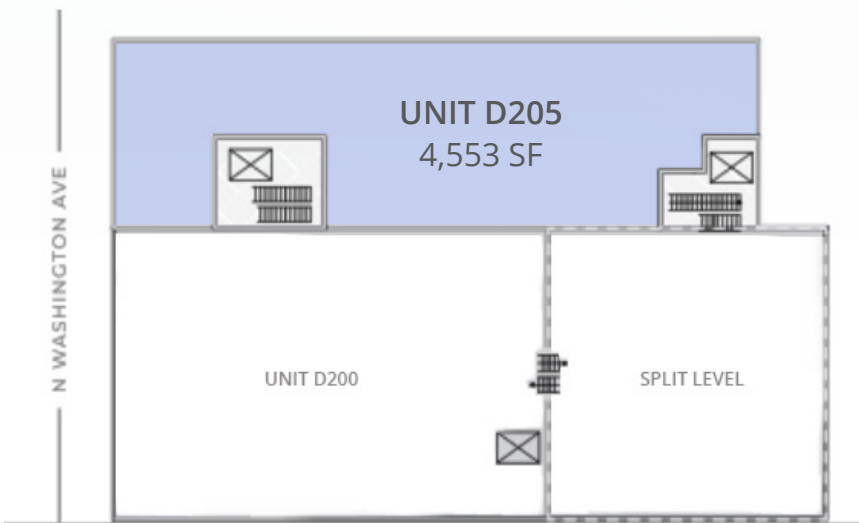


FLOOR PLAN

Ground



2nd Floor



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



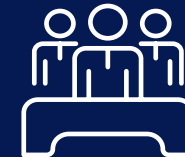
93
Walk Score



27,703 VPD
Traffic Counts



36,378
Current Population
(1 mile radius)



142,160
Daytime Population
(1 mile radius)



\$145,076
Average Household
Income
(1 mile radius)



22,468
Households
(1 mile radius)

PROPERTY AERIAL





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CONTACT US

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