



# THE MCKESSON BUILDING

## OFFICE SPACE FOR LEASE

251 North 1st Avenue | Minneapolis, MN 55401

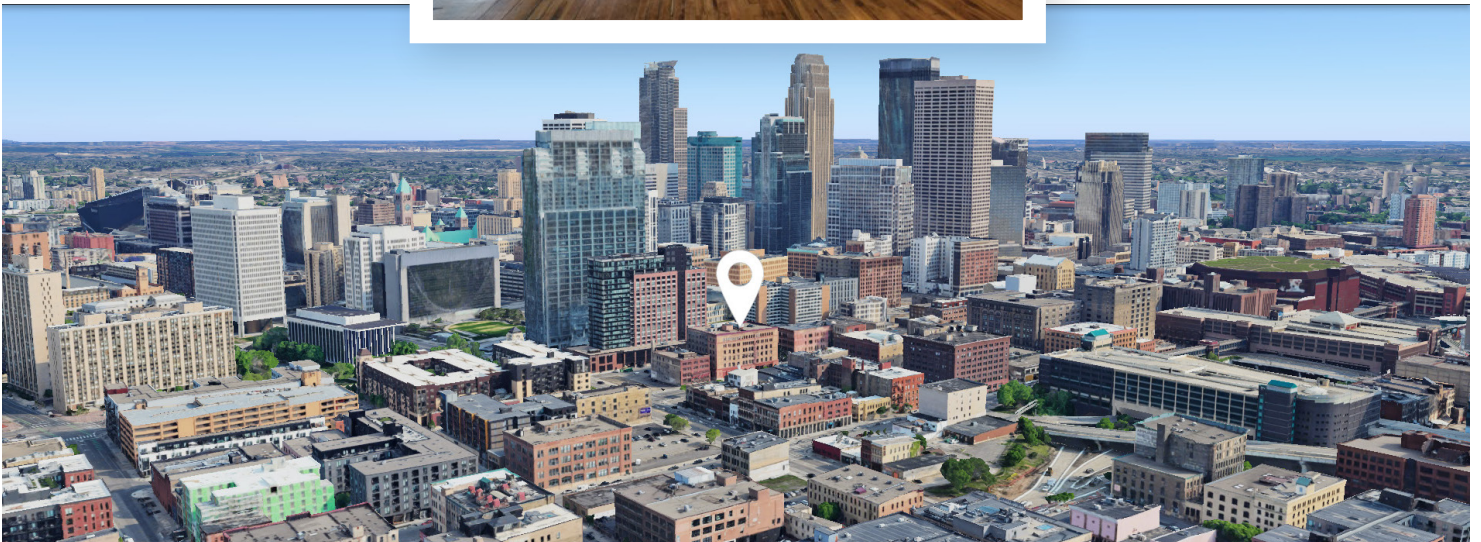
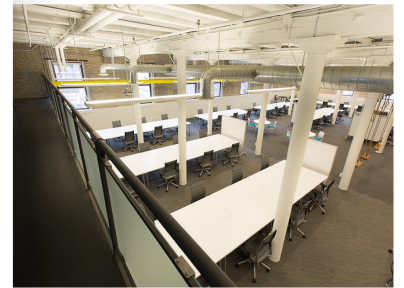
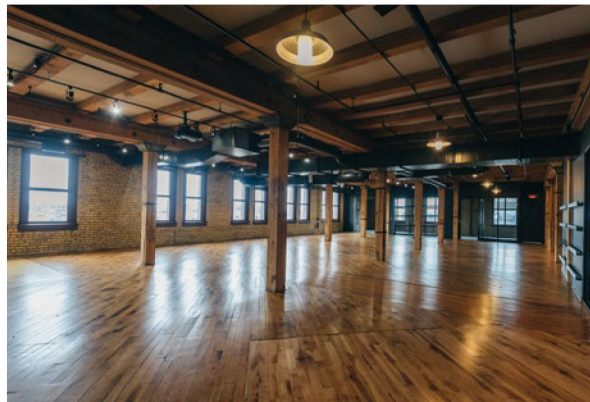
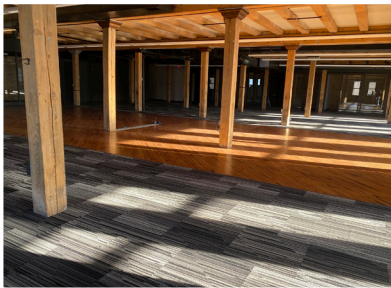
### DETAILS

<b>AVAILABLE</b>	3,500 to 34,098 RSF
<b>RENT RATES</b>	\$8.00-\$18.00/SF
<b>2025 TAXES/OPS</b>	\$9.53/SF (does not include in-suite janitorial)
<b>PARKING</b>	Reserved/surface parking contracts available
<b>FLOORS</b>	6
<b>YEAR BUILT</b>	1892, renovated in 1998
<b>CONSTRUCTION</b>	Brick & timber
<b>ELEVATORS</b>	Two
<b>LOADING</b>	Drive-up loading dock, freight elevator

### AMENITIES

Located in the heart of the Minneapolis Warehouse District and the North Loop
Walking distance to prominent sports, art, dining, and entertainment
Large windows with amazing natural light
High ceilings, wood floors, exposed brick walls
Easy access to Minneapolis' famed bike lane and trail system, including secured bike storage
Fitness center with showers and changing facilities
Supplemental storage for tenants
24 hour security card access for tenants





#### Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



#### Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



#### Full-Service

From start to finish: we're directly involved every step of the way.

## CONTACT US

**Nils Snyder**

612.240.7967

[nsnyder@kenwoodcommercial.com](mailto:nsnyder@kenwoodcommercial.com)

**Mike Doyle**

612.242.8820

[mdoyle@kenwoodcommercial.com](mailto:mdoyle@kenwoodcommercial.com)



AMENITY/NEIGHBORHOOD MAP

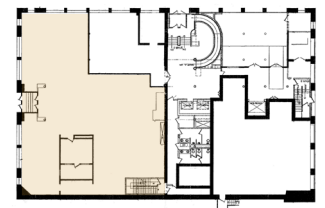
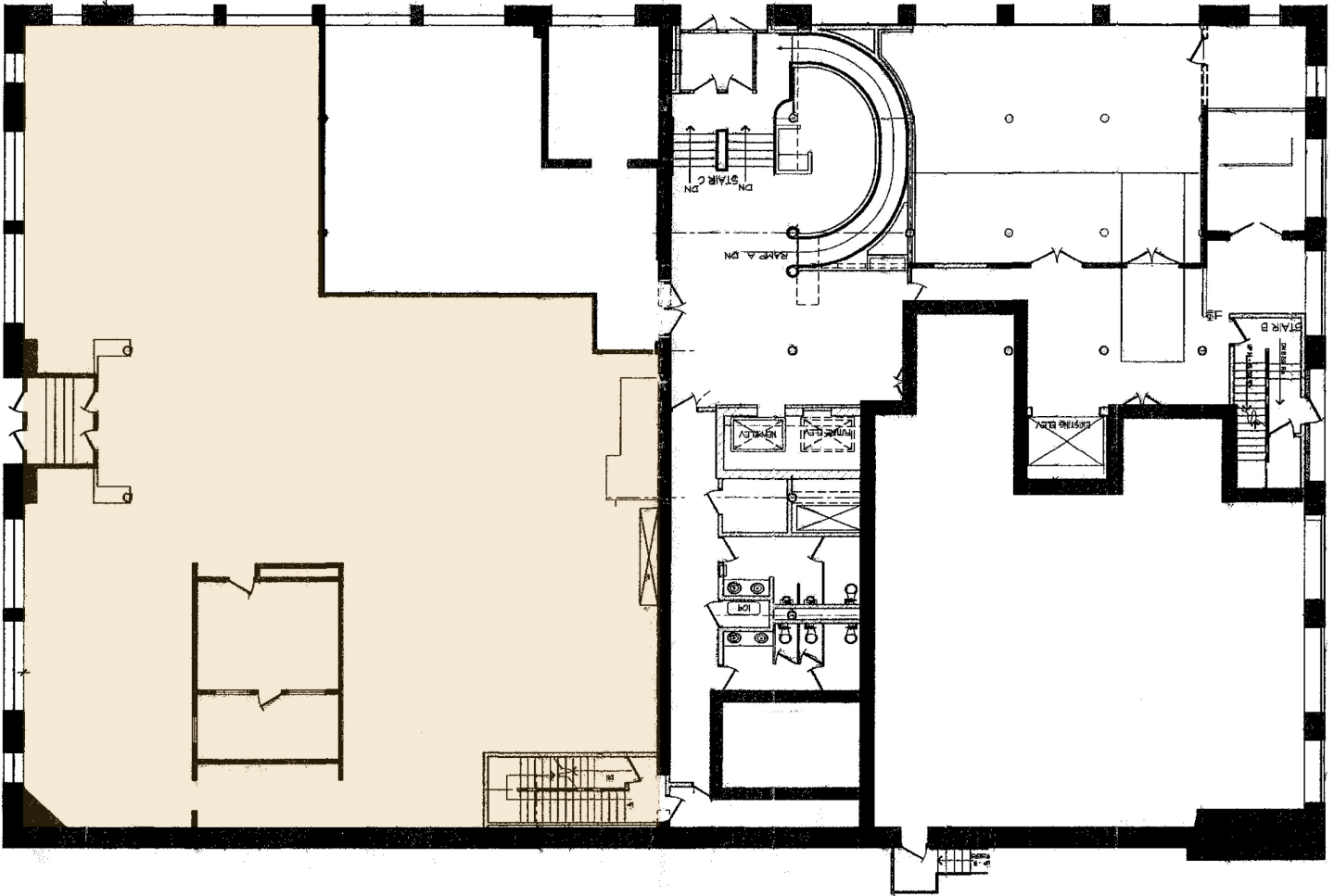




**FIRST FLOOR, SUITE 100**

6,888 RSF

16 foot ceiling

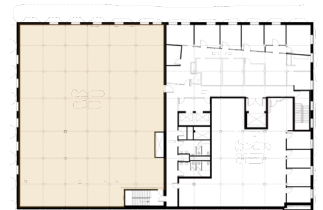
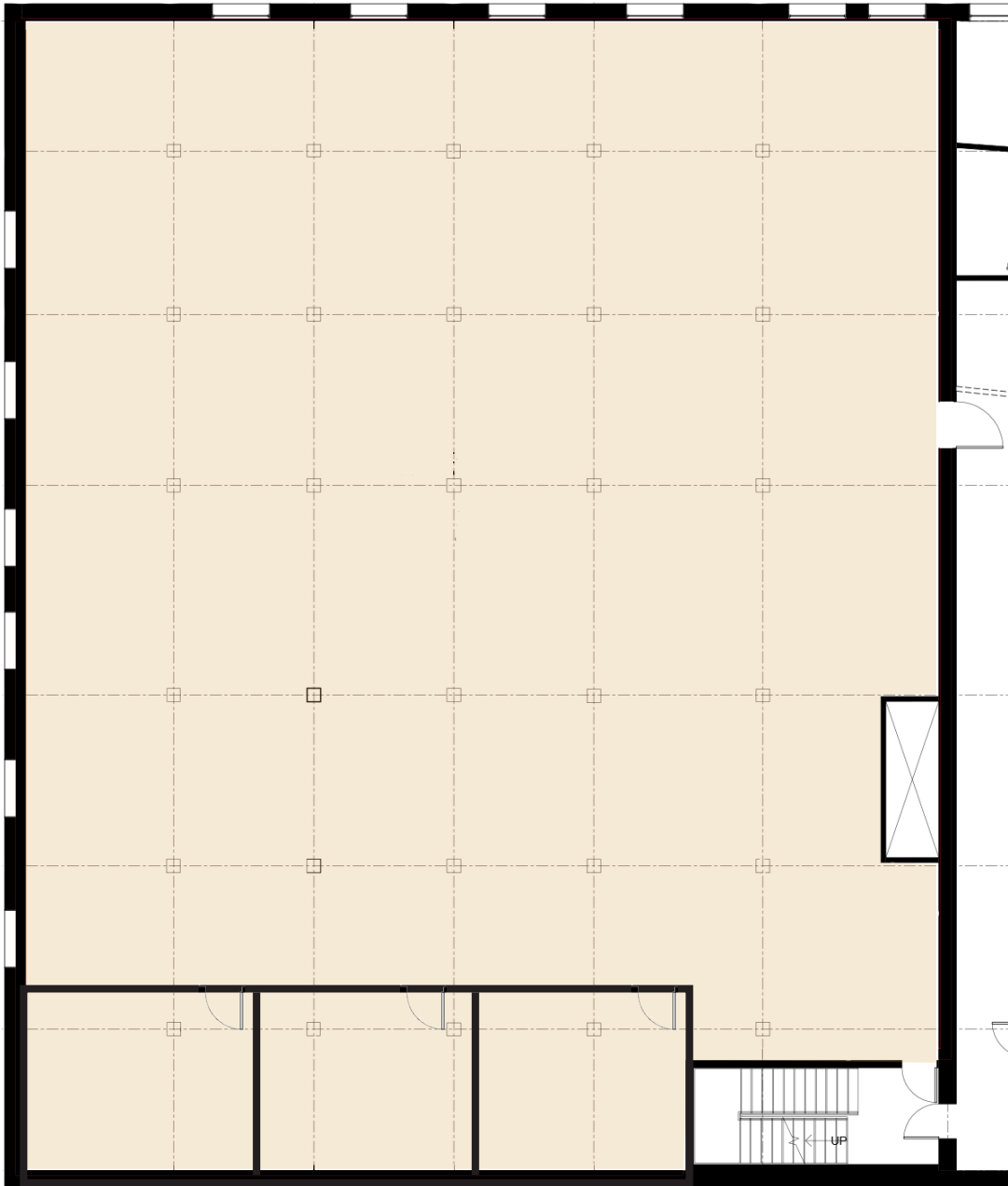




**FOURTH FLOOR, SUITE 400**

8,465 RSF

Large, open space with 3 private offices  
Large windows on two sides  
Upgraded LED lighting with auto-saver switches  
Soundproofing installed

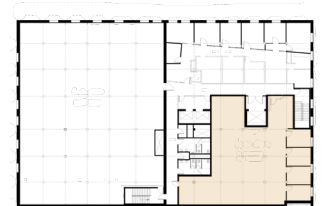
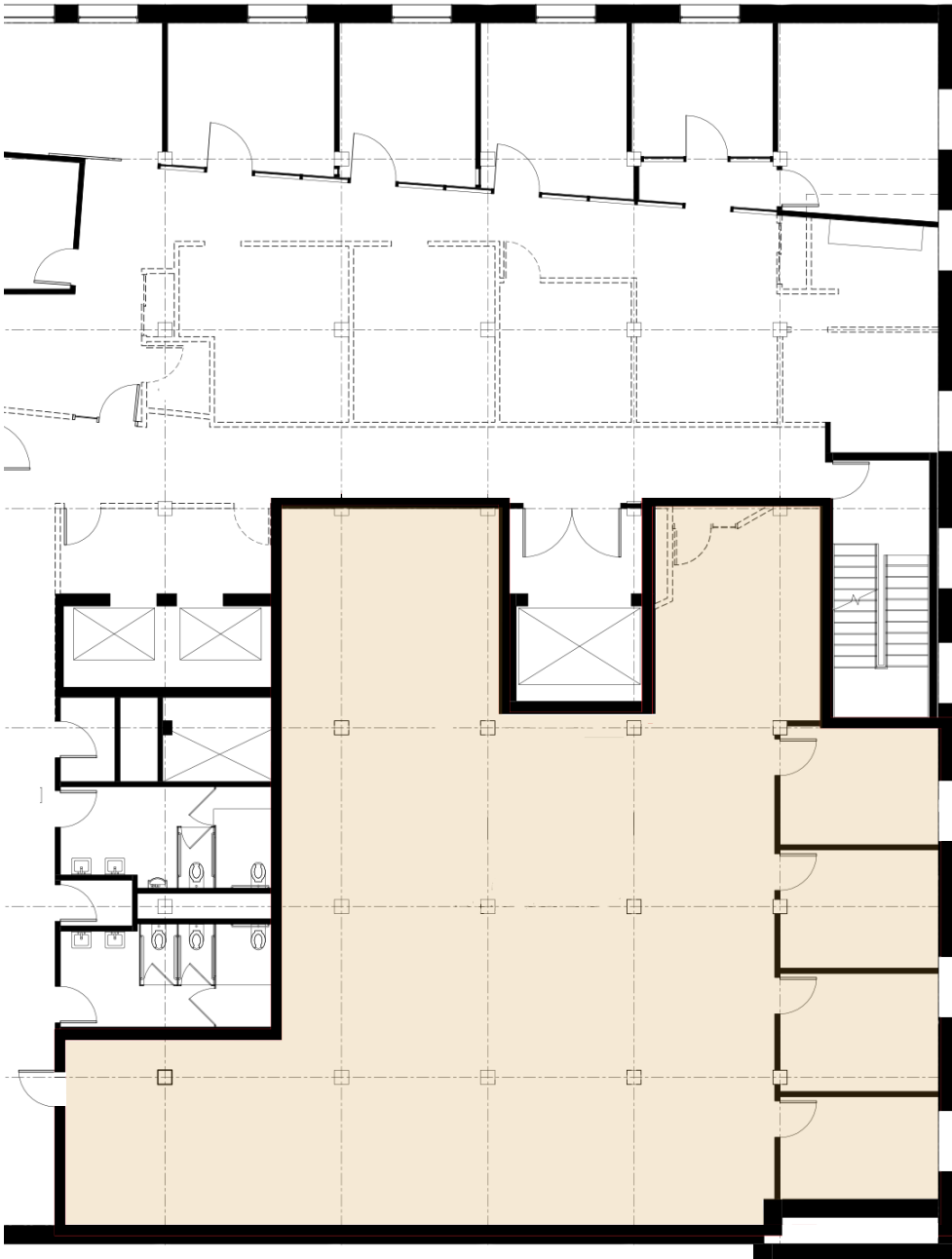




**FOURTH FLOOR, SUITE 480**

3,500 RSF

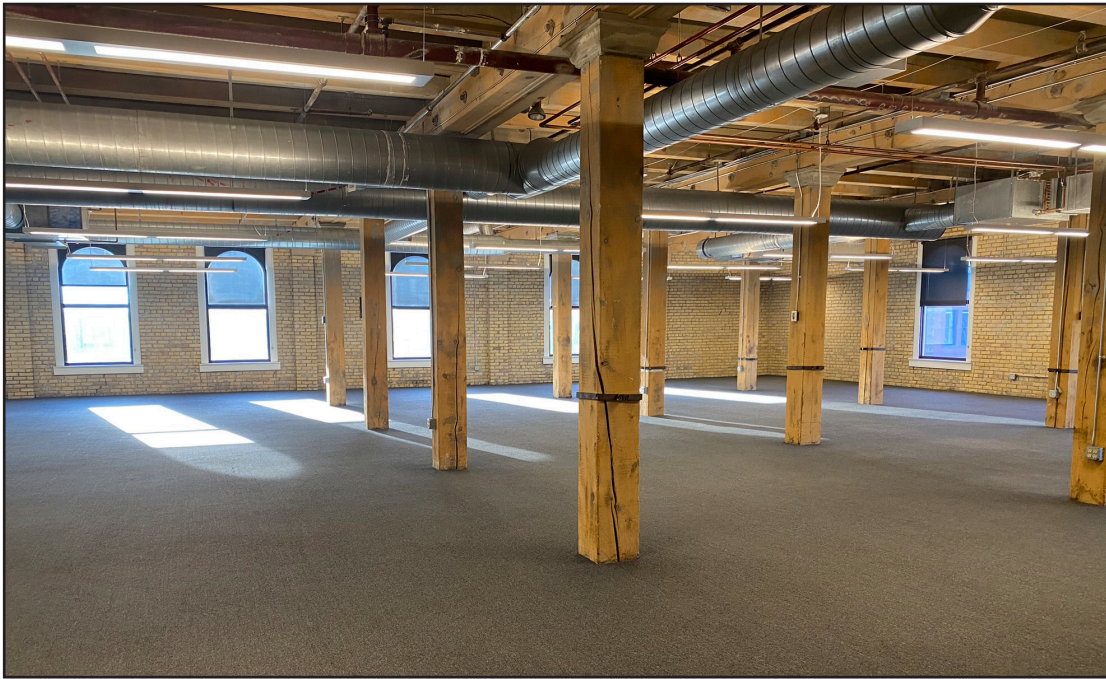
Large open space with 4 private offices  
Storage room  
Kitchenette with dishwasher, sink, and refrigerator  
Upgraded LED lighting with auto-saver switches  
Wood flooring





**FOURTH FLOOR, SUITE 480**

photos



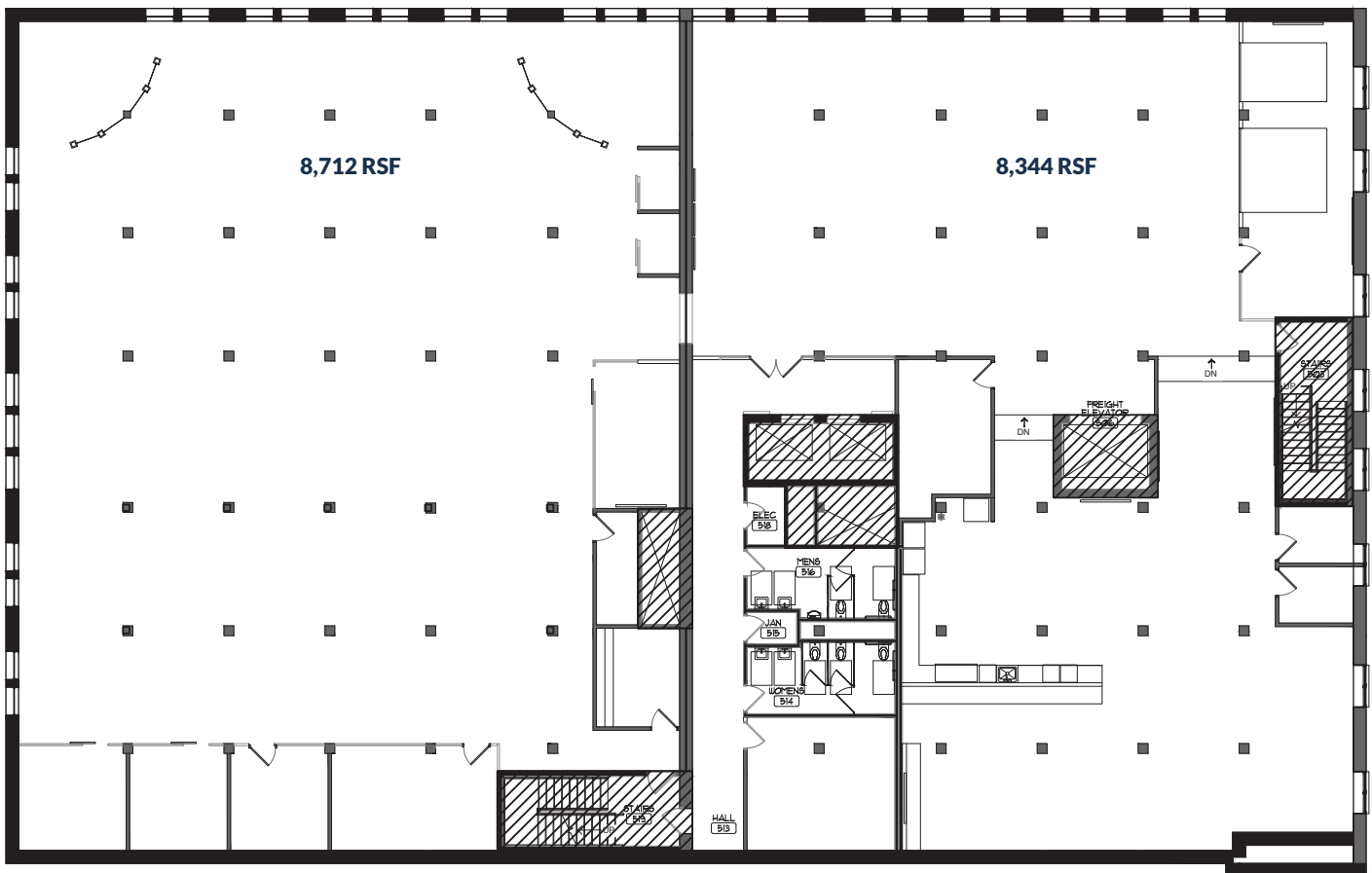


**FIFTH FLOOR, SUITE 500**

8,344 to  
17,056 RSF

Full Floor - windows on 3 sides  
Large open space, multiple private offices  
Conference and phone rooms  
Kitchenette with microwave and sink

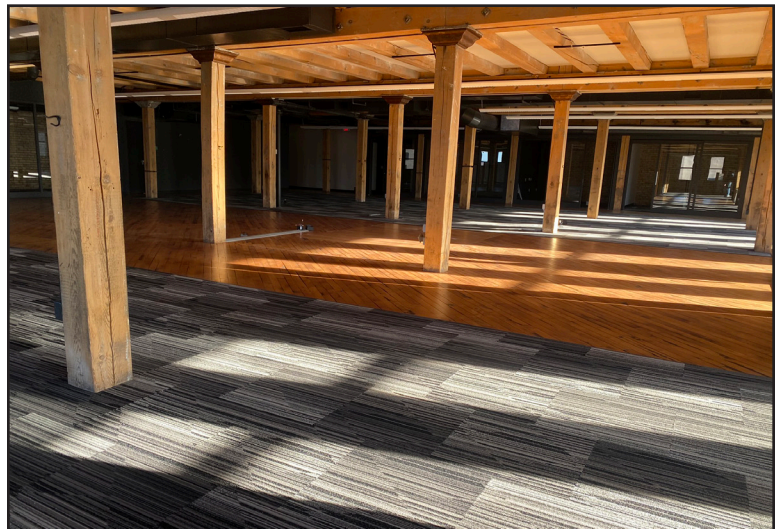
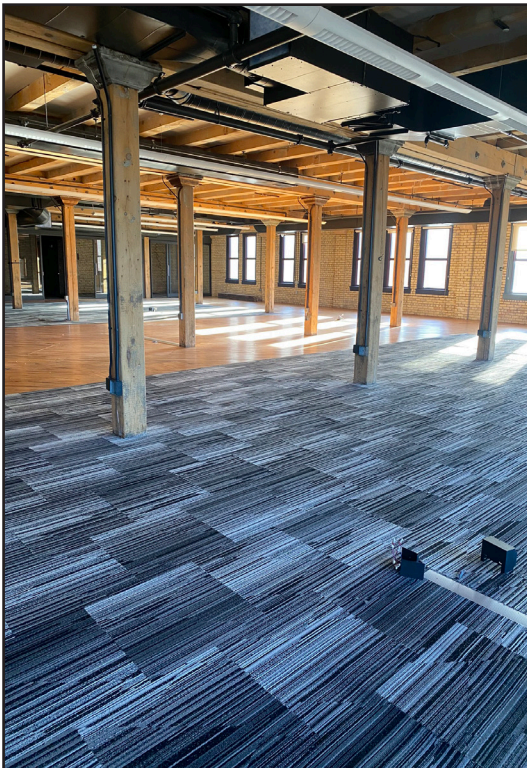
Upgraded LED lighting with auto-saver switches  
Air conditioned IT room  
Soundproofing installed  
Wood and carpet flooring





**FIFTH FLOOR, SUITE 500**

photos

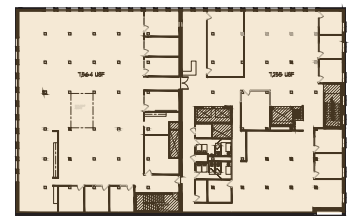


**SIXTH FLOOR, SUITE 600**

8,343 to  
17,042 RSF

Full Floor - windows on 3 sides  
Large open space, multiple private offices  
Conference and phone rooms  
Kitchenette with sink

Upgraded LED lighting with auto-saver switches  
Air conditioned IT room  
Soundproofing installed  
Wood flooring





**SIXTH FLOOR, SUITE 600**

photos

