

TRACTORWORKS

OFFICE SPACE FOR SUBLEASE

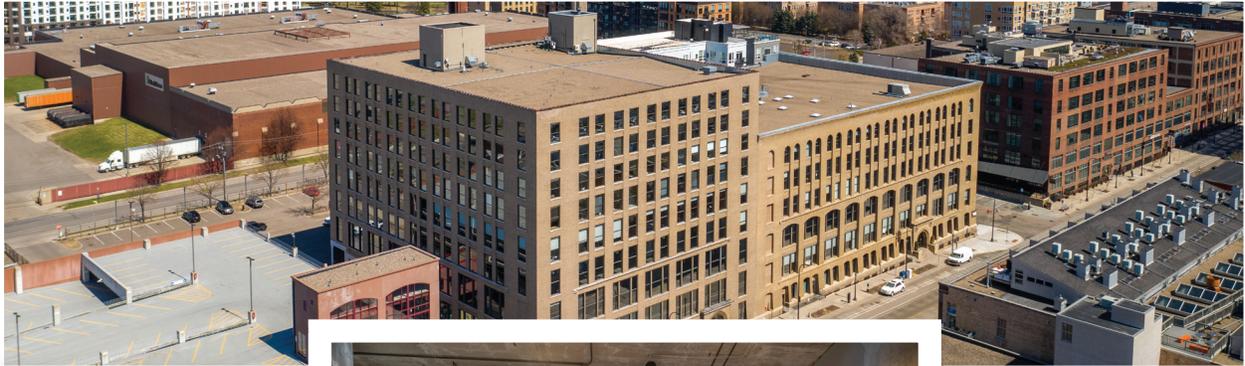
800 Washington Avenue North | Minneapolis, MN 55401

DETAILS

AVAILABLE	10,641 RSF for sublease on 2nd Floor
YEAR BUILT / RENOVATED	1910 / 1999
RENT RATES	Negotiable
TERM	Through October 31, 2028
PARKING	Surface parking: 640 spaces (2/1,000 SF ratio)
OFFICE LAYOUT	Workstations for 52 3 Private Offices 7 Conference Rooms: 5 small, 1 medium, 1 large Reception Area, Café, Copy/Print Area, Lockers, Server Room, Storage

AMENITIES

- High ceilings, historic brick & timber construction
- Conference Area, Bicycle Storage
- Rooftop Patio
- North Loop Fitness - full service gym on site
- Near great restaurants and entertainment in the North Loop - including Bar LaGrassa, Snack Bar, Parlour, Wrecktangle Pizza, Thr3Jack, Spyhouse Coffee, Smack Shack and more
- Easy access to highways
- Green spaces within walking distance on Mississippi River



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

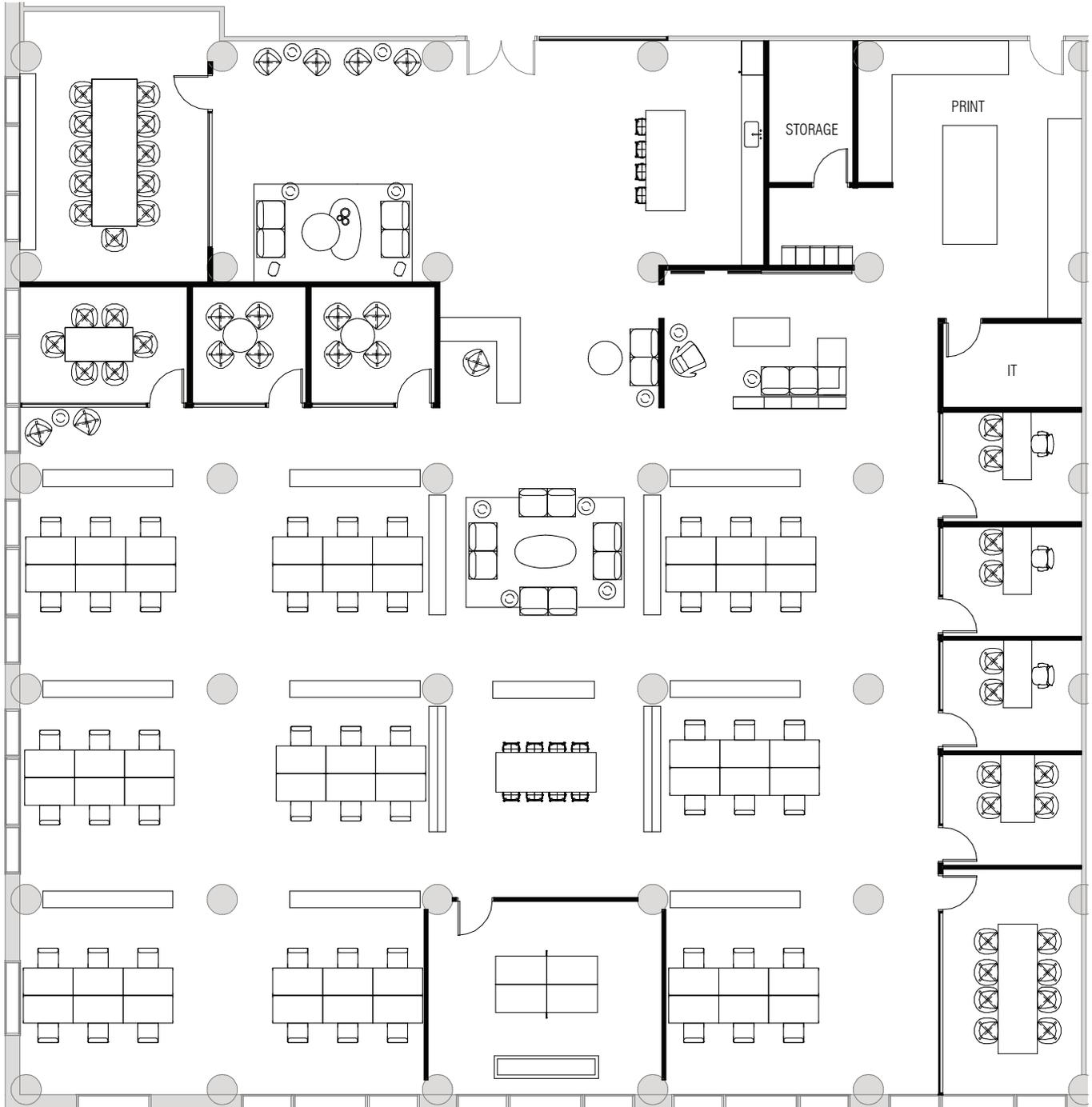
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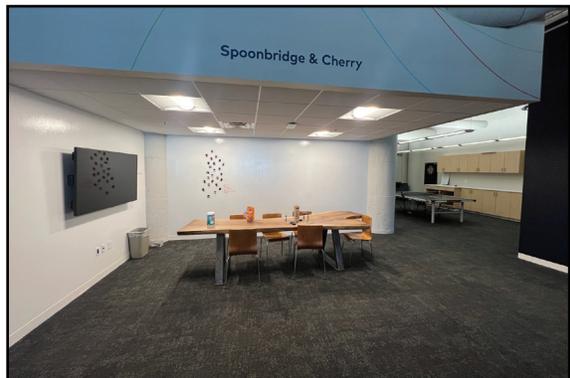
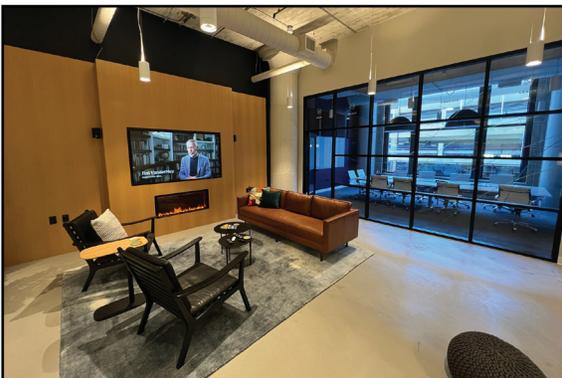
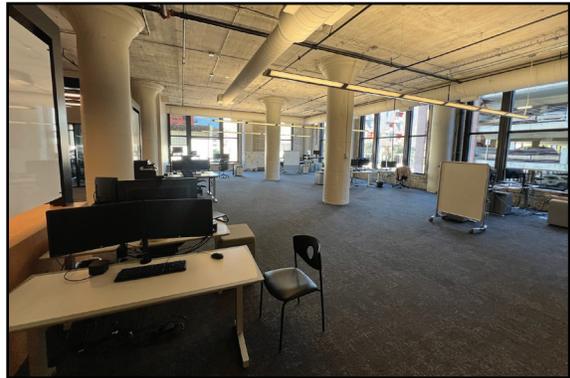
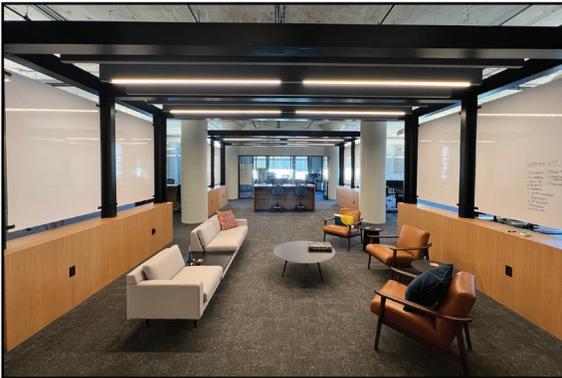
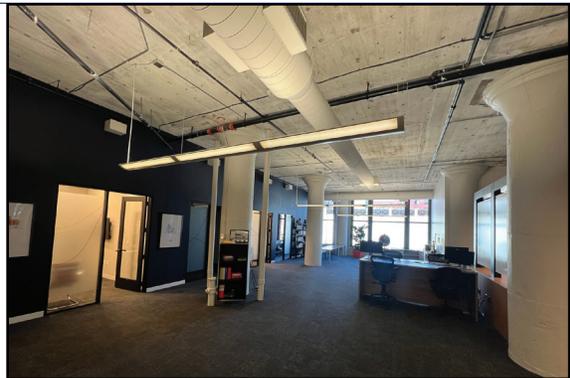
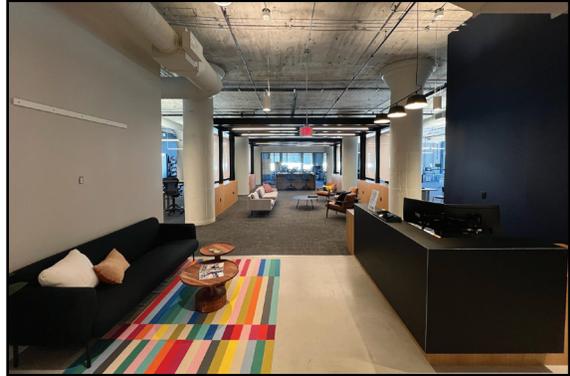
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SECOND FLOOR 10,641 RSF



SUITE PHOTOS



AERIAL MAP

