



133 FIRST AVENUE N

OFFICE SPACE FOR LEASE

133 1st Avenue North | Minneapolis, MN 55401

DETAILS

AVAILABLE	4,350 RSF
RENT RATES	\$16.00 - \$22.00/RSF
PARKING	Located next door to Hennepin Ave Ramp - Daily Rate: \$16.00 Monthly Rate: \$185.00
YEAR BUILT/ RENOVATED	1880 / 2005
2025 TAX/OPS	Taxes \$10.26/SF Ops \$ 6.16/SF Total \$ 16.42/SF

NOTE: Tenant is responsible for taxes, operating costs, utilities, and building maintenance.

AMENITIES

Beautiful 19th century brick building
Located just one block off Hennepin Avenue in the North Loop
Walking distance to prominent sports, art, dining, and entertainment, as well as Hennepin Ave Bridge to NE Minneapolis
Easy access to walking/biking paths and green spaces along West River Road
Excellent mass transit access score - Metro Transit buses, light rail



KENWOOD

COMMERCIAL



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

Mike Doyle

612.242.8820

mdoyle@kenwoodcommercial.com

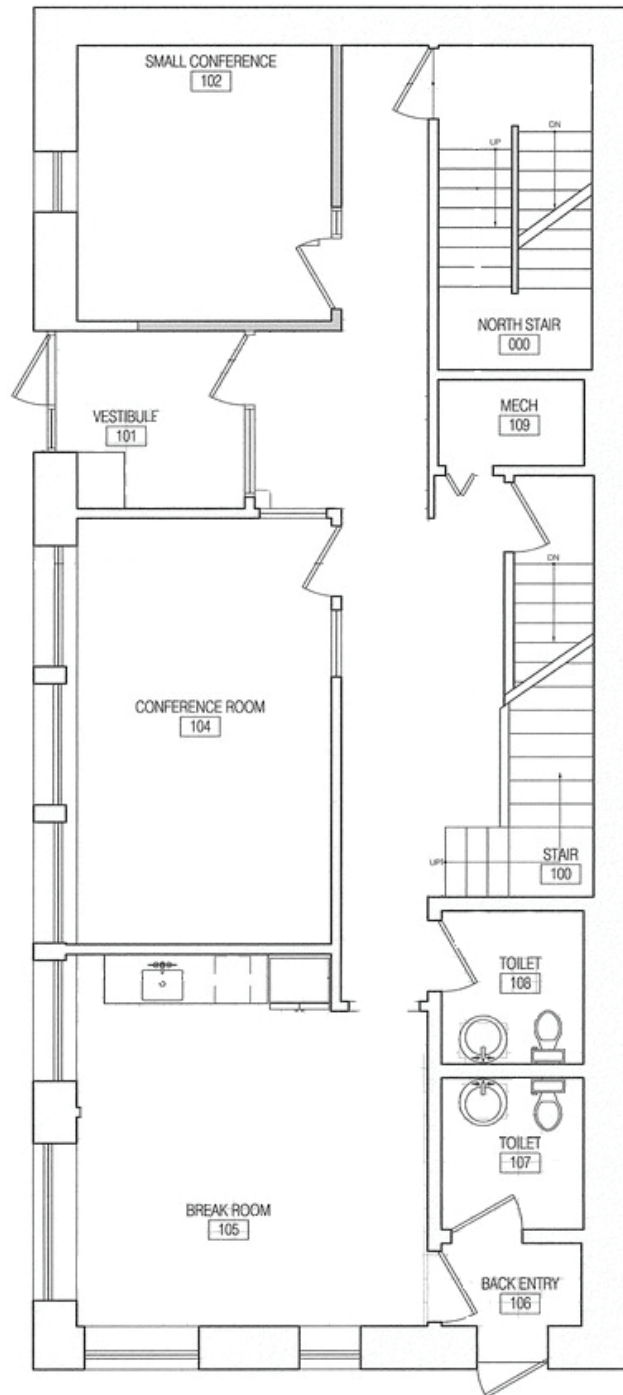
Holly Becker

651.666.856

hbecker@kenwoodcommercial.com

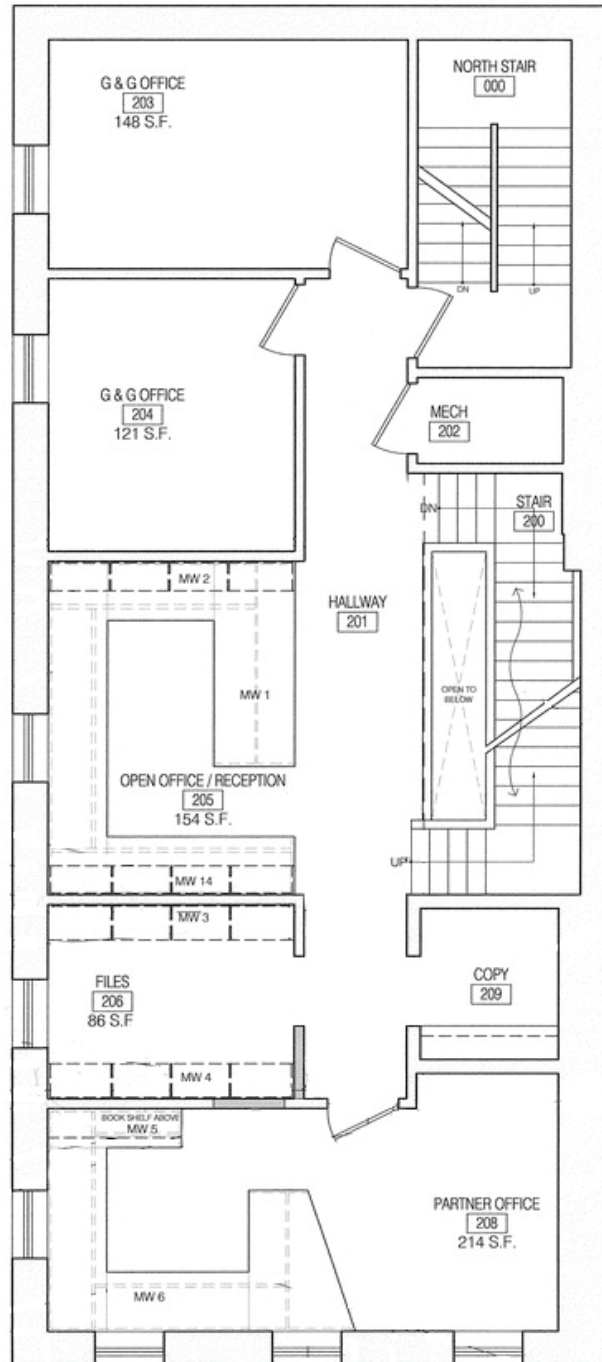
FIRST FLOOR

1,450 RSF



SECOND FLOOR

1,450 RSF



THIRD FLOOR

1,450 RSF

