



THE MCKESSON BUILDING

OFFICE SPACE FOR LEASE

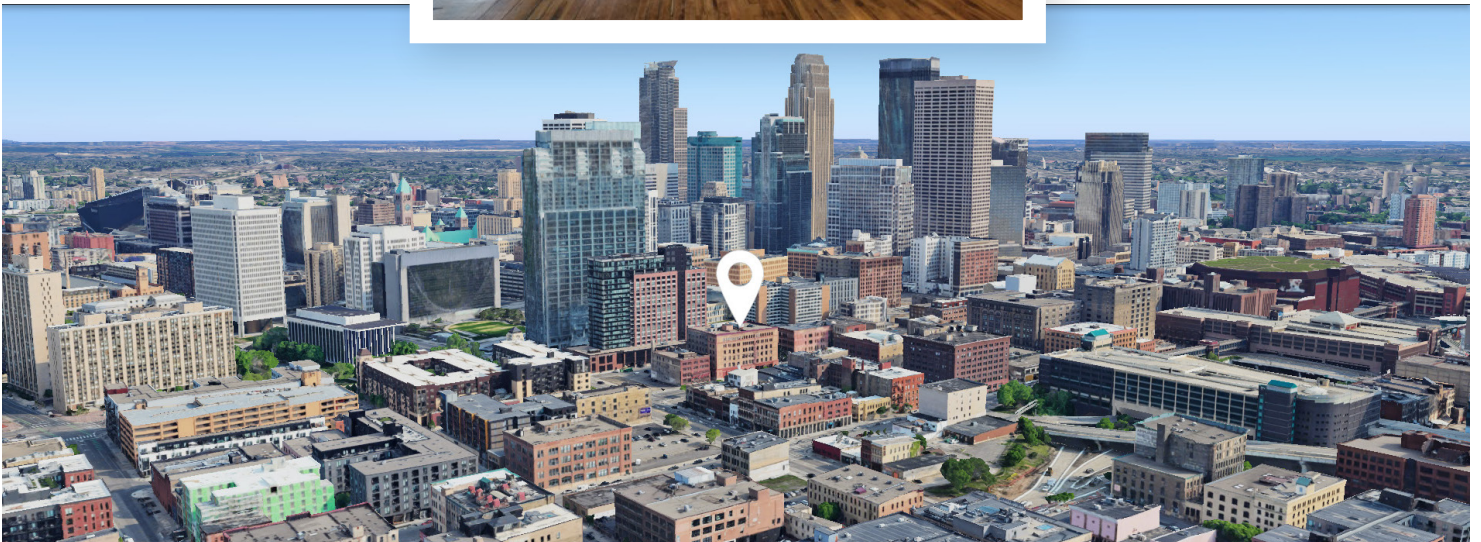
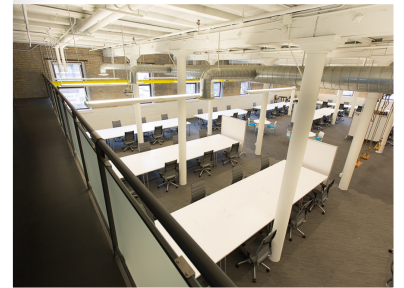
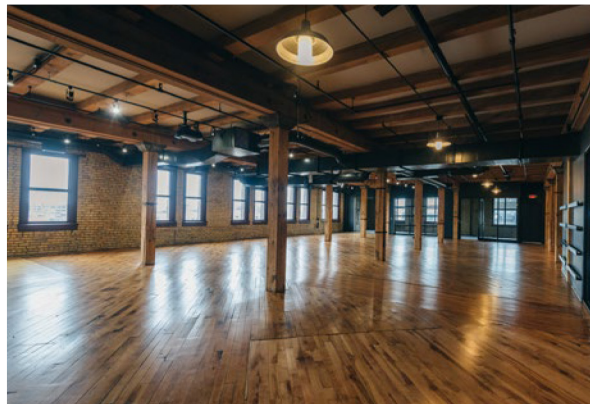
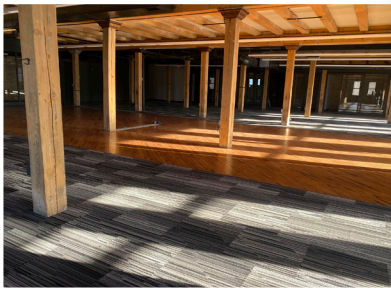
251 North 1st Avenue | Minneapolis, MN 55401

DETAILS

AVAILABLE	3,500 to 60,000 RSF
RENT RATES	\$8.00-\$18.00/SF
2026 TAXES/ OPS	\$9.53/SF (does not include in-suite janitorial)
PARKING	Reserved/surface parking contracts
FLOORS	6
YEAR BUILT	1892, renovated in 1998
CONSTRUCTION	Brick & timber
ELEVATORS	2
LOADING	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

Mike Doyle

612.242.8820

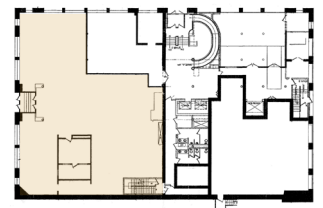
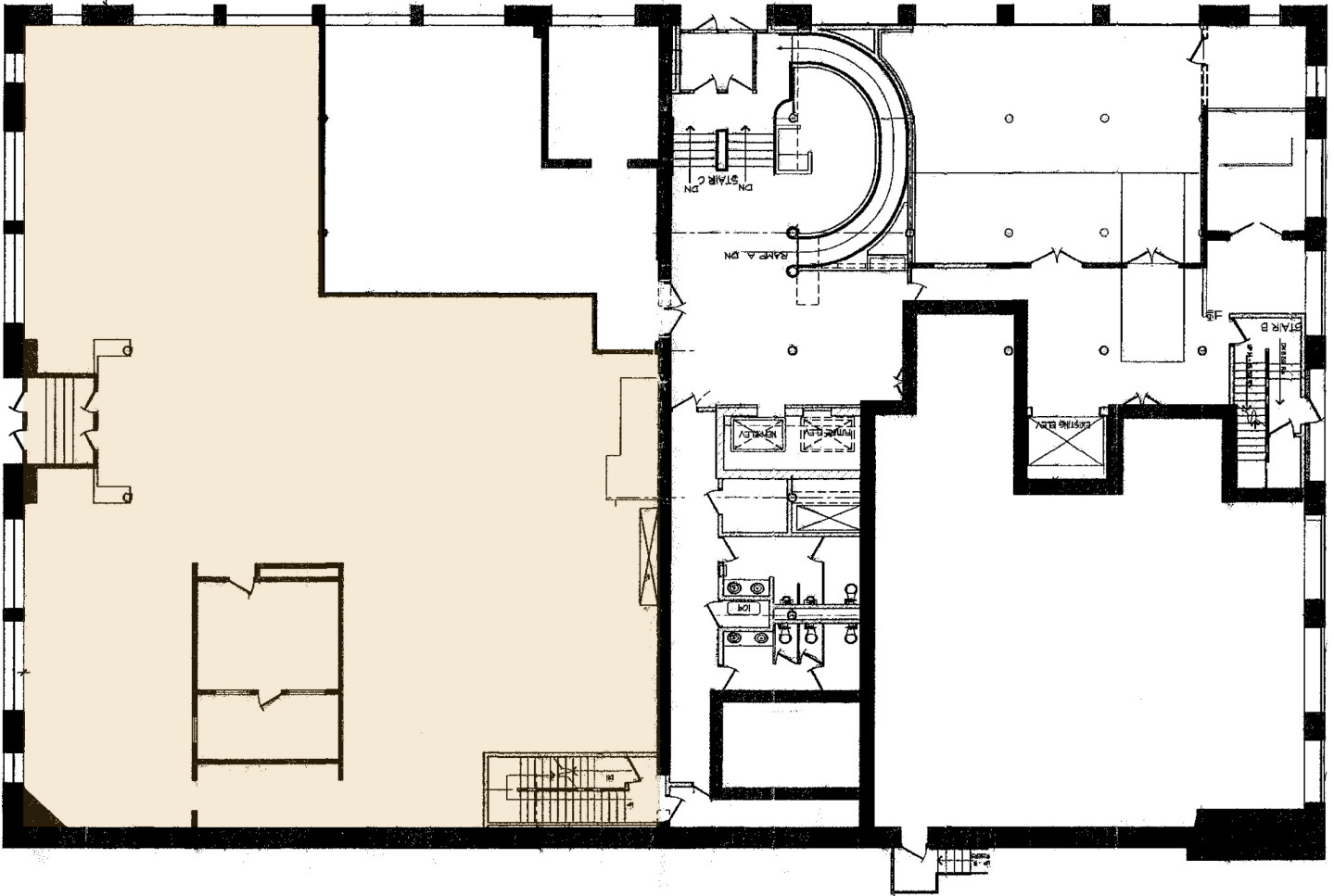
mdoyle@kenwoodcommercial.com

AMENITY/NEIGHBORHOOD MAP



FIRST FLOOR, SUITE 100

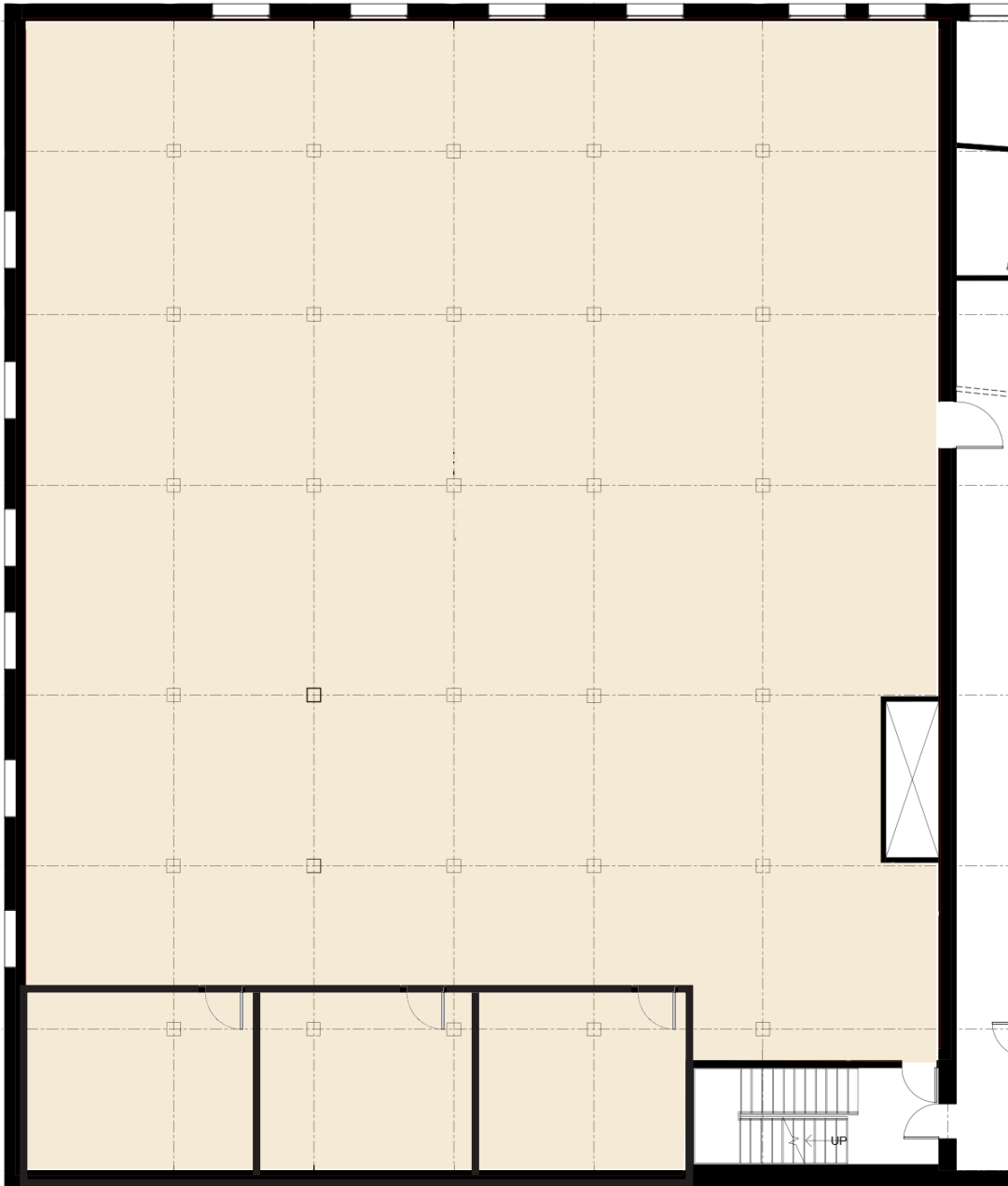
6,888 RSF 16 foot ceiling



FOURTH FLOOR, SUITE 400

8,465 RSF

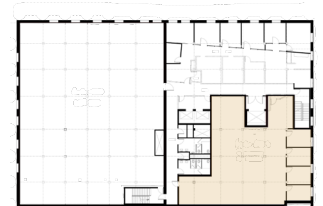
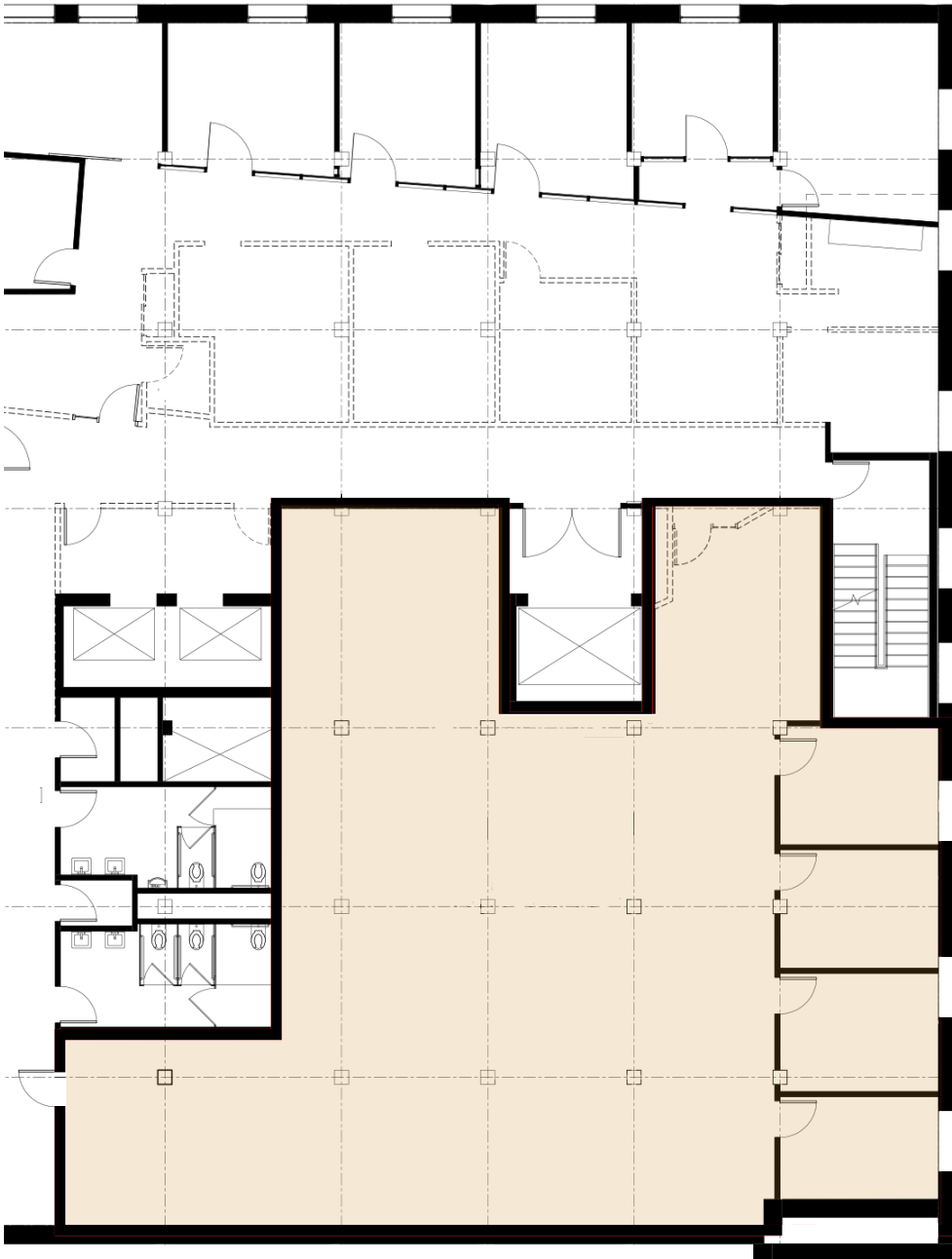
Large, open space with 3 private offices
Large windows on two sides
Upgraded LED lighting with auto-saver switches
Soundproofing installed



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

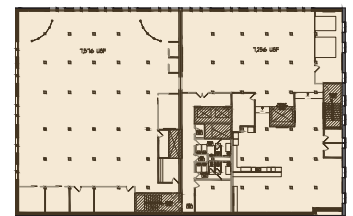
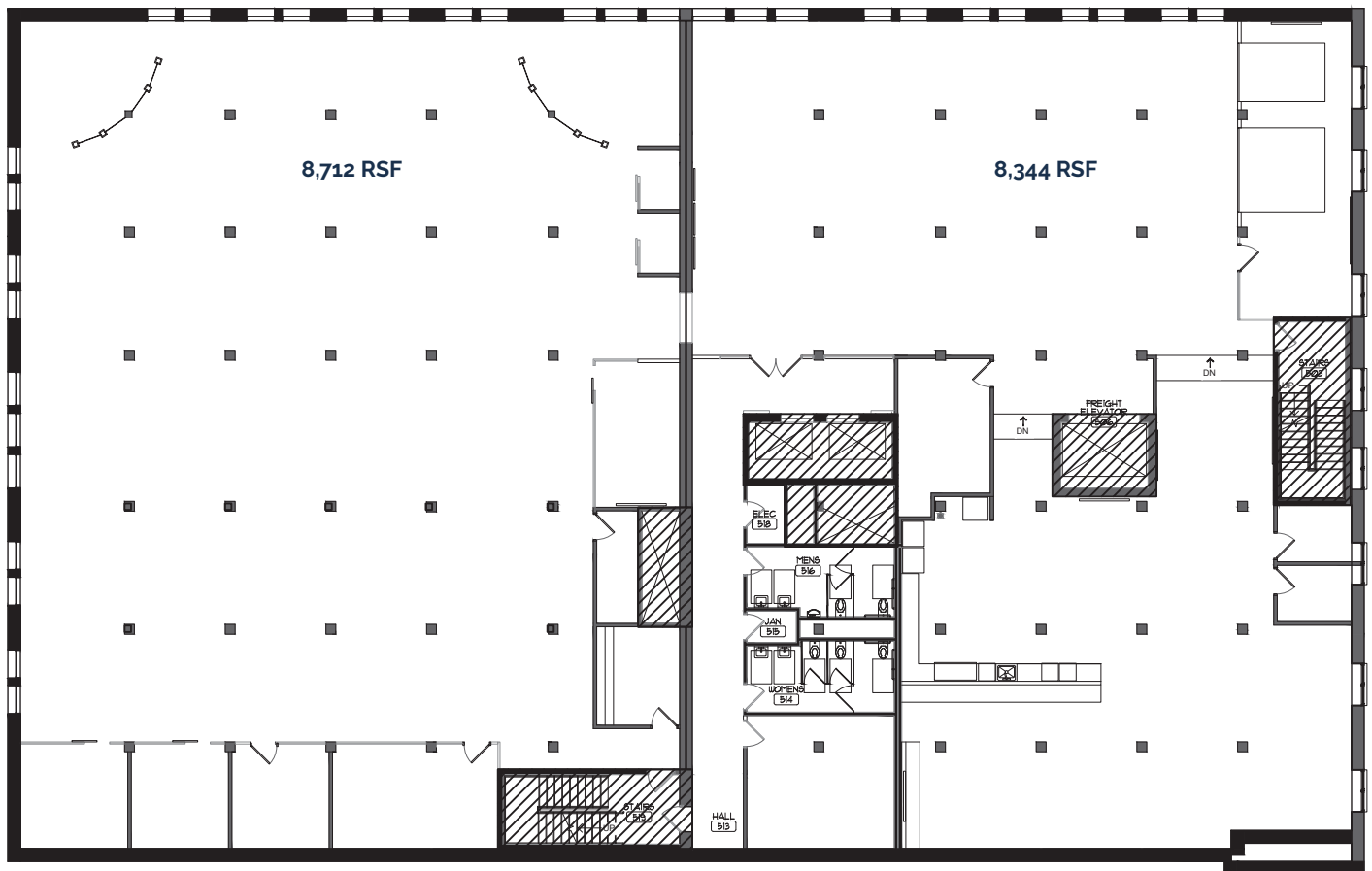


FIFTH FLOOR, SUITE 500

8,344 to
17,056 RSF

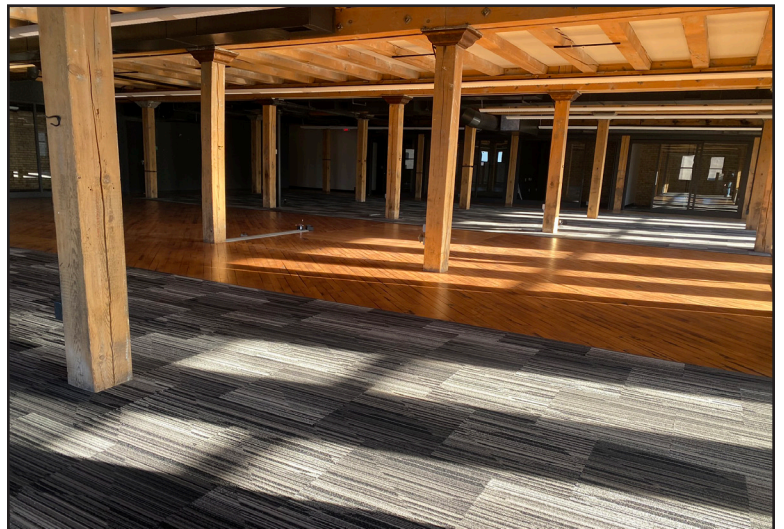
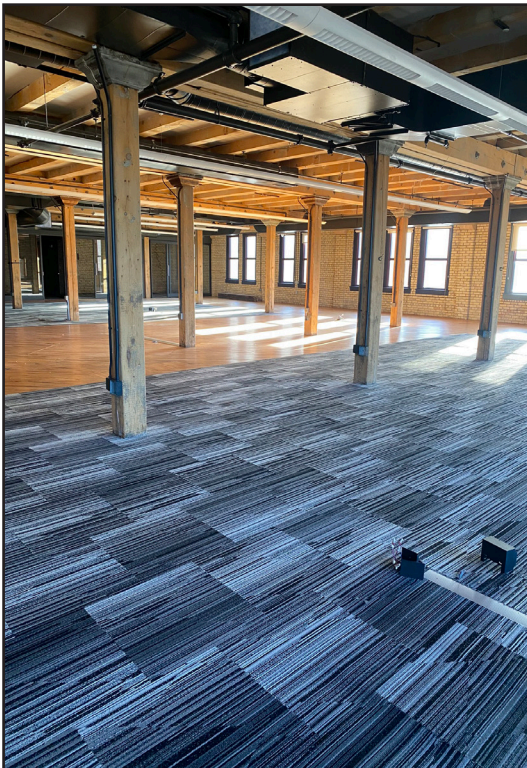
Full Floor - windows on 3 sides
Large open space, multiple private
offices
Conference and phone rooms
Kitchenette with microwave and sink

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



FIFTH FLOOR, SUITE 500

photos

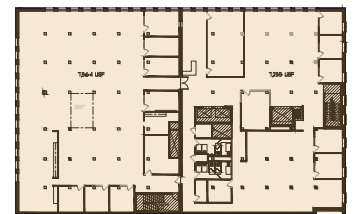


SIXTH FLOOR, SUITE 600

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

