



THE MCKESSON BUILDING

OFFICE SPACE FOR LEASE

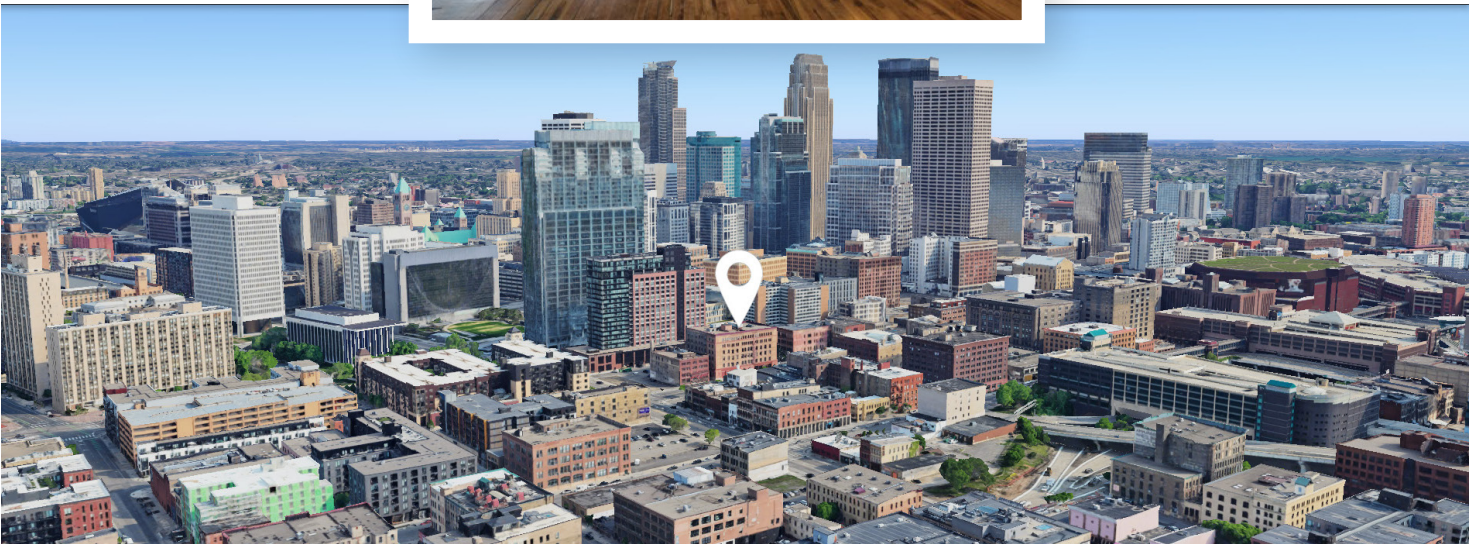
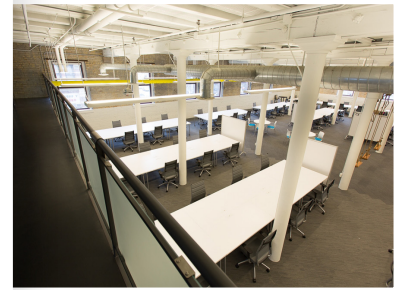
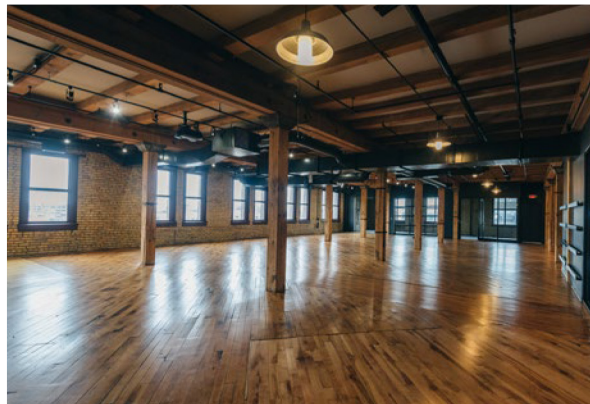
251 North 1st Avenue | Minneapolis, MN 55401

DETAILS

AVAILABLE	1,540 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

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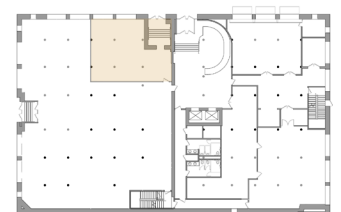
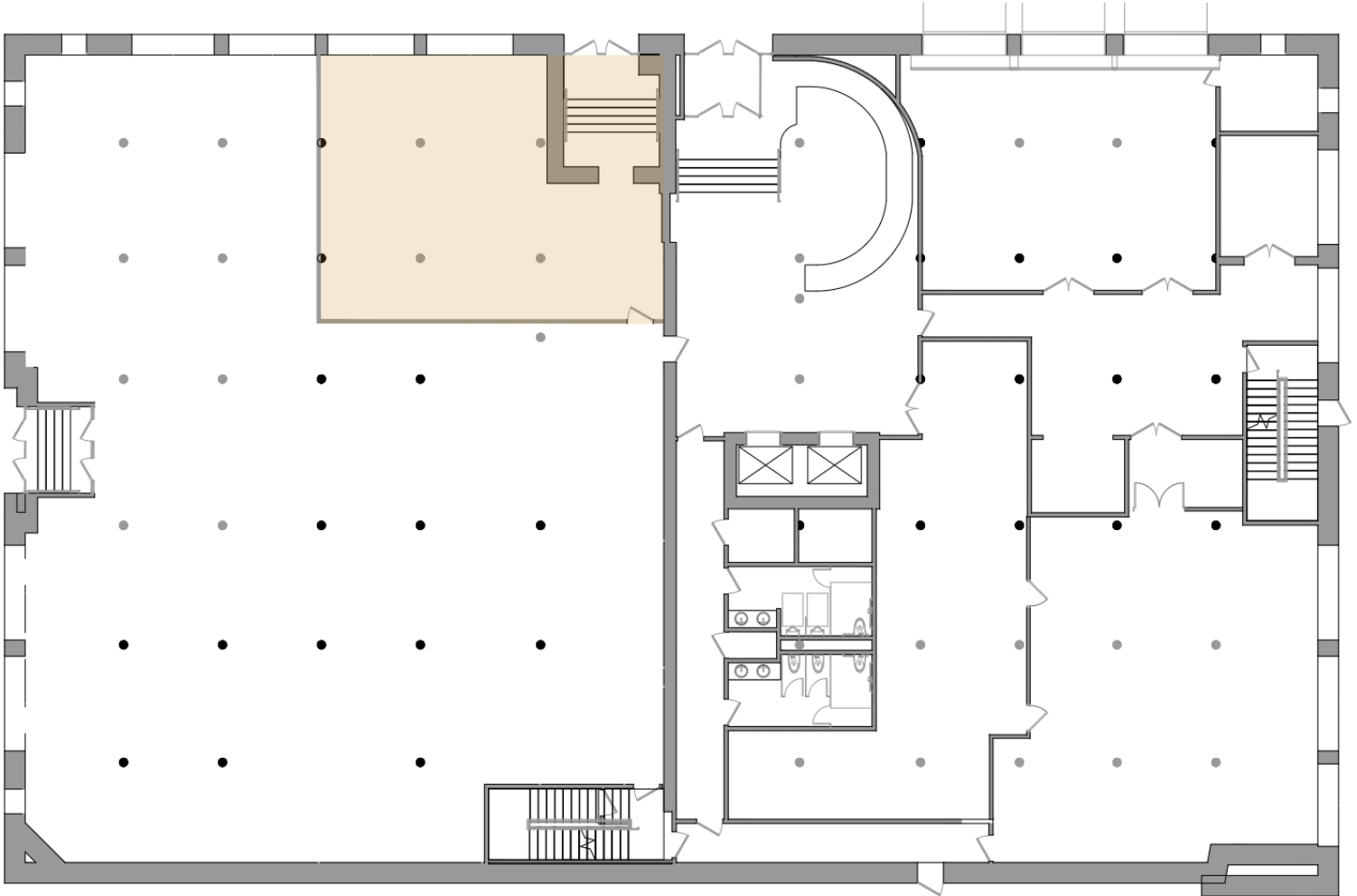
AMENITY/NEIGHBORHOOD MAP



FIRST FLOOR, SUITE 110

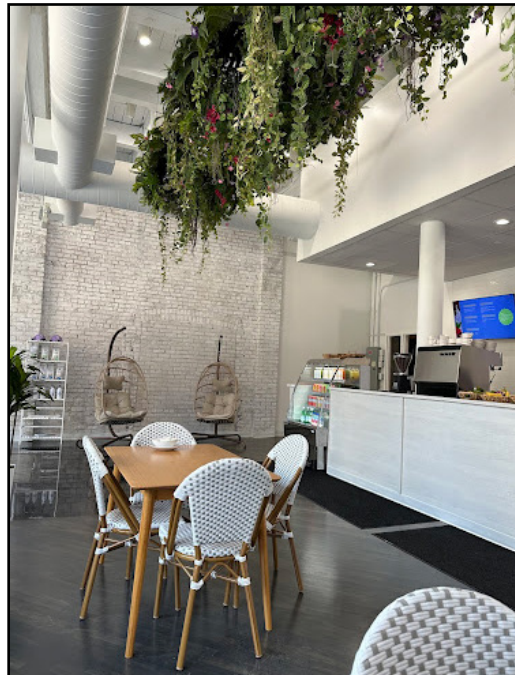
1,540 RSF

Turnkey Coffee Shop/Café Space
Available in 60 Days



FIRST FLOOR, SUITE 110

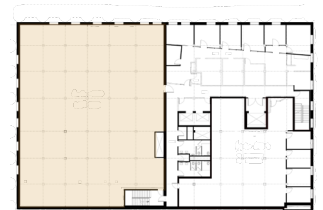
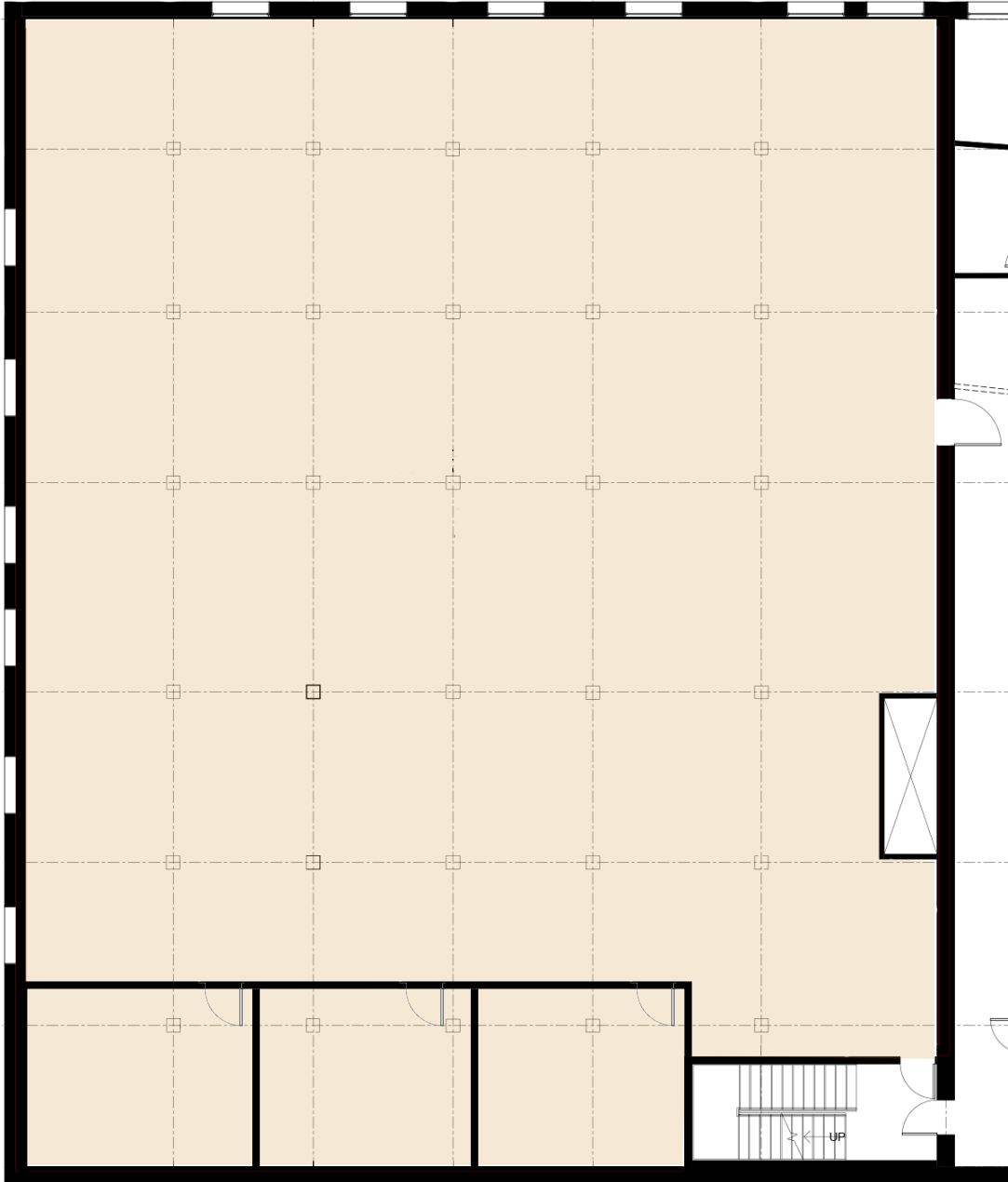
photos



FOURTH FLOOR, SUITE 400

8,465 RSF

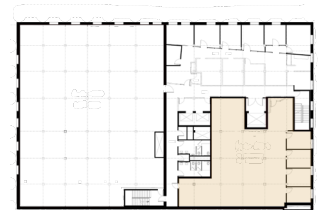
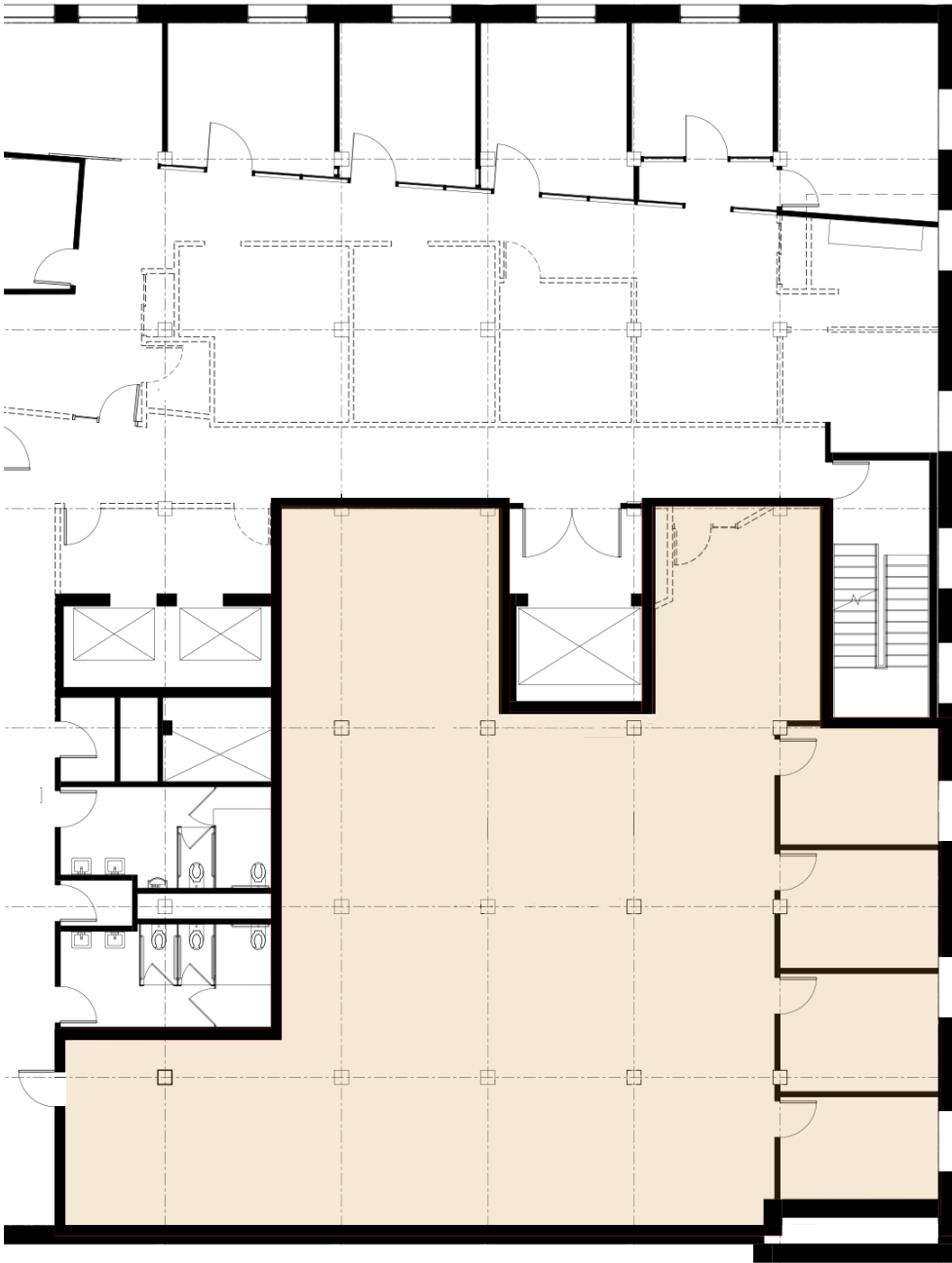
Large, open space with 3 private offices
Large windows on two sides
Upgraded LED lighting with auto-saver switches
Soundproofing installed



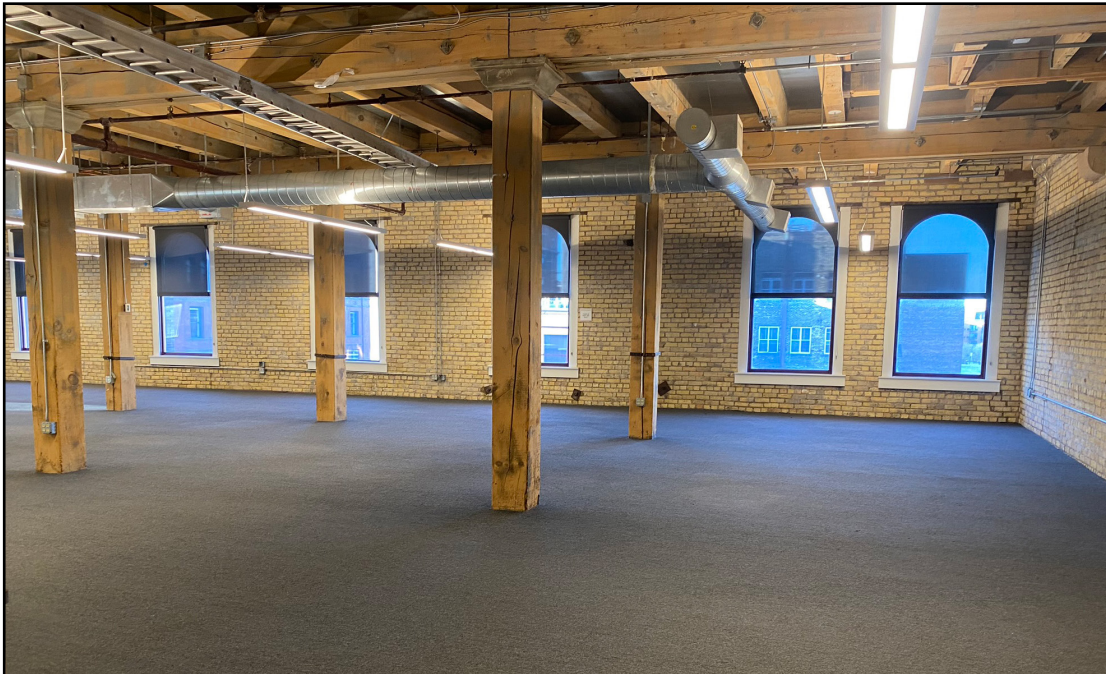
FOURTH FLOOR, SUITE 480

3,500 RSF

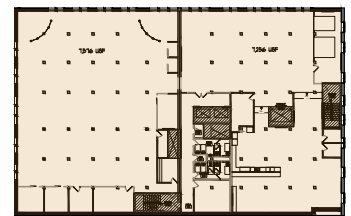
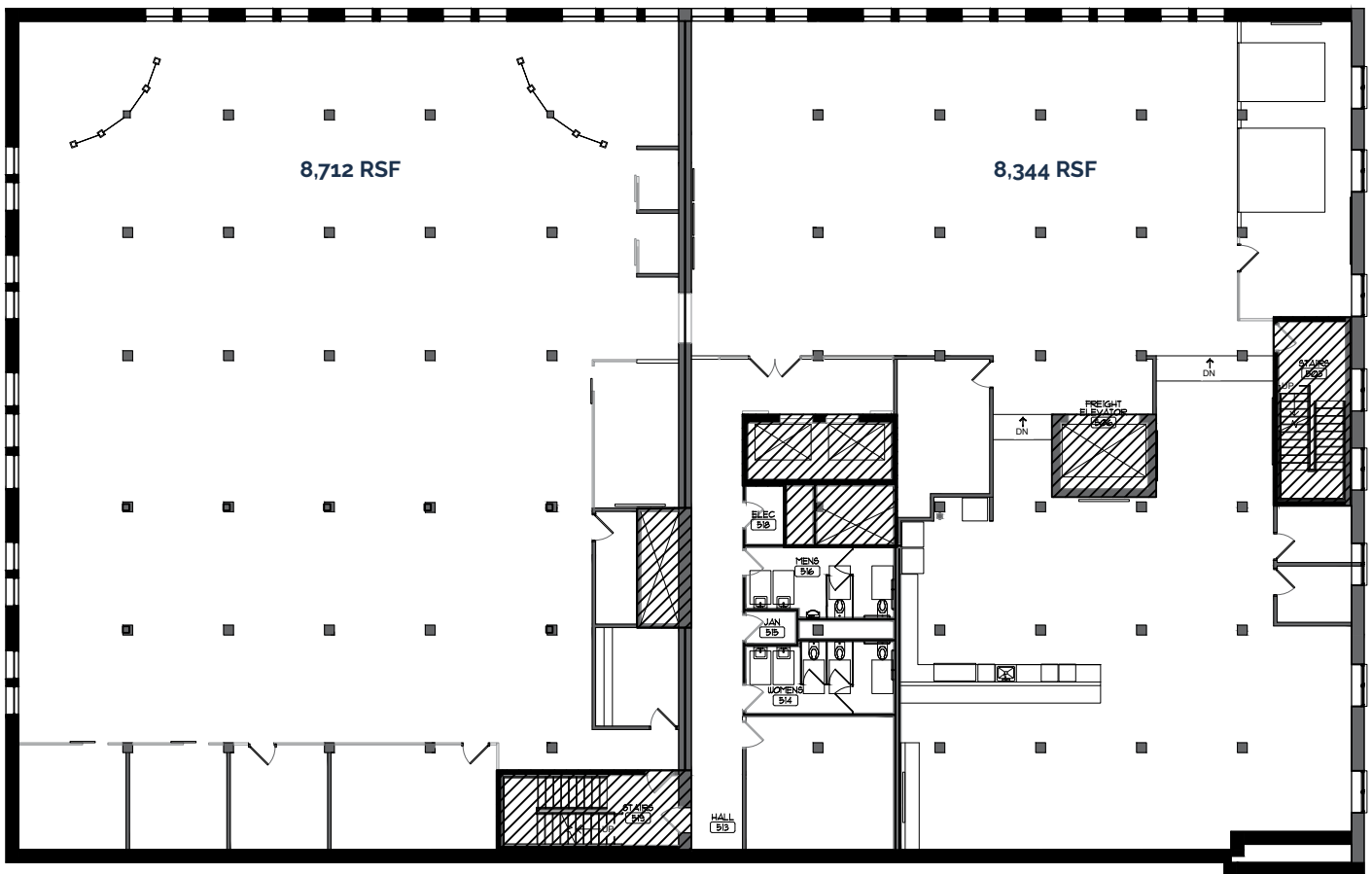
Large open space with 4 private offices
Storage room
Kitchenette with dishwasher, sink, and refrigerator
Upgraded LED lighting with auto-saver switches
Wood flooring



FOURTH FLOOR, SUITE 480 photos

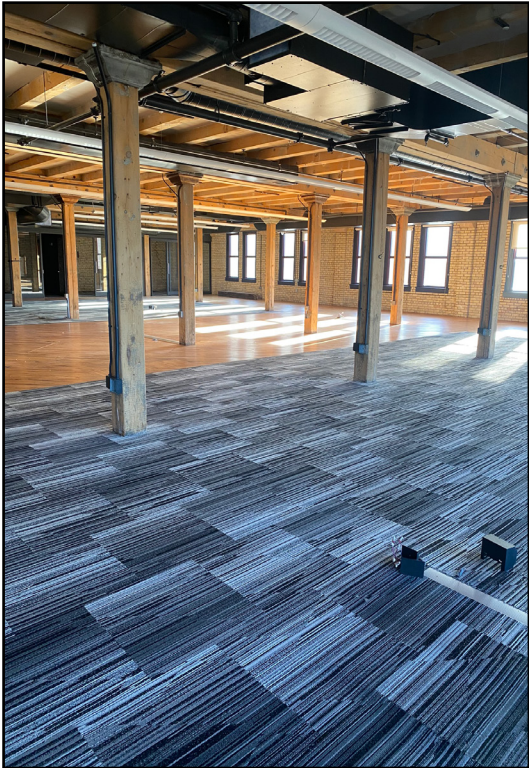


FIFTH FLOOR, SUITE 500	8,344 to 17,056 RSF	Full Floor - windows on 3 sides Large open space, multiple private offices Conference and phone rooms Kitchenette with microwave and sink	Upgraded LED lighting with auto-saver switches Air conditioned IT room Soundproofing installed Wood and carpet flooring
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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

