

Retail For Lease > 121 - 125 N Washington Ave | Minneapolis, MN 55401

# The Washington



MOLLY TOWNSEND  
952 897 7825  
molly.townsend@colliers.com

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343



RETAIL SPACE FOR LEASE

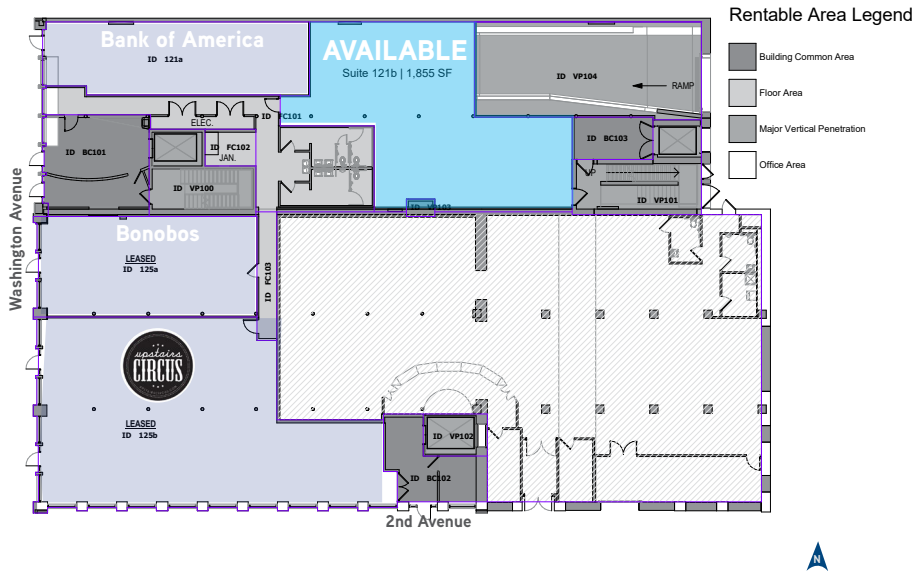
# The Washington

121 - 125 N WASHINGTON AVE | MINNEAPOLIS, MN





# FIRST FLOOR PLAN



## SITE INFORMATION

**Location** 121-125 North Washington Avenue

**Description** Retail/Office Redevelopment Project

**Year Built** 1887 | **Renovated** 2016

**Building SF** +/-75,000 SF: 5 Floors including LL

## AVAILABILITY

Suite 121b: 1,855 SF + potential 504 sf mezzanine space

## 1 MILE DEMOGRAPHICS

Population	Median HH Income	Average HH Income
24,535	\$66,184	\$100,212

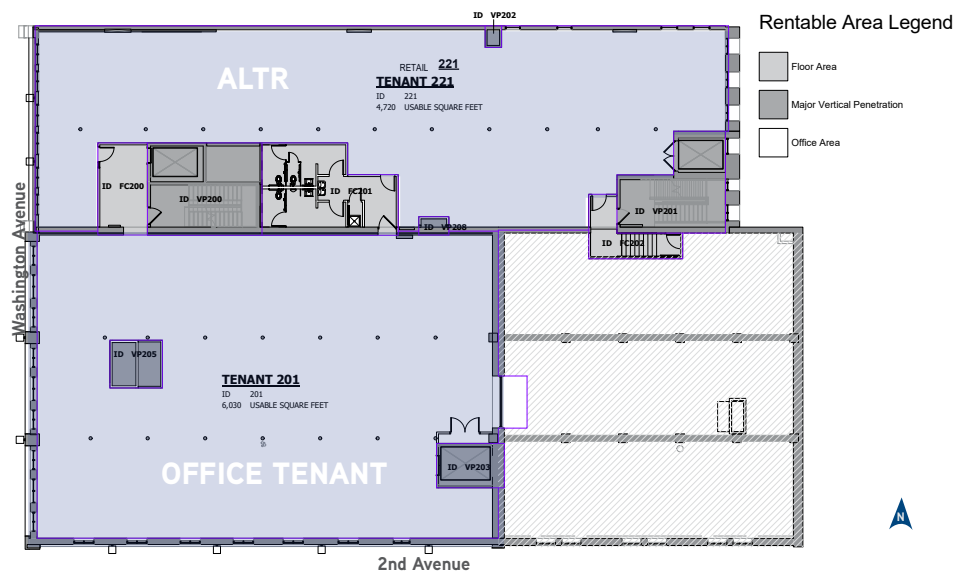
\* Source: ESRI 2016 Estimates

## TRAFFIC COUNTS

Washington Ave:	20,000 vehicles per day
2nd Ave N:	8,100 vehicles per day

\* Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars

# SECOND FLOOR PLAN



## EST. CAM & TAXES

2017 \$6.50 psf TOTAL

## COMMENTS

- Last retail space available – 1,855 sf with access and signage on Washington
- 504 sf mezzanine space potential
- Co-tenants are Bonobos, Upstairs Circus, ALTR and Bank of America
- Newly renovated historic building in the heart of the North Loop
- Neighboring retailers include Red Rabbit, Haute Dish, Hewing Hotel, Runyons and Whole Foods
- Area has 2,156 apartment units planned, under construction or recently completed
- Come join the hottest neighborhood in the Twin Cities!
- Over 800,000 square feet of office space planned or under construction





MOLLY TOWNSEND  
952 897 7825  
molly.townsend@colliers.com

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343

[www.thewashingtonmpls.com](http://www.thewashingtonmpls.com)