

# Office Space For Lease



\*This Information has been obtained from sources deemed reliable, however, we cannot be responsible for any inaccuracies.

## Bassett Creek

901 3rd St. N.

Minneapolis, MN. 55413

### For more information contact:

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### Featuring:

- 133,006 Square foot office and storage facility
- Located 1 block off Washington Ave. in popular north loop neighborhood
- Office suites available range in size from 470 to 11,440 square ft. with a wide variety of floor plans available
- Sand blasted brick walls, concrete support columns and heavy timber construction throughout
- Ample tenant and guest parking located underground and adjacent to building.
- Vast floor to ceiling windows provide panoramic views of downtown skyline

 Schafer

 Richardson

# Bassett Creek Business Center

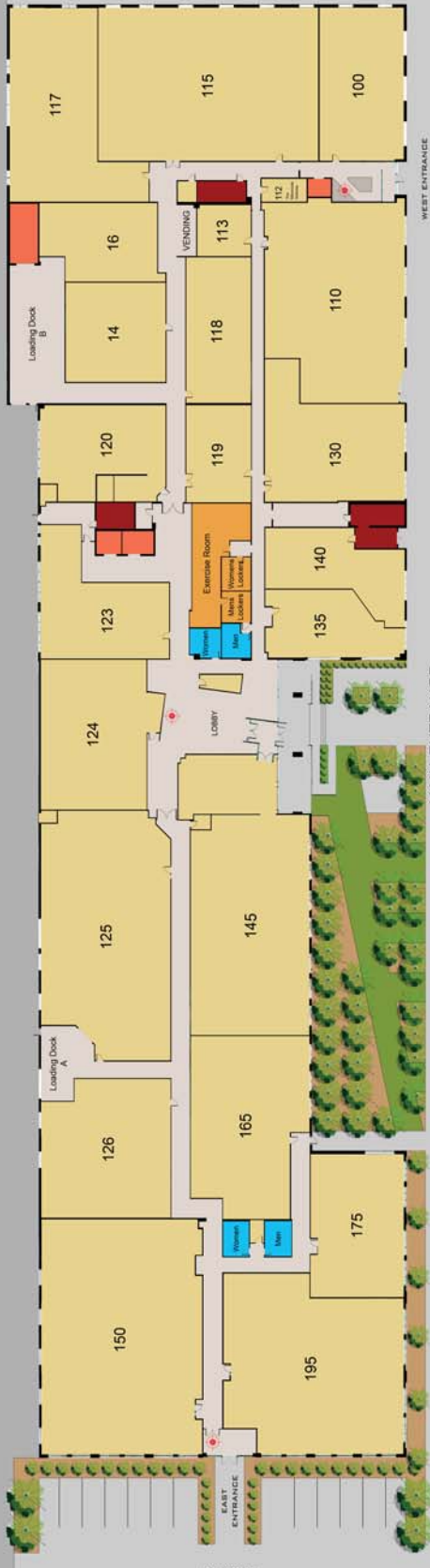
## FACT SHEET

Building Address:	901 Third Street North Minneapolis, MN 55401
Total Retail Space:	133,006 Rentable Square Feet
Year Built:	1920
Floors:	5
Zoned:	I-2: Medium Industrial District
Space Currently Available:	470 rsf minimum divisible 11,440rsf maxium contiguous
Net Rent	\$9.00 to 10.00 per rsf
2009 Estimated Operating Expenses:	\$4.22 CAM & Insurance \$1.54 Taxes Total per rsf =\$5.76
Tenant Improvements:	Lanlord will build to suit and provide a generious TI contribution
Parking:	Ample tenant and guest parking underground and in the adjacent parking lots
Comments:	This building is located in the North Loop Neighborhood with easy access to the new Twins Stadium, I-94, I-394 and Highway 55



# BASSETT CREEK BUSINESS CENTER

TENTH AVENUE NORTH



■ STAIRWAY    ■ RESTROOMS  
■ ELEVATORS    ● DIRECTORY

THIRD STREET NORTH

MAIN ENTRANCE

PARKING

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