



UNITED PROPERTIES
CREATING DEEP ROOTS

CUSHMAN &
WAKEFIELD



LOOSE
WILES

BROCHURE



EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the Loose-Wiles Building (“Loose-Wiles” or “the Property”) a 115,374 square foot, 84% occupied, creative office/mixed use project. Located on the most dynamic block of the North Loop neighborhood of Minneapolis, MN, Loose-Wiles embodies everything that makes the live/work/play North Loop the most sought-after environment for companies and residents alike and is known as the

“ HEARTBEAT OF THE NORTH LOOP ”



**NEAR-TERM
MARK-TO-MARKET
OPPORTUNITY**

Loose-Wiles represents a highly compelling mark-to-market opportunity with in-place net rents nearly 20% below the rapidly increasing market rents and a highly desirable spec suite opportunity that should lease in short order upon completion.

**UNRIVALED CREATIVE
OFFICE SPACE / UNRIVALED
LEASING MOMENTUM**

Loose-Wiles has breathtaking creative office spaces with high ceilings, great window lines, and abundance of natural light which translated into incredible leasing momentum of over 60,000 sf of new leasing in 24 months.



**ACTIVATED
OUTDOOR SPACE**

The lively central Plaza area at Loose-Wiles serves as the North Loop's activity hub with music, outdoor seating, and dining as well as year-round outdoor games.

**MULTIPLE ON-SITE
RESTAURANTS & BARS**

Loose-Wiles is home to The Freehouse (restaurant and brewery) and Fuzzy's Taco Shop while the Plaza area includes FRGMNT coffee, The Galley Food Hall, and Thr3 Jack (bar/restaurant/indoor golf simulators) – all of which add to the draw of Loose-Wiles at all times of the day and week.

The image shows the exterior of the Loose-Wiles building, a brick structure with a modern glass entrance. To the left is a large, cylindrical, corrugated metal structure. The foreground features a paved courtyard with colorful, geometric outdoor furniture and a large planter. The text overlay is a large black diamond shape on the left side of the image.

ABUNDANT ON-SITE STRUCTURED AND SURFACE PARKING

Unlike most of the buildings in the North Loop area, Loose-Wiles controls a significant supply of the resource most lacking in the North Loop - parking. With rights to 128 structured parking stalls as well as 15 surface parking stalls, Loose-Wiles is ideally positioned to accommodate all parking needs for their tenants and has a distinct long-term advantage as a result.

115,374 SF

\$19.00 PSF NET
WEIGHTED AVG IN-PLACE RENT

6.5 YR WALT

LOOSE  WILES

128

STRUCTURED PARKING STALLS

15

SURFACE STALLS

60K+ SF

NEW LEASING IN 24 MONTHS

**THE MOST
INTRIGUING
MIXED-USE ASSET
IN THE MOST
DYNAMIC AREA
OF THE HOTTEST
NEIGHBORHOOD
IN MINNEAPOLIS –**

- NEAR-TERM MARK-TO-MARKET OPPORTUNITY
- UNRIVALED CREATIVE OFFICE SPACE AND UNRIVALED LEASING MOMENTUM
- ACTIVATED OUTDOOR SPACE
- MULTIPLE ON-SITE RESTAURANTS & BARS
- ABUNDANT ON-SITE STRUCTURED AND SURFACE PARKING



**THE HEARTBEAT
OF THE
NORTH LOOP**

*Where Work Style
Meets Lifestyle*



THE NORDIC

LOOSE-WILES

PARKING



DUFFEY 2.0
(APARTMENTS / RETAIL / PARKING)
UNDER CONSTRUCTION

NORTH LOOP

LOOSE-WILES

INBOUND
BREWCO

NUMBER TWELVE
CIDER

FULTON
BREWING

FIRST
DRAFT
BREWING & ICEBERG

GRAZE
provisions • libations

MODIST
BREWING CO.

Bricksworth
BEER CO.

TULLIBEE

MARTIN PATRICK'S
BREWING

SPOON AND STABLE

allbirds
MONTE CARLO

TRAX
BREWERY & BAR

P
RAMP C

RED RABBIT

RED COW

WHOLE
FOODS
MARKET

112 eatery

Runyon's
Established 1982

mara
LOUNGE AND RESTAURANT

DOWNTOWN MINNEAPOLIS



P
RAMP B

LUCE

COWBOY JACK'S

P
RAMP A



Kieran's
Pub

Gluek's





MINNEAPOLIS CAPITAL MARKETS

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