



FOR LEASE



LOOSE
WILES

701 Washington Ave North
Minneapolis, MN 55401

HOME

HIGHLIGHTS

AVAILABILITIES

PHOTOS

For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

Property Highlights

- Outdoor plaza with frequent events
- Parking ramp
- Abundant natural light
- Building fitness facility & locker rooms
- Secure bike storage
- Freehouse Restaurant & Brewery
- Thr3 Jack game venue and bar/restaurant
- North Loop Galley food hall, bar and restaurant accelerator
- Prominent Washington Avenue exposure in the heart of the North Loop
- Attractive brick and timber construction
- Near many area amenities including restaurants, bike and walking trails
- Convenient to the Interchange site, light rail and Target Field
- Abundant new residential and commercial re-development in the area

North Loop/WDBA: <http://northloop.org>

Interchange: <http://www.theinterchange.net>

Minnesota Twins: <http://minnesota.twins.mlb.com>



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

BUILDING FEATURES

Building Size	Approximately 117,500 SF
Year Built/Renovated	1910/2001/Historic renovation completed in 2014
Net Rent	\$17.00-\$19.00 PSF
Telecom	With fiber and copper cabling into the building, we can offer a variety of voice and data services connection to local, national, and international locations using a variety of technology methods with up to 10GBPS data transfer speeds
HVAC	<ul style="list-style-type: none"> The building heat is provided by steam boilers which heat water that is circulated to baseboard radiant heaters along the perimeter walls. Hot water is also distributed to re-heat coils in the variable air volume (VAV) boxes that provide the zones for each floor. The air conditioning is provided by a Trane air cooled chiller on the roof. The chiller supplies chilled water to an air handling unit on each floor of the building. Each air handler has its own fresh air intake for ventilation. The air handling units supply air to the VAV boxes. There are a minimum of 6 VAV zones per floor. All of these systems are controlled/monitored by a Trane Tracer Summit building automation system. The radiant heaters, air handlers, chiller, VAV boxes, duct work, and circulating pumps were all installed in 2001. Automation system was replaced in 2014. The annex portion of the building is heated and cooled by 6 Trane package rooftop units. These units are controlled by the Trane automation system and were installed in 2001 as well.



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

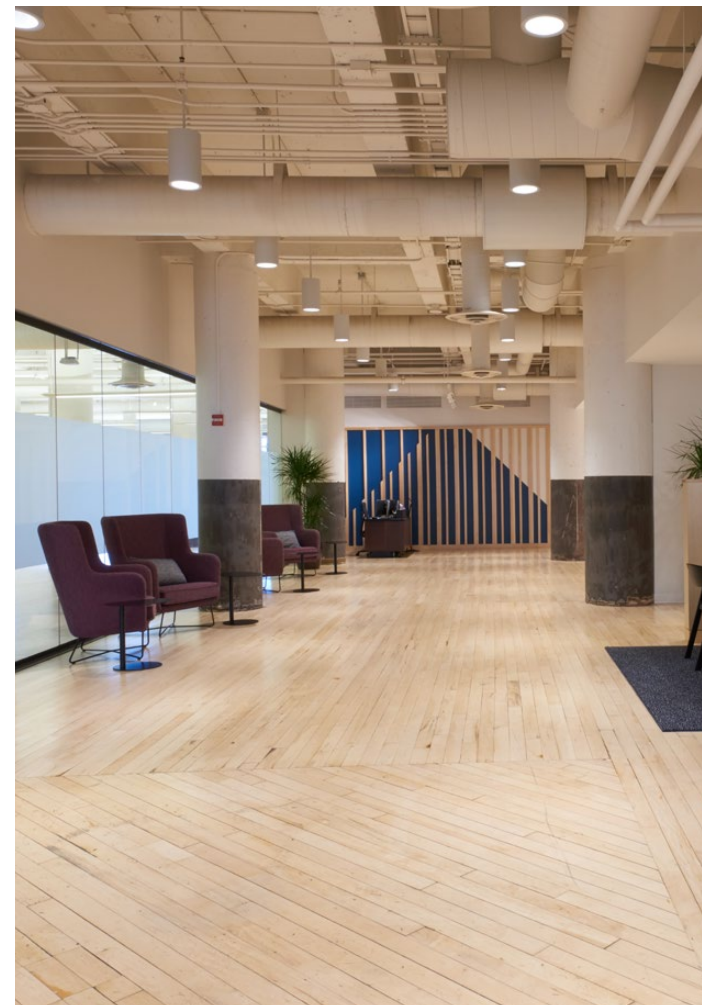
BUILDING FEATURES

Electrical

- The building is equipped with a 3000 amp, 480 volt service supplied by Xcel Energy. This service was installed around 2001.
- The building also has a back-up emergency power generator. This diesel powered generator can provide power for Life Safety loads including egress lighting, the elevators and the fire pump.
- The tenant floors are fed from a 500kva transformer that distributes power to floors one thru seven. These floors all have individual electric rooms with 400 amps 208/120 volts panels in place. These floors are also supplied by a separate 400 amp lighting feed. This lighting feed is currently connected to the lighting control system installed on all tenant floors.
- The 1st floor annex and basement have separate electrical distribution from the main service.

2021 Estimated Taxes & Operating Expenses

\$6.27 Real Estate Taxes
 \$9.86 Operating Expenses
 \$16.13 Total



For more information, please contact:

Tom Tracy
 Executive Director
 +1 612 280 3299
 tom.tracy@cushwake.com

Katie Tufford
 Senior Director
 +1 612 413 5007
 katie.tufford@cushwake.com

Cushman & Wakefield
 1400 IDS Center
 80 South 8th Street
 Minneapolis, MN 55402
 cushmanwakefield.com

HOME

HIGHLIGHTS

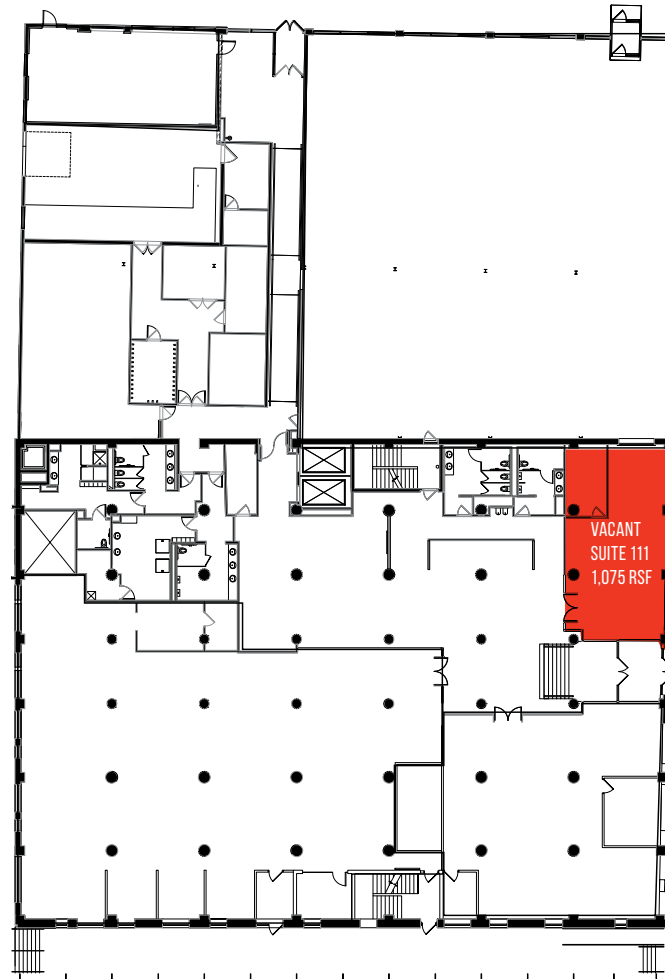
AVAILABILITIES

PHOTOS

Availabilities

Click Suite to View Floorplan

SUITE 111	1,075 SF
SUITE 350	1,620 SF
SUITE 400	15,001 SF
SUITE 525	2,662 SF
SUITE 600	16,396 SF
SUITE 700	14,717 SF



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

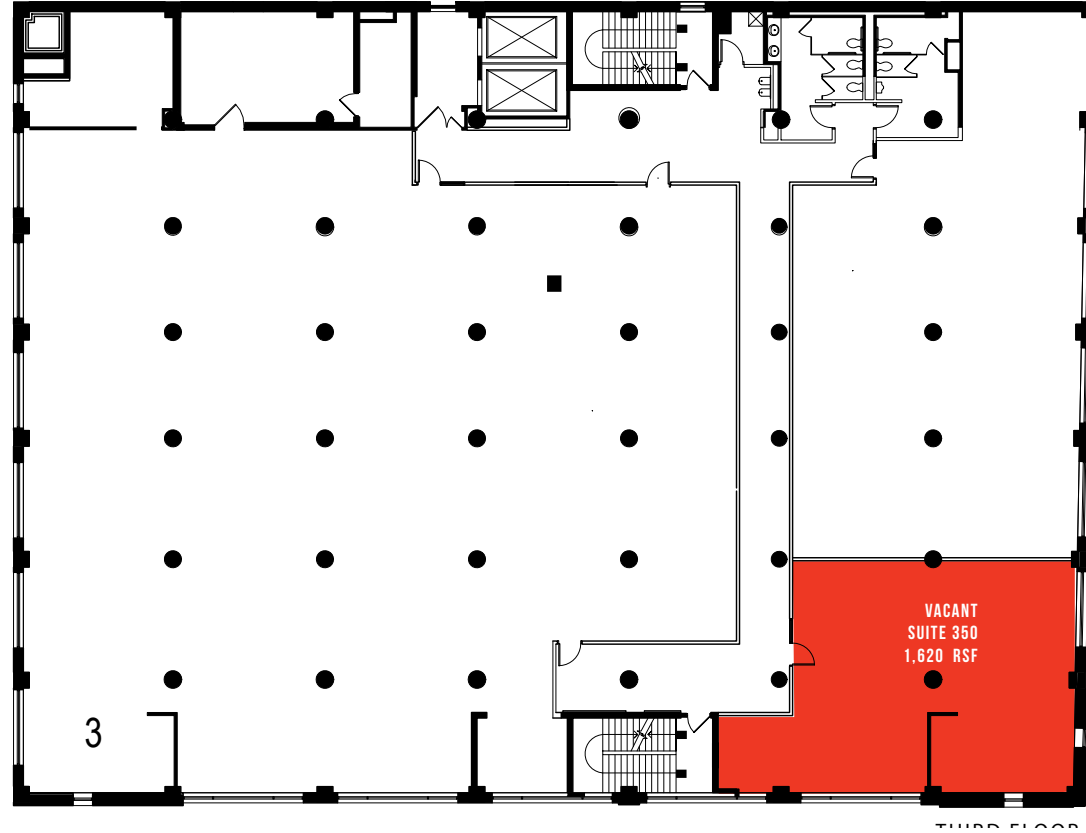
Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

Availabilities

Click Suite to View Floorplan

SUITE 111	1,075 SF
SUITE 350	1,620 SF
SUITE 400	15,001 SF
SUITE 525	2,662 SF
SUITE 600	16,396 SF
SUITE 700	14,717 SF



For more information, please contact:

Tom Tracy
 Executive Director
 +1 612 280 3299
 tom.tracy@cushwake.com

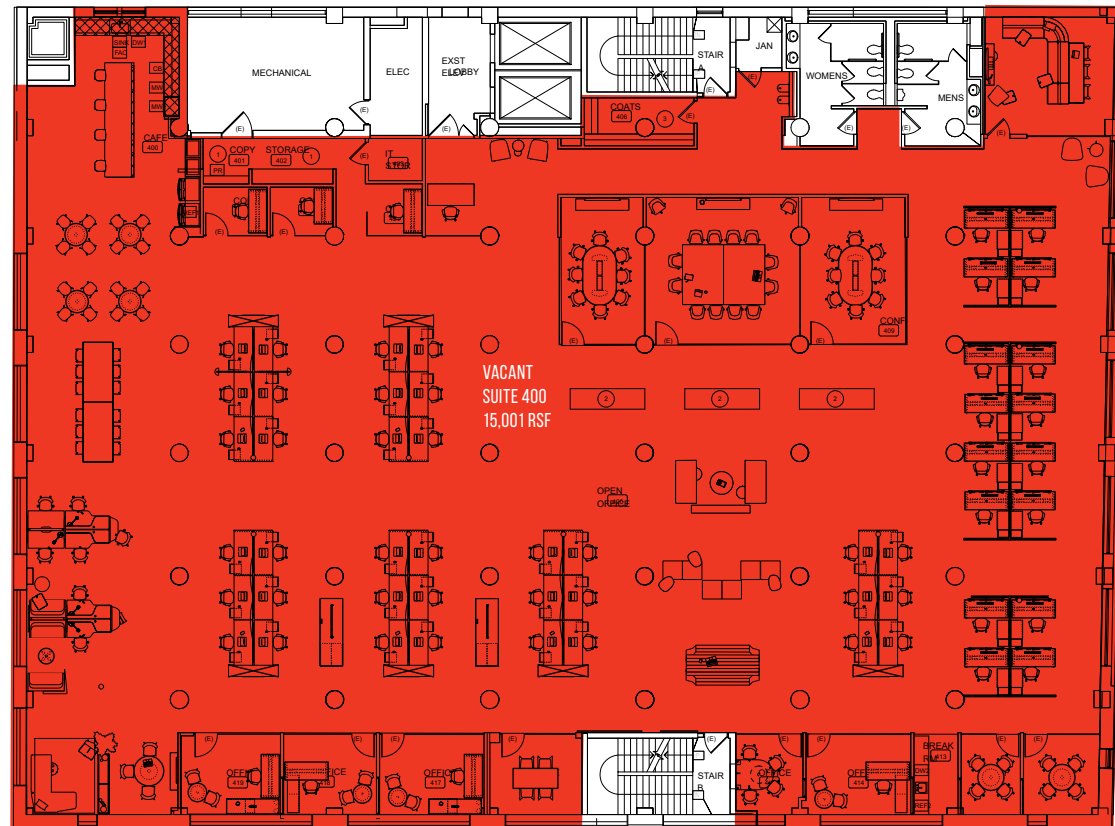
Katie Tufford
 Senior Director
 +1 612 413 5007
 katie.tufford@cushwake.com

Cushman & Wakefield
 1400 IDS Center
 80 South 8th Street
 Minneapolis, MN 55402
 cushmanwakefield.com

Availabilities

Click Suite to View Floorplan

SUITE 111	1,075 SF
SUITE 350	1,620 SF
SUITE 400	15,001 SF
SUITE 525	2,662 SF
SUITE 600	16,396 SF
SUITE 700	14,717 SF



For more information, please contact:

Tom Tracy
 Executive Director
 +1 612 280 3299
 tom.tracy@cushwake.com

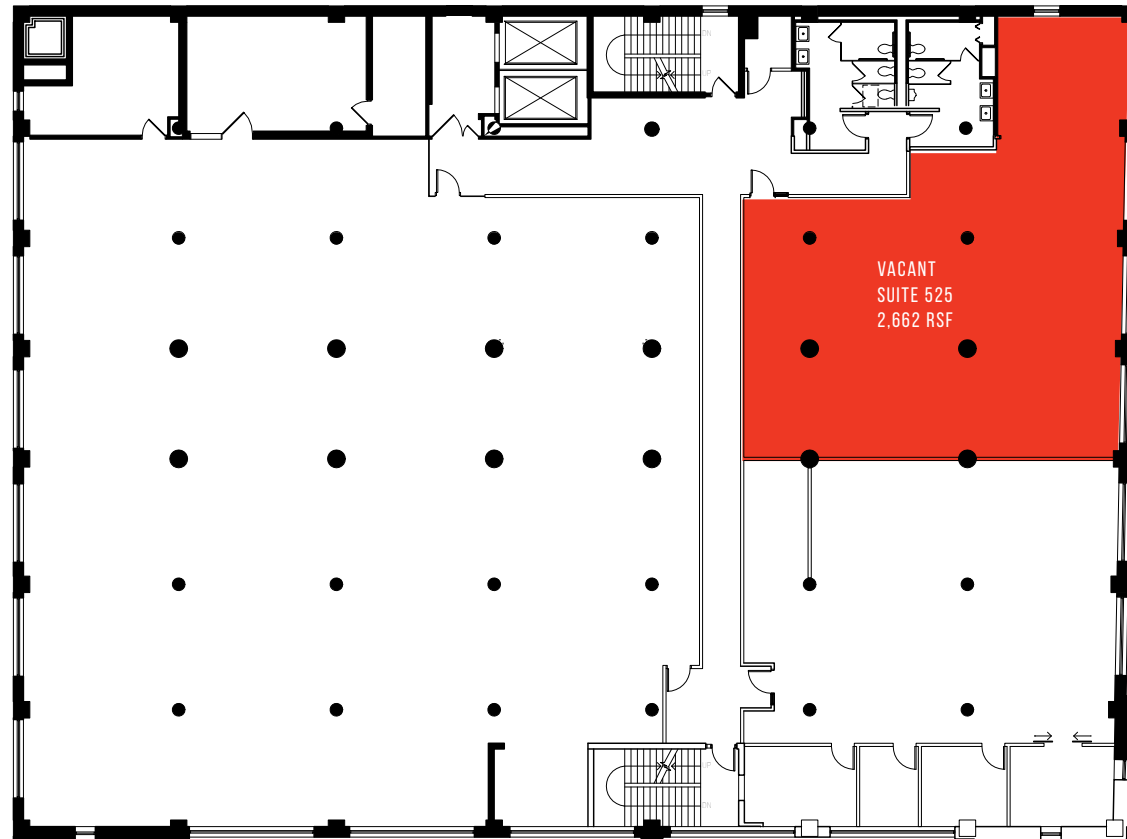
Katie Tufford
 Senior Director
 +1 612 413 5007
 katie.tufford@cushwake.com

Cushman & Wakefield
 1400 IDS Center
 80 South 8th Street
 Minneapolis, MN 55402
 cushmanwakefield.com

Availabilities

Click Suite to View Floorplan

SUITE 111	1,075 SF
SUITE 350	1,620 SF
SUITE 400	15,001 SF
SUITE 525	2,662 SF
SUITE 600	16,396 SF
SUITE 700	14,717 SF



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

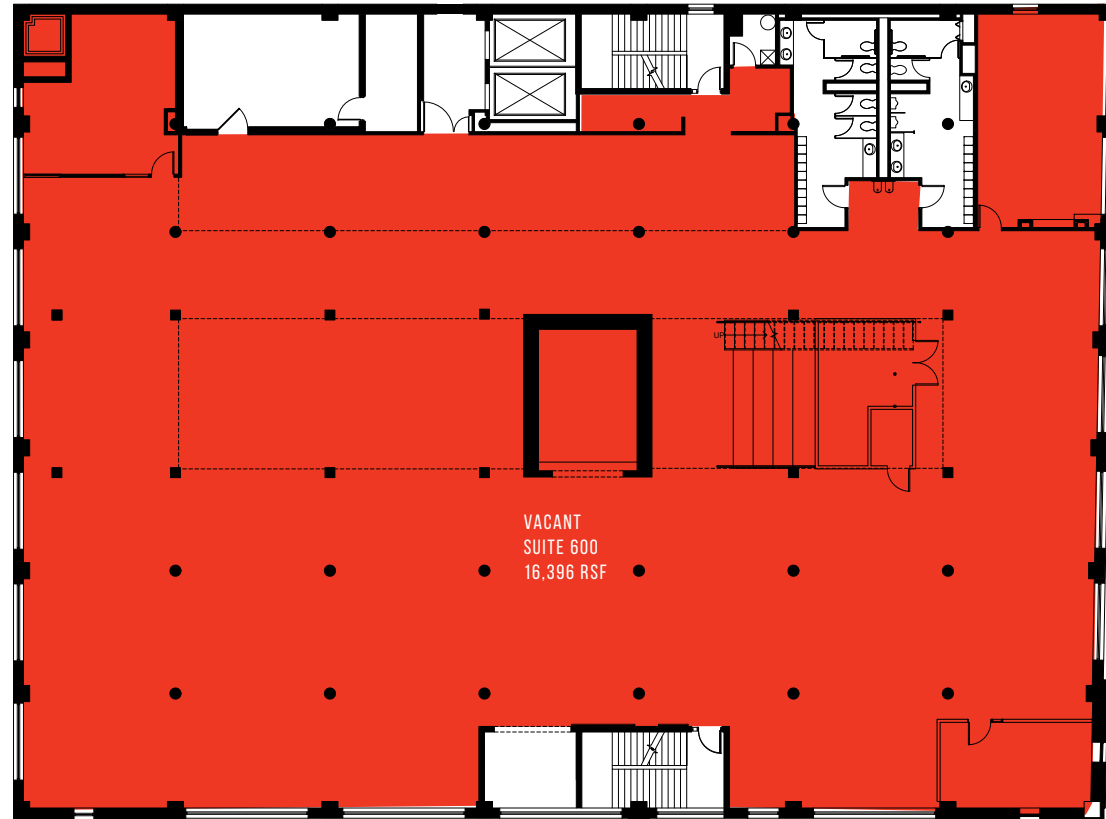
Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

Availabilities

Click Suite to View Floorplan

SUITE 111	1,075 SF
SUITE 350	1,620 SF
SUITE 400	15,001 SF
SUITE 525	2,662 SF
SUITE 600	16,396 SF
SUITE 700	14,717 SF



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

Availabilities

Click Suite to View Floorplan

SUITE 111	1,075 SF
SUITE 350	1,620 SF
SUITE 400	15,001 SF
SUITE 525	2,662 SF
SUITE 600	16,396 SF
SUITE 700	14,717 SF



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

HOME

HIGHLIGHTS

AVAILABILITIES

PHOTOS



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com

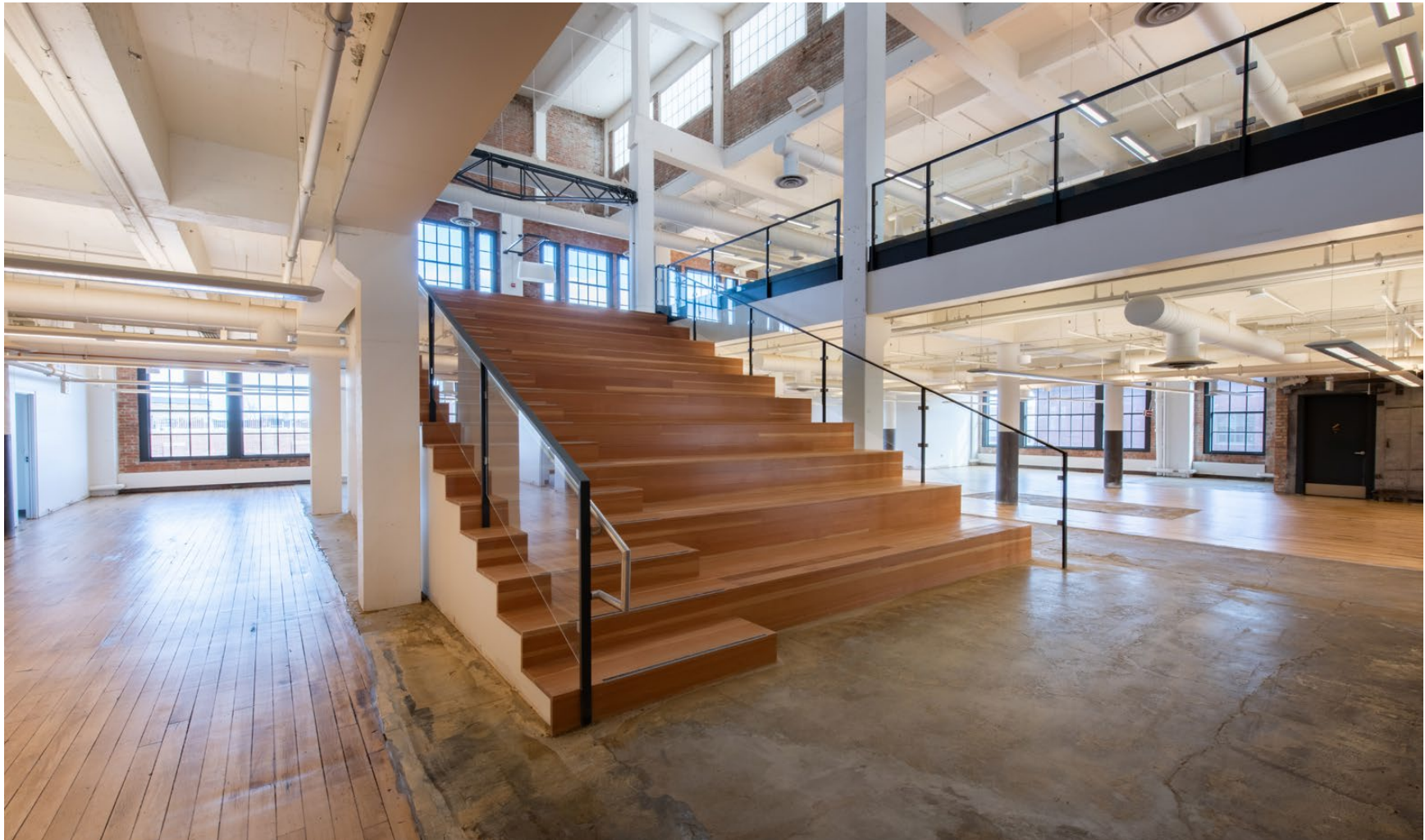


For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com



For more information, please contact:

Tom Tracy
Executive Director
+1 612 280 3299
tom.tracy@cushwake.com

Katie Tufford
Senior Director
+1 612 413 5007
katie.tufford@cushwake.com

Cushman & Wakefield
1400 IDS Center
80 South 8th Street
Minneapolis, MN 55402
cushmanwakefield.com