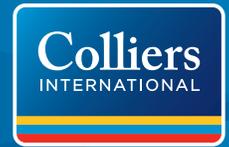


FOR LEASE > OFFICE & RETAIL SPACE



The Kildall Building

424 WASHINGTON AVENUE, MINNEAPOLIS, MN 55401



A distinctive historic building located in the heart of the North Loop neighborhood

HISTORICALLY PRESERVED OFFICE BUILDING WITH CREATIVE HIGH-IMAGE SUITES WITH A WAREHOUSE FEEL

- > Constructed by the Kildall Company in 1914, the building housed the nation's largest producer of lundefisk at that time
- > Large, openable windows and raw concrete ceilings were designed to preserve the original look of the building
- > Interior features include modernized building hvac systems, elevator, historically designed windows with 4 sides of glass and open concrete span and pillar 1914 warehouse construction
- > Outstanding corner location in the North Loop
- > Ownership is willing to provide a full turn-key build-out
- > Multiple sized suites - up to 2,216 SF on the first floor and 6,670 SF on the second floor
- > Within walking distance to many restaurants, services and entertainment
- > Numerous ramps and surface lots within a short walking distance

- > **DYNAMIC** NEIGHBORHOOD
- > **DESTINATION** ENTERTAINMENT
- > **CHEF-INSPIRED** DINING
- > **UPSCALE** RETAIL
- > **RARE** LOCATION

COLLIERS INTERNATIONAL
900 2nd Avenue South
Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

DAN ALTSTATT CCIM
952 837 3049
dan.altstatt@colliers.com

THE KILDALL BUILDING

424 Washington Ave > Property Facts



NET RENTAL RATES:

1st Floor: \$23.00 - \$26.00 PSF

2nd Floor: \$15.00 - \$17.00 PSF

2018 EST. CAM & REAL ESTATE TAX:

\$10.99 PSF

BUILDING AMENITIES:

- > Creative, appealing and affordable suites
- > Outstanding corner location in the Minneapolis North Loop neighborhood
- > Modernized systems and historically designed windows in 2000
- > Charming architectural details
- > Freight elevator
- > First floor restaurant
- > Lower level storage available

NORTH LOOP AMENITIES:

- > The fastest-growing neighborhood in Minneapolis
- > Convenient to major freeways
- > Located within walking distance to numerous area amenities including:
 - Mpls Farmer's Market
 - Target Field
 - Bachelor Farmer
 - Moose & Sadies
 - Smack Shack
 - Black Sheep Pizza
 - The Freehouse
 - Spoon & Stable
 - The Monte Carlo
 - The Loop
 - Cuzzy's
 - And more...

PROPERTY ADDRESS:

424 Washington Avenue
Minneapolis, MN 55401

PARKING:

Surface lot

BUILDING SIZE:

49,575 total square feet

YEAR BUILT:

1914

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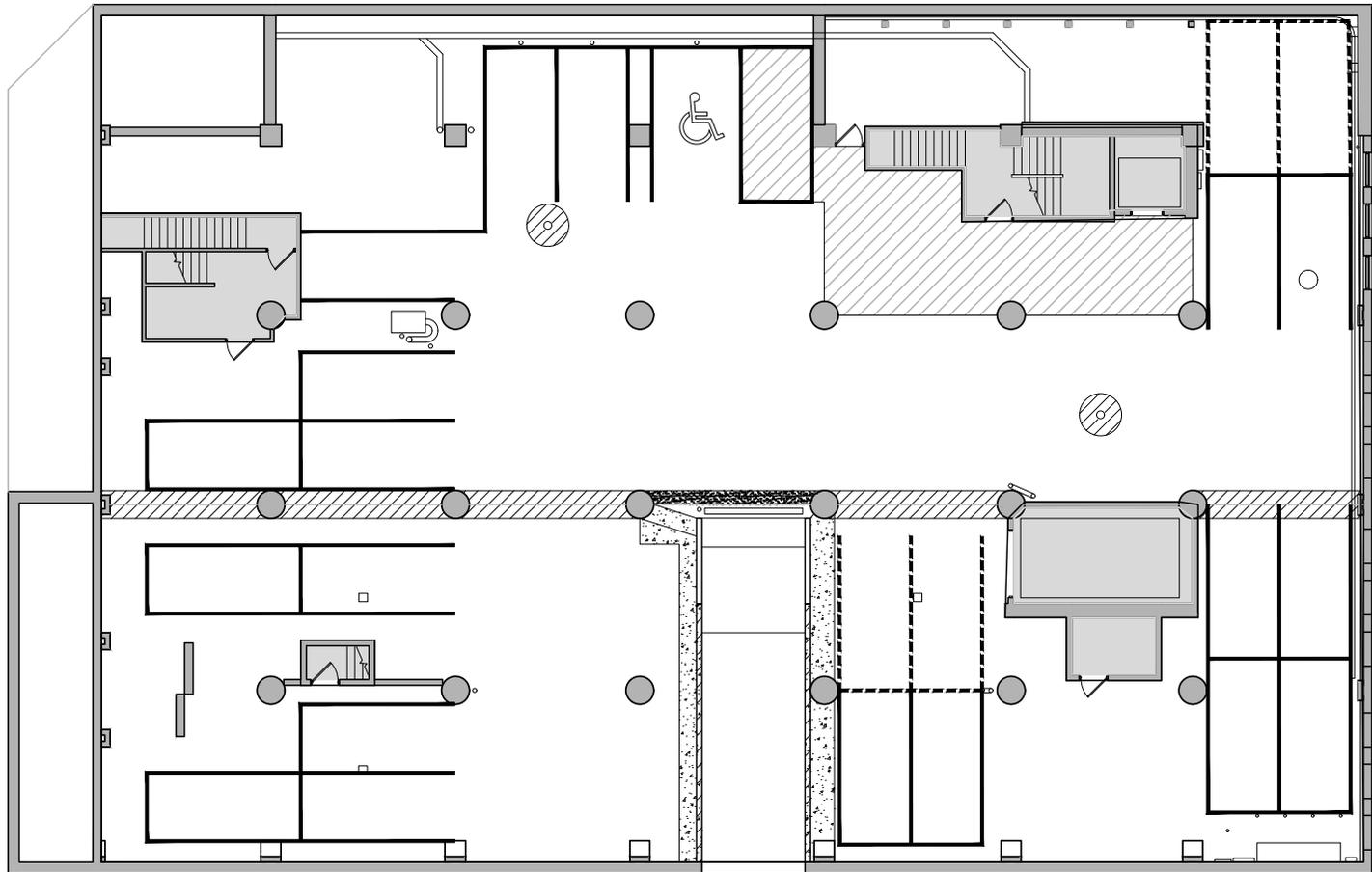
The Kildall Building

424 WASHINGTON AVENUE NORTH, MINNEAPOLIS MN



BASEMENT

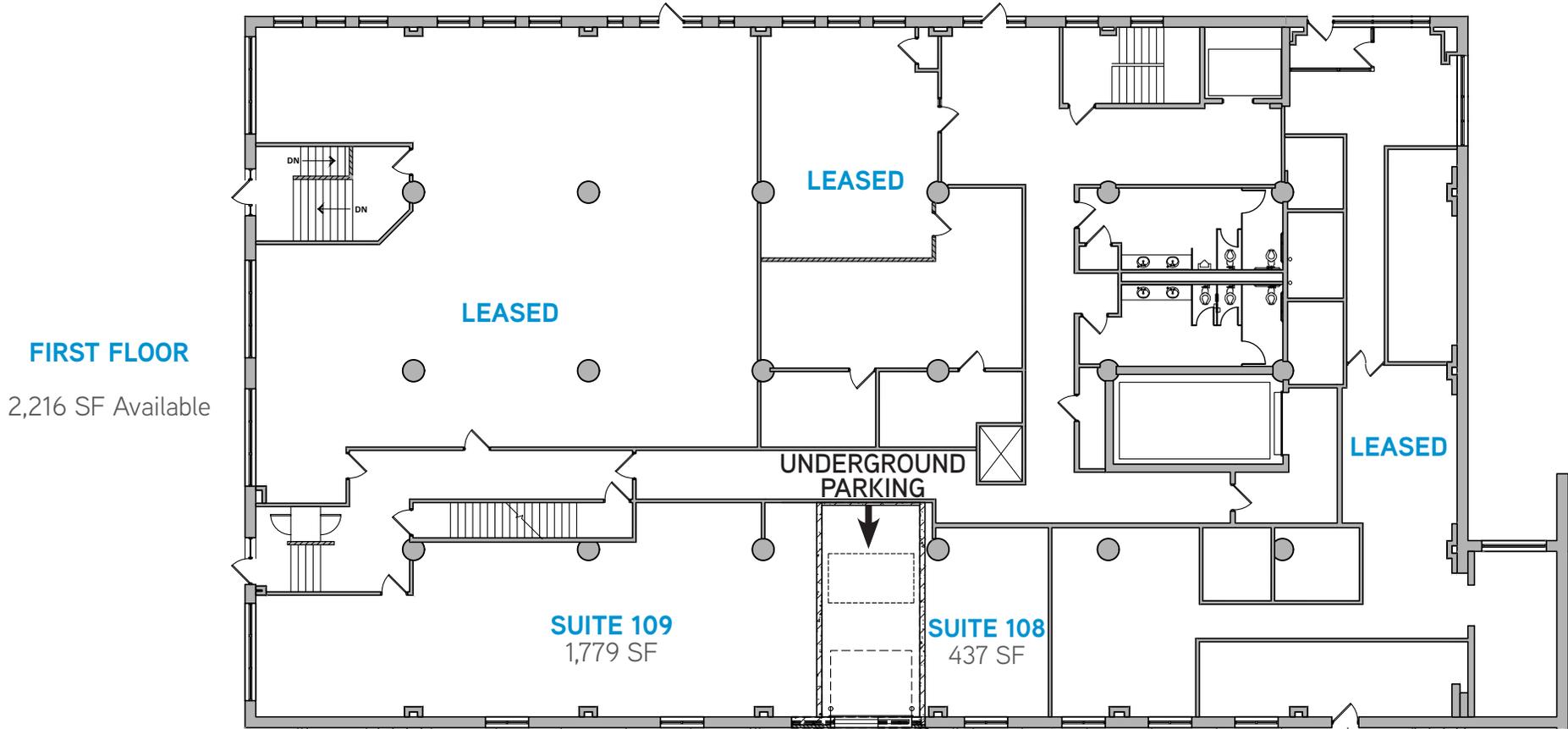
Underground
Parking
Available



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FIRST FLOOR
2,216 SF Available

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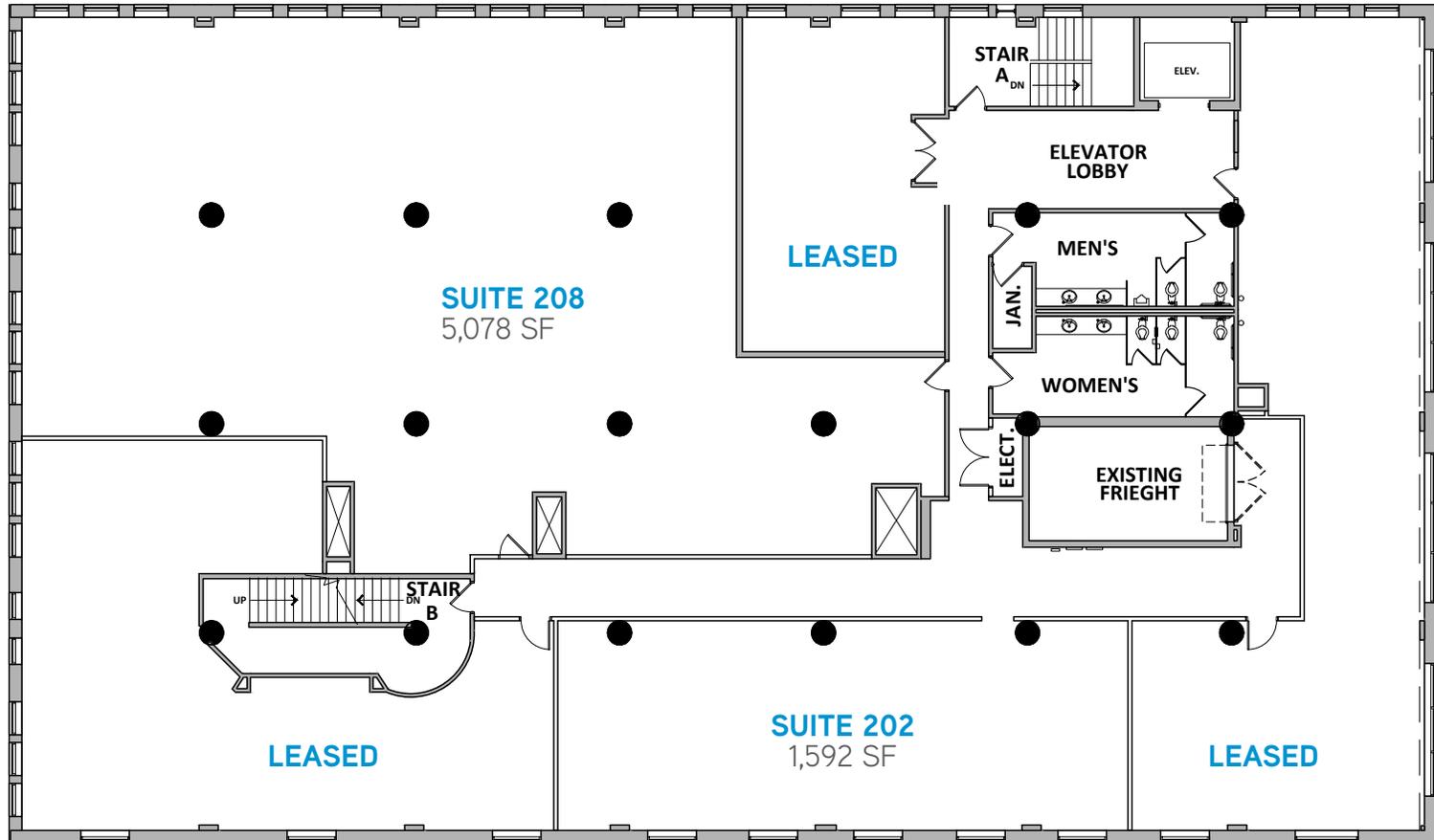
The Kildall Building

424 WASHINGTON AVENUE NORTH, MINNEAPOLIS MN



SECOND FLOOR

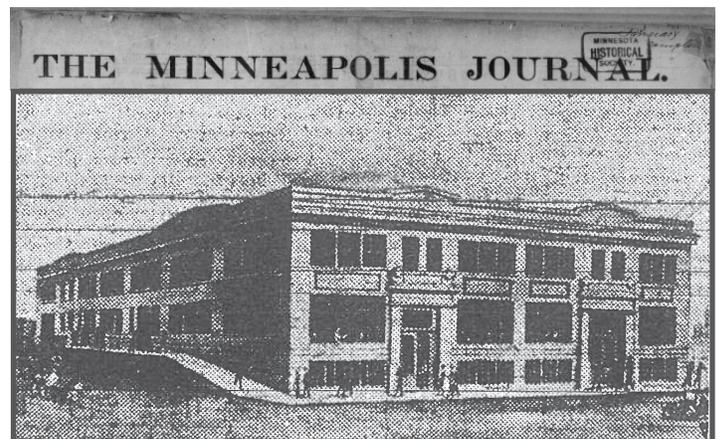
6,670 SF Available





The historic Kildall Building

- › Certified as an historically preserved building within the Minneapolis warehouse district
- › Designed by Christopher Boehme and architect Victor Cordella who also built the American Swedish Institute on Park Avenue
- › Built in 1914, the building was the largest and most modern ludefish processing plant in the world
- › In 1965 a third story was added, allowing the building to remain consistent with other surrounding historic structures



Further development of the new north wholesale district is taking form at Fifth and Washington avenues N as a large storage house for the Kildall Fish Company. The site is 105 feet facing Washington avenue and 172 feet deep. The basement was blasted from the solid rock and will be two stories. The building is to be eventually seven stories above ground, and it is designed

as the most modern and fully equipped house in the world, with a cold storage plant and electric ventilating system. It will have ample space for the stock of salt and smoke fish. To make the double deck basement it was necessary to remove 13,120 cubic yards of rock and dirt. A special Soo Line spur has been put in for switching cars direct to the warehouse.

THE KILDALL BUILDING

424 Washington Ave › Parking & Transportation



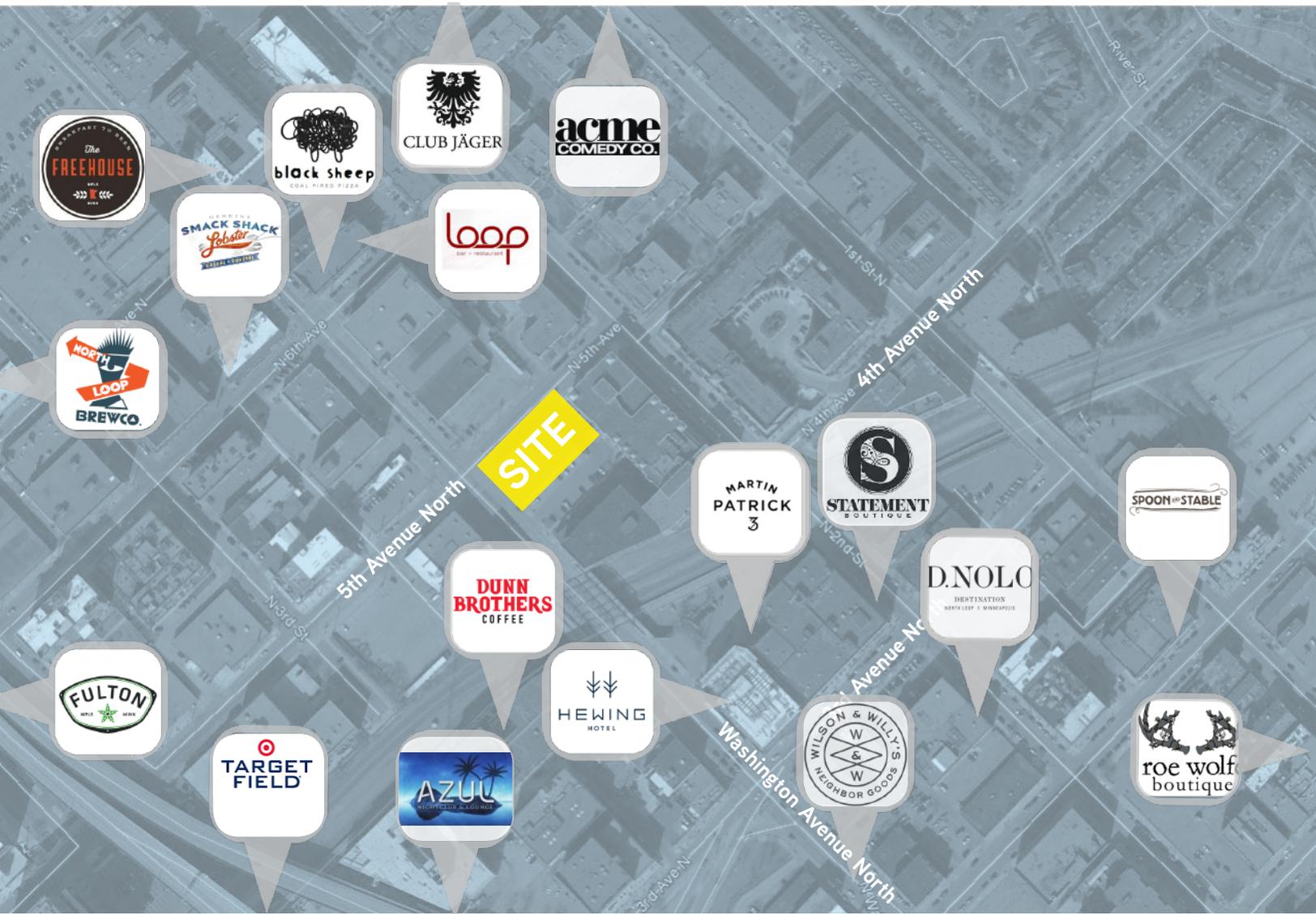
-  Metro Transit Light Rail
-  Northstar Commuter Rail
-  Parking
-  Metro Transit Bus Route
-  Metro Transit Bus Stop
-  HourCar Station
-  NiceRide Kiosk

PARKING RESOURCES

- | | |
|---|---|
| <ul style="list-style-type: none">  1 Washington Ave & 2nd St
WW Parking Inc / 763-553-0266
54 surface stalls  2 Washington Ave & 3rd Ave N
Interstate Parking / 612-375-1301
65 surface stalls  3 Hennepin Ave & 2nd St S
Standard Parking / 612-455-3723
160 ramp stalls | <ul style="list-style-type: none">  4 Washington Ave & 2nd Ave N
AP, LLC Parking / 612-567-9855
50 surface stalls  5 8th Ave N & 1st St N
Imperial Parking / 612-341-8000
85 surface stalls |
|---|---|

THE KILDALL BUILDING

424 Washington Ave > Area Dining, Entertainment & Shopping



Minneapolis

NORTH LOOP



The fastest-growing community within the urban core

The ultimate destination for the trifecta of work, live, and play, the North Loop's population numbers have sky-rocketed in the last 15 years, growing from 1,515 in 2000 to 4,291 in 2010 to 5,433 in 2015. Jobs are also rapidly growing in the area, with employee counts jumping from 9,500 in 2010 to 14,850 in 2015. If significant amounts of new restaurants, breweries and stylish upscale retail are any indicator of economic strength, then the North Loop is the local heavyweight champion for having the "it" factor. Multi-family development is also on the rise, with several new apartment, condo, loft, and hotel concepts providing housing options for the influx of new residents and visitors.

Development in the area – in large part due to Target Field and the new Target Field Transit station – increased the profile of the neighborhood. Historic industrial-use buildings, such as the Ford Center, the Kildall Building, the Maytag Building, Tractorworks, and The Washington were renovated or are being renovated to support the growing office and mixed-use footprint. In 2015, Be the Match moved into their new, build-to-suit headquarters: a 240,000-square-foot development on the old Shapco Printing site. Currently, Hines is underway on a 210,000-square-foot speculative office building called T3. There is an additional 870,000 square feet of office space in four buildings planned for the North Loop. On the retail scene, the North Loop has become very competitive with local and national high-end concept retailers looking for highly sought-after space.

As a hub of employment, entertainment, and transportation, businesses are attempting to capture the vibrancy of the neighborhood with locations that offer livability, walkability, easy access to amenities, transport options and green space, making them attractive options for today's young professionals, empty-nesters, creative types, and sports enthusiasts alike.

- > HISTORIC LOCATION
- > EDUCATED WORKFORCE
- > MULTI-MODAL TRANSPORTATION HUB
- > OUTSTANDING LIVABILITY RANKING
- > DIVERSE POPULATION

Area Restaurants



Area Retailers



At a glance...

POPULATION



27% increase in population since 2010, making the North Loop the fastest-growing neighborhood in Minneapolis

OFFICE



6.8% office vacancy rate, significantly less than the Minneapolis CBD's 12.7%

INCOME



at \$71,609, the median income is 26% higher than the national level

EMPLOYMENT



50% increase in jobs since 2010, totaling 5,300 new positions created

HOUSING OPTIONS



2,156 apartment units planned, under construction, or recently completed

MILLENNIAL HOT SPOT



32% residents in the 25-34 age, higher than the 14.6% in the MSP Metro



The neighborhood also enjoys local and national recognition as it has been named "Best Neighborhood" (*Mpls/St. Paul Magazine* and *CityPages*), 12th Hippest Neighborhood (*Forbes*), "Favorite Neighborhood" (*Fast Company*), "Coolest Neighborhood in American" (*Thrillist*), and "Go List 2016" (*Fodor's*).

