

OFFICE SPACE FOR LEASE >

# THE WATERBURY BUILDING

1121 JACKSON STREET NE MINNEAPOLIS, MINNESOTA



Accelerating success.



## FOR LEASE > CREATIVE OFFICE SPACE

Newly renovated light industrial building offers creative loft office space, artist studios, tech spaces and small warehouse vacancies. Convenient location at Broadway and Central Avenues, just NE of downtown Minneapolis.

## BUILDING AMENITIES

- > 92,275 total building square feet
- > Space available from 1,065 SF to 4,268 SF
- > 18' clear height in warehouse space
- > Creative office space built-to-suit
- > Drive-in doors in many suites
- > Immediate access to bus routes and bike paths
- > Many suites have separate electric, HVAC and water
- > Professional, local management; easy deals!
- > Easy access to Highways 35W, 280, 36 and 65

## CONTACT US >

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# THE WATERBURY BUILDING > FOR LEASE

## BUILDING SIZE:

92,275 total square feet

## YEAR BUILT:

1932, renovated in 2007

## AVAILABLE SPACE:

10,058 square feet

## SUITES AVAILABLE:

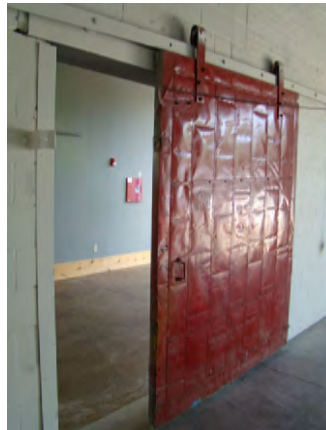
- **Suite 100 & 112:** 4,268 square feet of office space
- **Suite 114:** 2,066 square feet of flex space
- **Suite 115:** 835 square feet of flex space
- **Suite 137:** 1,065 square feet of flex space
- **Suite 143:** 1,824 square footprint of office space (additional 879 square feet mezzanine)

## LEASE RATE:

\$9.50 - \$13.50 PSF net

## 2019 TAX/OPS:

\$4.75 per square foot



## > FLOOR PLAN



# FLOOR PLAN >

Suite 100-112



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