





LUMBER
EXCHANGE
1885

HENNEPIN AVENUE

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MAKE HISTORY
HAPPEN AT
LUMBER EXCHANGE

Office character and value at a downtown address

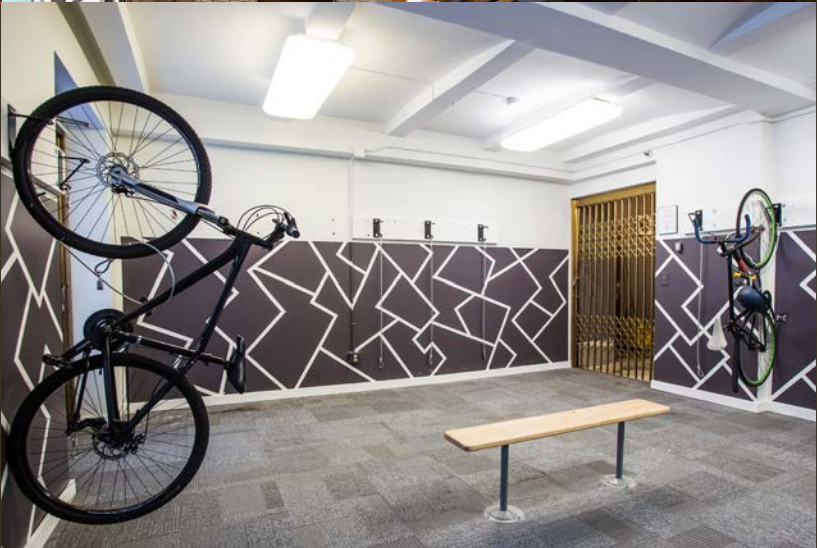


Located within the Minneapolis Central Business District, between the North Loop and East Town neighborhoods, the Lumber Exchange Building is truly at the center of it all.

Just blocks away from major professional sports stadiums, the Hennepin Avenue Theater District, music and arts culture, the Lumber Exchange Building is also surrounded by some of the best in trendy dining, up-and-coming hotel and retail opportunities. More than it's great downtown location, the Lumber Exchange Building offers an opportunity to be part of a revitalized urban core at a reasonable price.

- Close to light rail and Metro Transit
- Surrounded by arts and sports entertainment
- 1 block off Nicollet Mall
- Quick and easy access to west metro
- Skyline views/walks to Mississippi River
- 3 fitness centers within 3 blocks
- On-site security





Built in 1885, the Lumber Exchange has a long history of great industry, trade and commerce.

It upholds this track record even today, as it has seen steady multi-tenant occupancy with a variety of tenants, most notably due to the unique, expandable and customized spaces available. Modern amenities and building upgrades have brought the old-world glamour of this historic building back to its original lustre and is the ideal office opportunity for businesses looking for the inspiration of old meets new.

- Tenant lounge
- Shared atrium with sky views
- Bike storage
- Custom, unique turn-key build-outs
- Event center
- 3 on-site restaurants
- Sundry shop and on-site salon
- Skyway connected



“ We love having SisterBoss studios at the Lumber Exchange Building and our guests love it too! Most of our clients are skyway connected advertising and marketing agencies so the convenience factor for them is key. They love the history and beauty of the building, as well as our custom-built space which has great views of old downtown, and the bright lights of Hennepin Avenue. ”

Annie Sparrows
SisterBoss
Tenant: 11 years

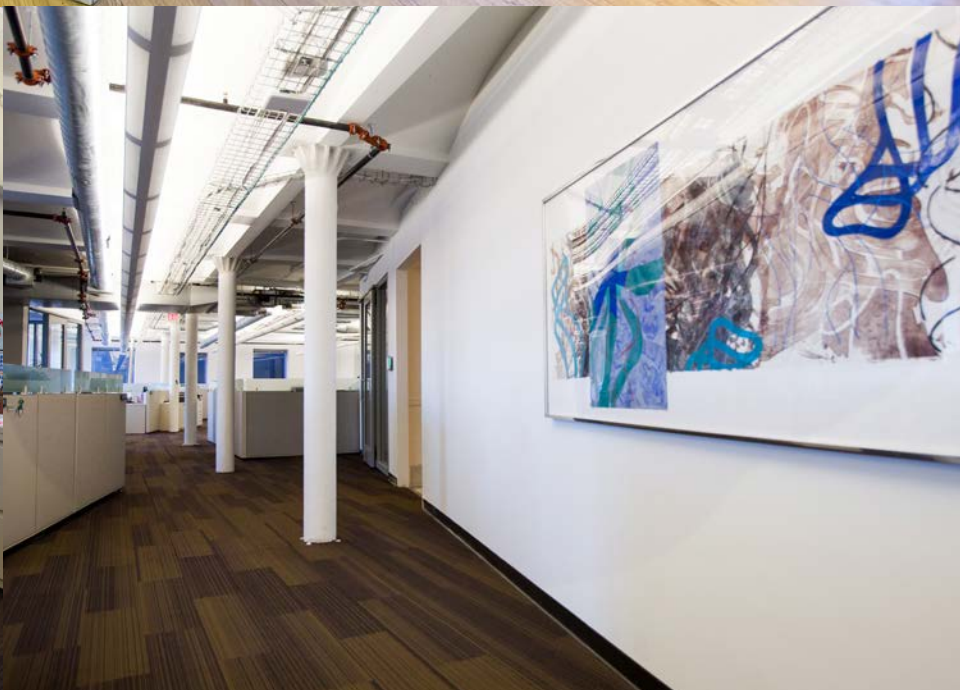
“ Our clients always remark on the unique historic beauty and vintage charm of the building as well as the central location and easy access. We love that our main conference room looks out to the atrium filled with plants and natural light, honestly, we believe the view actually gives our clients a sense of calm that is helpful when we are discussing difficult legal issues. ”

Liz Cloutier

Cloutier Law Offices

Tenant: 4 years





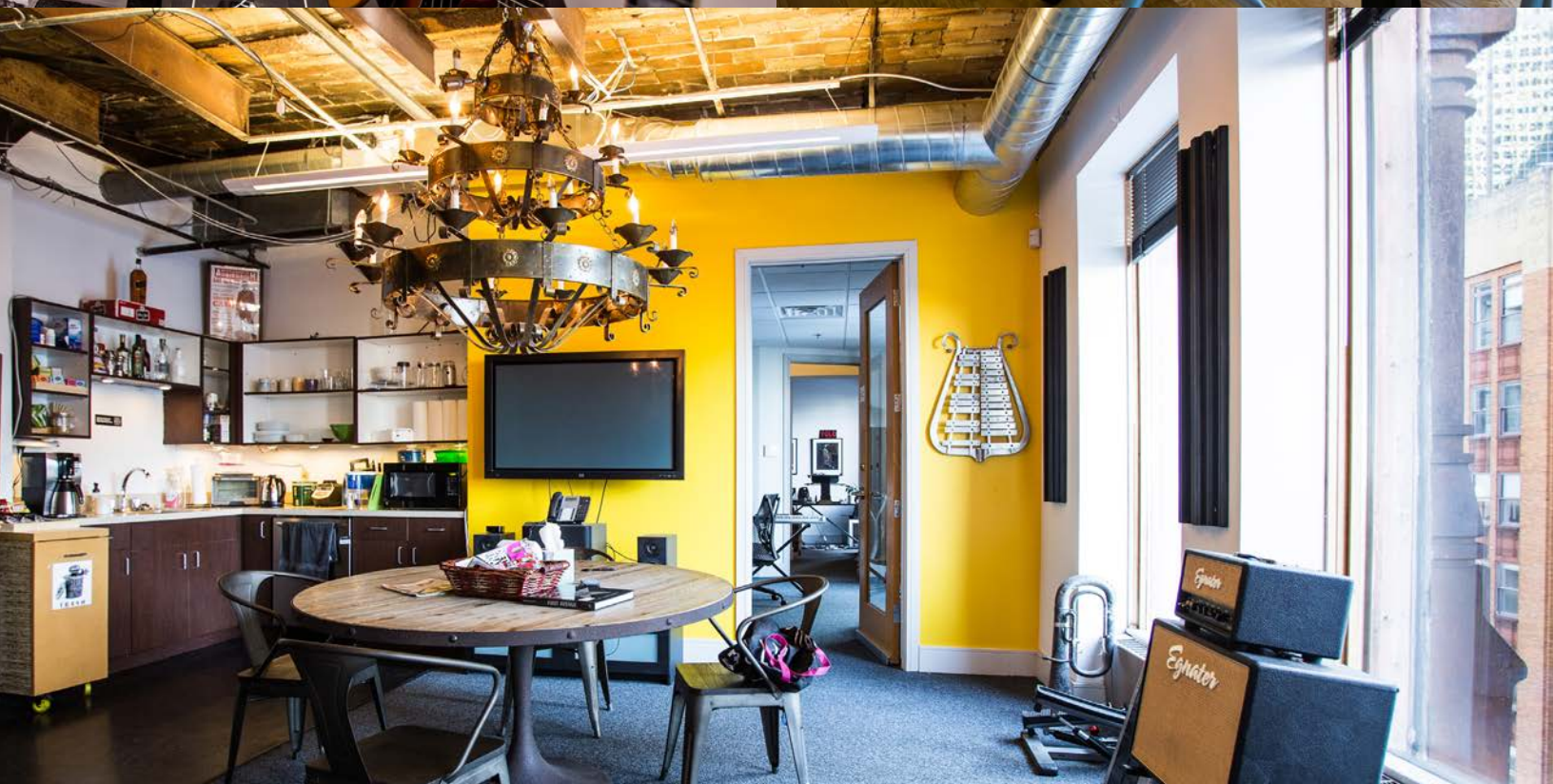
“ We love having our office in the Lumber Exchange building for so many reasons, but mainly, the Lumber Exchange adds to our appeal as an Employer of Choice and continues to help us hire and retain great talent. The downtown location, the abundance of the skyway systems, the close-by dining and entertainment and the various forms of transportation is attractive to current employees and candidates as well. ”

Chris Behrens
Young America
Tenant: 2 1/2 years

TENANT PROFILE

“ Beyond the sheer vintage awesomeness of the Lumber Exchange building as a bolstering factor to our company culture, the skyway connection, central location and easy access to parking and transit, helps our clients in the MSP advertising and marketing industry, navigate to us easily, plus the floors are concrete, which you don't find in a lot of older buildings, this helps insulate sound, to make our product that much better! ”

Ken Brahmstedt
Black Label Music
Tenant: 11 years





“ The Lumber Exchange building truly is the perfect house for an event center! The 3rd floor has been renovated to 4 historically unique spaces that can be flexed to one, which allows us to cater to any size party. All the rooms have unique historic architectural attributes and sweeping downtown views. These aspects have helped us grow to a large event center that hosts all types of events from corporate meetings and parties for tenants to every size wedding, fundraising event and much more! ”

Barb Culbertson
Lumber Exchange Event Center
Tenant: 1 year



Welcome to the Lumber Exchange you never knew before. With on-site management and professional leasing, the Lumber Exchange is an opportunity to rediscover this historic property as a new investment for your business growth. Several phases of building upgrades have been planned, some of the upgrades include; lobby and entrance restoration and modernization, wayfinding optimizations, refreshed indoor garden and landscaping, individual floor and facility redesigns, as well as a tenant lounge and modernized floor plates. Tenants will be met with a unique, long-term occupancy mix and an individualized approach to custom space build-outs that create a collaborative environment for modern business to flourish.





The Lumber Exchange is an historic office building, built in 1885 at the height of industry in Minneapolis, it is the oldest building, over 12 stories, in the US (outside Manhattan).

A long-standing place on the National Historic Registry, the building still maintains the glamorous details of a by-gone era, contributing to the cultural appeal of this landmark treasure. Constructed as the center of trade, the building's renovated interiors and amenity upgrades still serve the needs of today's modern workforce.



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