



Office Space Available For Lease

MIKE DOYLE CCIM, SIOR
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COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
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KEY FEATURES/HIGHLIGHTS

- › The Consortium is an historic building located in the center of the vibrant Warehouse District of downtown Minneapolis. It houses the nationally known Fine Line Music Café, as well as office space with a view of the colorful district.
- › Convenient access to I-394 and I-94
- › Immediate proximity to Target Center, Target Field
- › Easy walking distance to restaurants, shopping, entertainment, night life
- › Secured building access
- › High ceilings, brick and timber construction
- › Updated building systems, including HVAC and elevator
- › Access to mass transit: bus, LRT or Northstar Line trains
- › Multiple parking options

FOR LEASE > OFFICE SPACE

Address:	322 First Avenue North Minneapolis, MN 55401
Building Size	35,676 square feet
Floors:	Six (6)
Available:	6,309 square feet
Lease Rates:	\$18.00 - \$22.00 modified gross per rentable square foot
Year Built / Renovations:	Built in 1903 Renovations in 1986, 1987, and 2003
Construction:	Timber frame with mill brick walls
HVAC:	Updated in 2003
Elevators:	One (1)
Security Systems:	Secured entry access
Parking:	Multiple surface lot and ramp options within easy walking distance



PARKING MAP

1 Surface Parking Lot
Class A Valet
Owner: Westy Graves -
(612) 865-1741
mnvalet@aol.com
Onsite: (612) 333-0751
Rates: \$185-\$285/ month,
\$4 for 1st hr., \$2 for
additional (Max \$10-15)

A Ramp Parking
Ramp C (1/2 block)
www.abc-ramps.com
612-343-7275
Rates: \$140.00/ month
\$2.00 for 1st 1/2 hour
\$1 for additional 1/2 hours
Max for 24 hrs \$11.00-
\$13.00

Freeway Access
I-94 & 394 on/off ramps
connect to A, B & C parking
ramps



Biking

Onsite bike storage (basement stairwell)
First Ave. bike lanes in front of building
Cedar Lake Trail (3 blocks)
www.minneapolismn.gov/bicycles/maps

Skyway Access

Ramp C (1/2 block away)
Target Center (2 blocks away)
www.skywaydirectory.com/minneapolis.php

Light Rail Transit – Northstar Commuter Rail

Warehouse District Station (1 block)
Target Field Station (2 blocks)
<http://www.metrotransit.org/light-rail.aspx>

CONTACT US

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CONSORTIUM BUILDING

2nd Floor

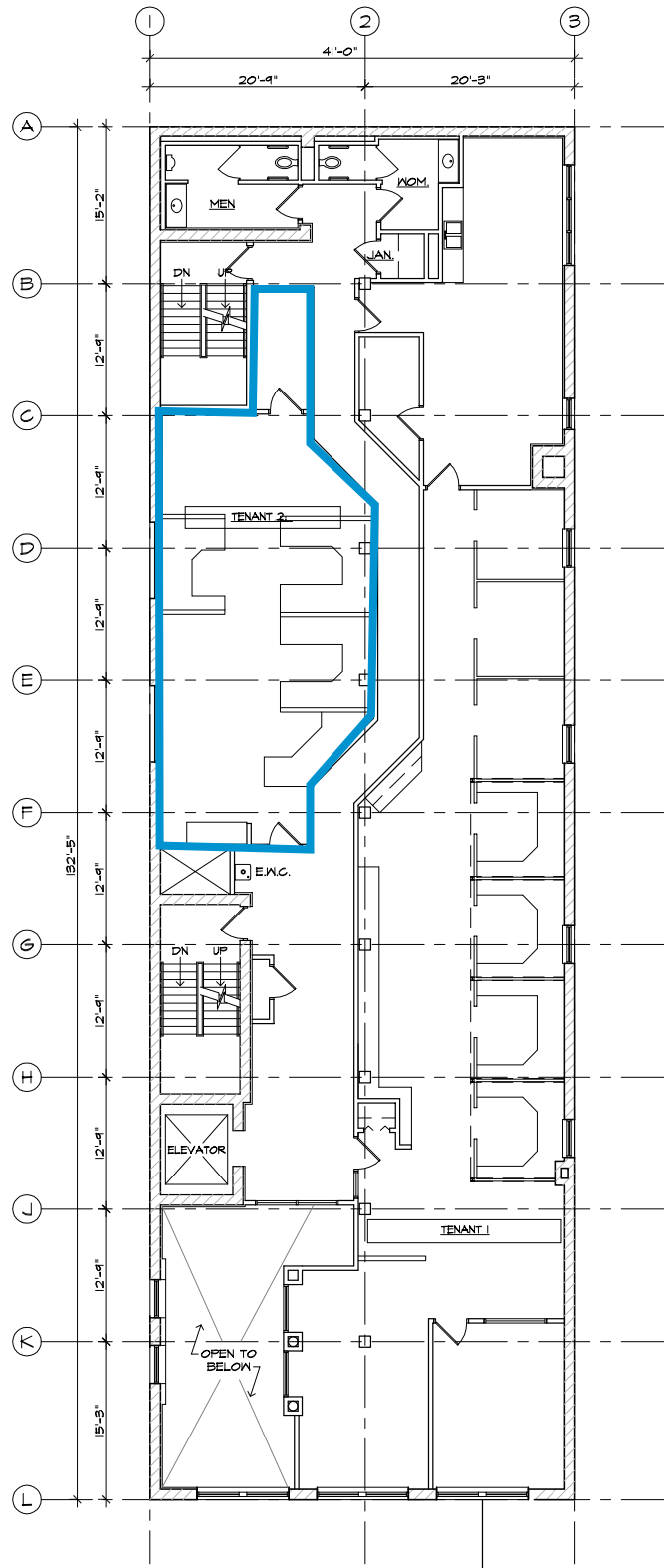
The Consortium
322 First Avenue

Colliers
INTERNATIONAL

SUITE 201
956 SF

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CONSORTIUM BUILDING

5th Floor

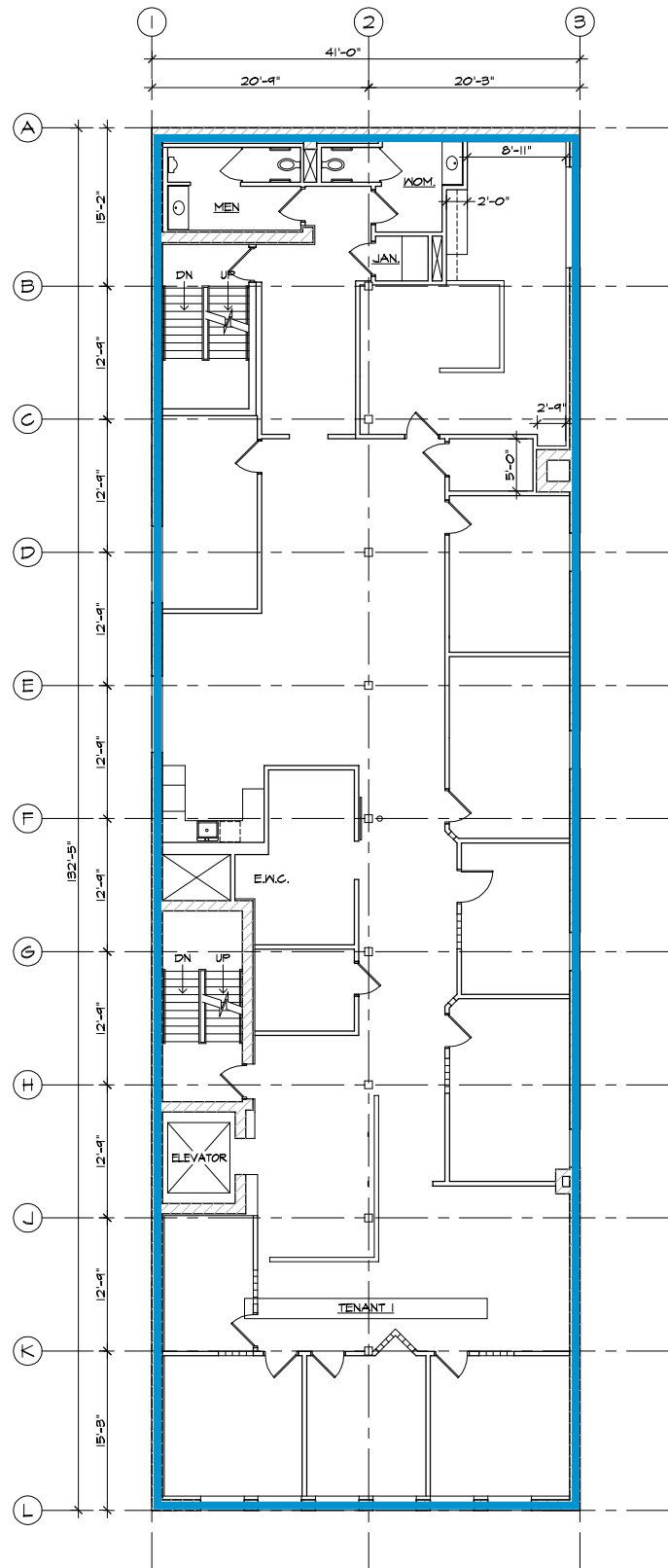
The Consortium
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INTERNATIONAL

SUITE 500
5,353 SF

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The Consortium Building

322 FIRST AVENUE NORTH, MINNEAPOLIS, MN 55401



PARKING OPTIONS

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B

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C

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