



BASSETT CREEK BUSINESS CENTER

901 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- Vibrant North Loop Minneapolis location
- Creative office suites and retail/restaurant suites available now at affordable rates!
- Two blocks off Washington Avenue with easy access to I-94, I-394 and Highway 55
- Limited free parking available in secure ramp for tenants & guests 24/7/365
- Onsite deli (C. McGee's), common conference rooms, renovated lobby, tenant fitness center, bike racks and showers
- Critically-acclaimed restaurant Butcher & the Boar now open on east side of building
- Within walking distance of Spyhouse Coffee, Borough/Parlour, Freehouse, InBound Brewing, Fillmore Theater, Smack Shack, Rise Bagel Co., Target Field and more



Adjacent, Secure Parking Ramp

www.bassettcreekbusinesscenter.com

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Building Address	901 North Third Street Minneapolis, MN 55401	
Available Suites	110 - 1,832 RSF	223 - 1,342 RSF
	115 - 3,705 RSF (avail 5/1/24)	232 - 2,341 RSF
	140 - 6,625 RSF	340 - 4,921 RSF (private patio)
	200 - 1,967 RSF	345 - 3,751 RSF (private patio)
	205 - 6,026 RSF	350 - 2,164 RSF
Office Suite Lease Rate	\$14.00 - \$16.00 PSF Net	
Retail/Restaurant Suite Lease Rate	Negotiable	
Storage	Onsite, secure storage units available at \$10.00 PSF Gross	
Operating Expenses	CAM	\$8.62 PSF
	TAX	\$2.65 PSF
	<u>INSURANCE</u>	<u>\$0.17 PSF</u>
	TOTAL	\$11.44 PSF (2024 est.)
Parking Options	Limited free secure parking in adjacent 24/7/365 ramp	
North Loop Neighborhood:	Spyhouse Coffee	Bar La Grassa
	Borough/Parlor	NOLO
	Freehouse	Smack Shack
	Crisp & Green	Fulton Brewing
	Modist Brewing	Number 12 Cider
	First Draft	Target Field
	Fillmore Theater	Element by Westin
	Hewing Hotel	Metro Transit/LRT
	THR3 Jack	FRGMNT Coffee
	Puralima Cantina	Fuzzy's Taco Shop



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MIKE OLSON

612-359-5843

molson@sr-re.com

ERIN LARSON

612-314-1692

elaron@sr-re.com

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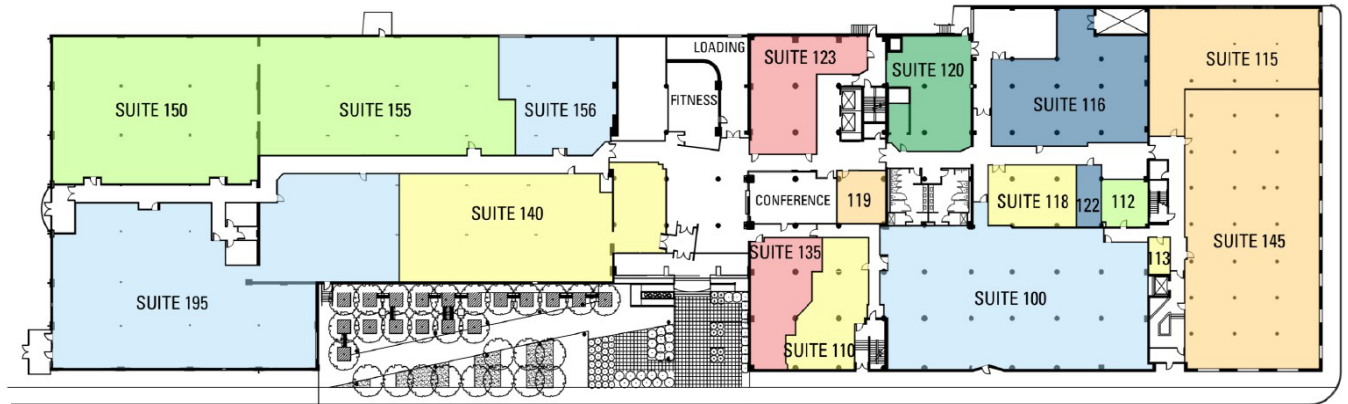
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

