

Available



For Lease

8,675 SF Available
Office/Retail Redevelopment
601 Washington Avenue North
Minneapolis, MN

Property Highlights:

- Excellent opportunity for restaurant/office/retail user
- Brick & timber redevelopment
- New roof, windows and doors
- 200 amp service with the ability to expand to 1,000 amps
- Great location in the heart of North Loop
- Many amenities nearby
- TI allowance available (dependent on tenant's credit)
- Taxes & CAM (2010): \$6.00 PSF
- Lease Rate: \$26.00 PSF Net

Exclusively Marketed by:

Bruce Bahneman

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Peter Tanis

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Email: ptanis@cchaseco.com

The C. Chase Company

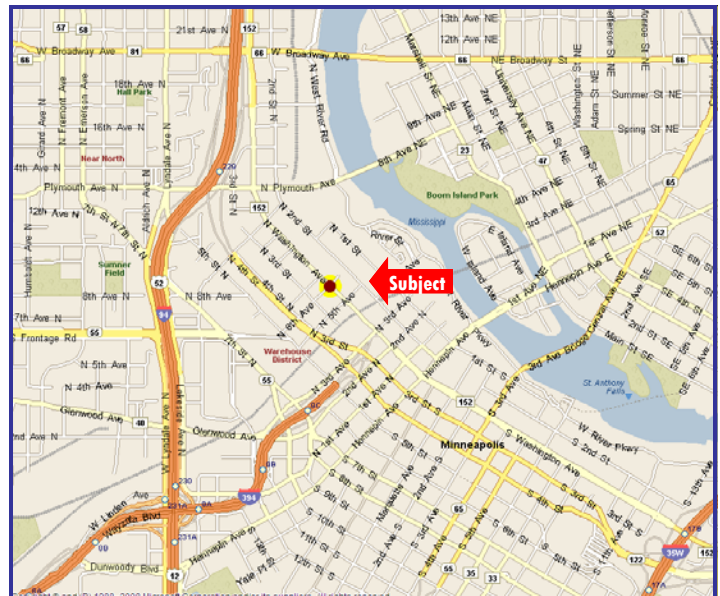
5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509

Phone: 952-525-1000

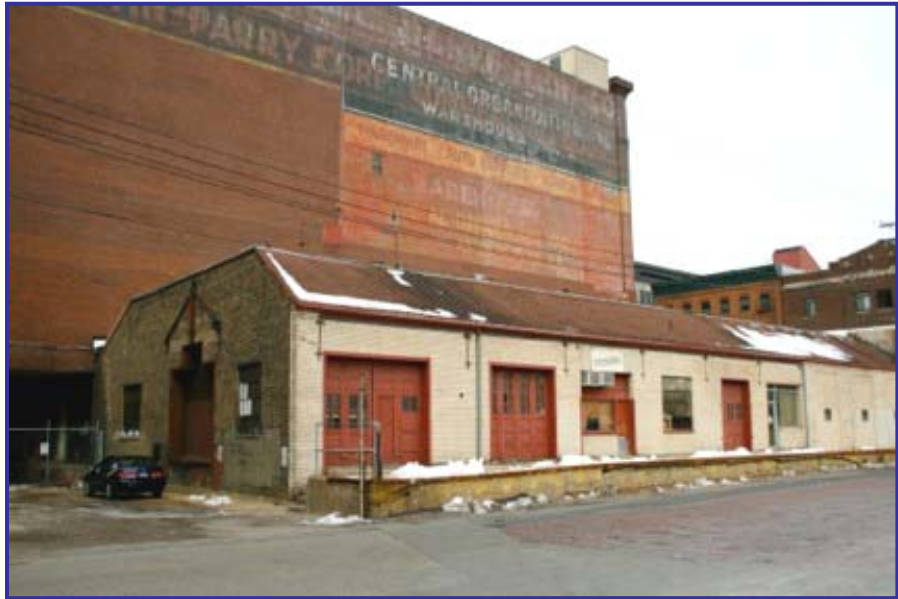
Fax: 952-525-1335

Website: www.cchaseco.com



The C. Chase Company
Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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FOR LEASE
HOLDEN ANNEX

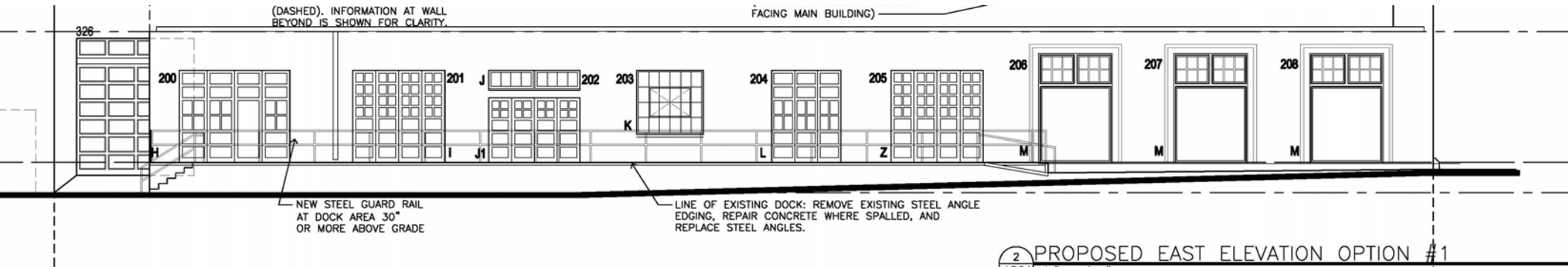
- Address:** 601 Washington Avenue North
Minneapolis, MN
- Available Space:** 8,675 SF
- Taxes & CAM (2010):** \$6.00 PSF (estimate)
- Lease Rate (PSF):** \$26.00 PSF Net
- Remarks:**
- Excellent opportunity for restaurant/office/retail user
 - Fabulous outside dining opportunity
 - New roof
 - New windows and doors
 - Clear span space
 - Refurbished exterior that meets historical approvals
 - 200 amp service with ability to expand to 1,000 amps
 - Property is in process of being re-platted
 - Space can be in shell condition by 1st quarter 2012
 - Great location with many amenities nearby
 - TI allowance available (with credit approval)

For further information, contact:

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H FLOOR
8'-4"

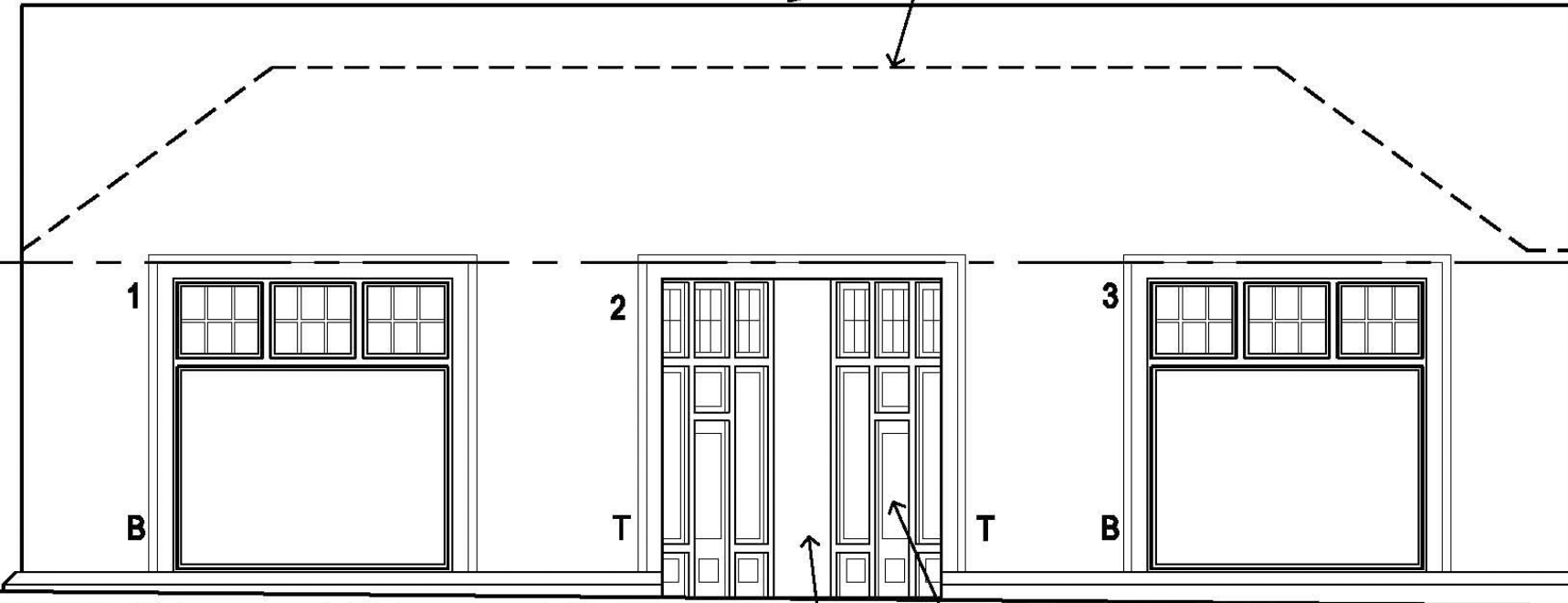
FLOOR
7'-7"

D FLOOR
4'-3"

LEVEL
0'-0"

NEW TERRA COTTA COPING
TO MATCH EXISTING COPING
AT PARAPET OF 7-STOREY
PORTION OF THE BUILDING

PROFILE OF EXISTING ROOF
BEYOND PARAPET WALL



13

A1

4

#

1

DUAL, ANGLED STOREFRONT ENTRY
AFTER THE DESIGN SHOWN IN THE
HISTORIC DRAWINGS. SEE A101 AND
A950.

