

FOR LEASE

# The Consortium

322 N First Ave, Minneapolis, MN 55401

This six-story historic building in the heart of Minneapolis' Warehouse District offers vibrant, character-rich spaces, ideal for creative teams and businesses looking to be part of a dynamic and energetic downtown community.





**Building Size**

35,676 SF

**Year Built / Year Renovated**

1903 / 2023

**Space Available**

738 - 5,187 SF

**Rent Rate**

Negotiable

## The Consortium

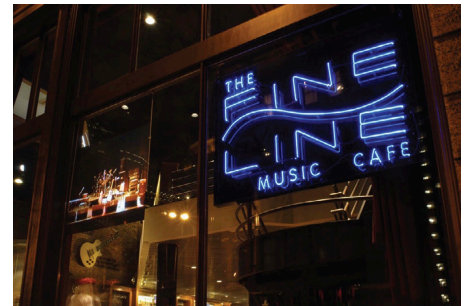
### About the Property

The Consortium building is a historic brick-and-timber office and retail property in the heart of Minneapolis' dynamic Warehouse District. A contributing structure to the Historic Warehouse District, the building blends timeless architecture with flexible commercial space. The first floor is home to two vibrant entertainment venues—longtime anchor Fine Line Music Café and the recently added Club Gidi. Floors two through six offer a variety of office suites, ideal for creative firms, startups, or established businesses seeking an authentic downtown presence. With high ceilings, exposed brick, and stunning views of the downtown skyline, the building offers a unique mix of character and functionality.

### Location

The Consortium building sits within an energized and walkable commercial corridor of Minneapolis. The Warehouse District is known for its historic architecture, industrial charm, and modern urban appeal—surrounded by restaurants, nightlife destinations, entertainment venues, and a growing residential base. Tenants benefit from excellent access to I-394 and I-94, multiple transit options including bus, light rail, and the Northstar Line, and convenient parking in adjacent lots and nearby ramps. The area attracts a highly educated and affluent demographic, along with consistent daytime foot traffic, offering businesses an unmatched opportunity to thrive in a vibrant, connected, and growing downtown neighborhood.

- ✓ Historic brick-and-timber construction with high ceilings and natural light
- ✓ Secured entry access
- ✓ First-floor entertainment tenants - Fine Line Music Café and Club Gidi
- ✓ Prime location in the Warehouse District near Target Center, Target Field, and downtown amenities
- ✓ Locally owned and managed

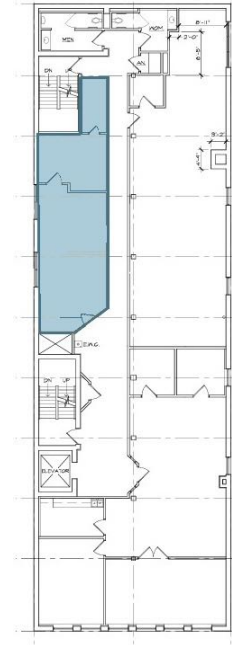


The Consortium  
**Suite 402**

Rentable Area: **738 RSF**

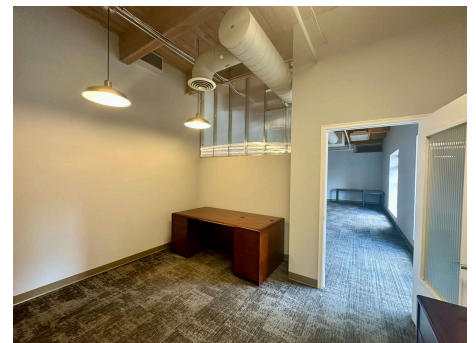
Availability: **Immediately**

Lease Rate: **\$1,500/mo**



Small professional suite with spectacular views and natural light.

- Open workspace with private office
- Floor-to-ceiling windows with views of the skyline and Target Field
- Carpeted floors and exposed timber ceiling
- Ideal for 2-3 person teams seeking a creative and functional space in a premier downtown location
- Located in the Warehouse District, steps from Target Field, First Avenue, and various restaurants
- Secure building and fourth floor access

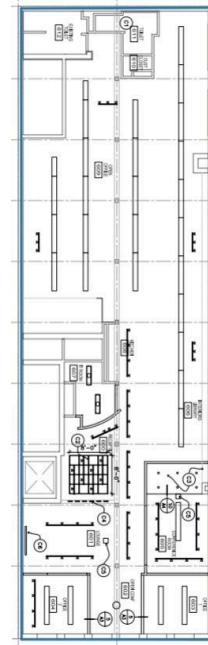


The Consortium  
**Suite 600**

Rentable Area: **5,187 RSF**

Availability: **Immediately**

Lease Rate: **\$14.00 NNN**



Full floor, top-level office suite offering flexible workspace, abundant natural light, and skyline views in the heart of Minneapolis' Warehouse District.

- Full-floor office with direct elevator access
- Lounge area, reception, two private offices, conference rooms, open workspace, kitchenette, and restrooms
- Walls of windows providing excellent natural light and skyline views
- Original hardwood floors and exposed brick & timber
- Located in the Warehouse District, steps from Target Field, First Avenue, and North Loop amenities
- Ideal for creative teams or businesses seeking style and functionality in a premier downtown location





## Warehouse District



94

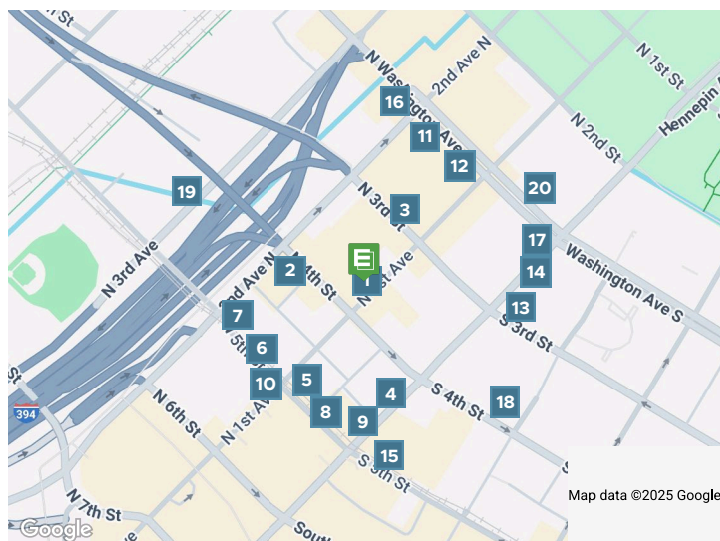


84



88

BIKE SCORE



- |    |                                    |    |                         |
|----|------------------------------------|----|-------------------------|
| 1  | Gidi Bar & Lounge Minneapolis      | 11 | Vern's Tiki Bar         |
| 1  | Fine Line                          | 11 | Upstairs Circus MPLS    |
| 2  | Pizza Lucé Downtown                | 12 | Runyon's                |
| 2  | Centerfield                        | 13 | Nordic Village          |
| 3  | Jackson's Hole Bar & Grill         | 13 | Socca Café              |
| 3  | 112 Eatery                         | 13 | Mara Restaurant and Bar |
| 4  | Gay 90's Minneapolis               | 14 | Riva Terrace            |
| 5  | Last Call Bar & Grill              | 15 | Trieste Cafe            |
| 6  | Tropico                            | 16 | Red Rabbit Minneapolis  |
| 7  | Cowboy Jack's Downtown Minneapolis | 16 | Stadium Bar and Grill   |
| 8  | Sneaky Pete's                      | 17 | Puttery                 |
| 9  | The Brass Rail Lounge              | 18 | Mocha Momma's Coffee    |
| 10 | The Loon Cafe                      | 19 | Underground Music Venue |
| 11 | Public Domain                      | 20 | Whole Foods Market      |

Demographics	1 Mile	3 Miles	5 Miles
Total population	37,567	260,856	495,290
Median age in years	34.9	30.9	33.7
Total households	23,020	119,853	222,878
Median household income	\$97,033	\$67,378	\$79,980
Average household size	1.49	2.04	2.12
Average home value	\$605,189	\$515,279	\$486,976

A map of Minneapolis, Minnesota, showing concentric circles representing the 10, 20, and 30-minute drive times from the city center. The map includes major highways like I-94, I-35W, and I-694, and labels for surrounding areas such as New Hope, Golden Valley, St. Louis Park, Uptown, and Roseville. The Mississippi National River & Recreation Area is also visible.