

FOR LEASE

Colwell Building

123 N 3rd St, Minneapolis, MN 55401

Creative office suites available in the iconic Colwell Building, offering historic character, flexible layouts, and a premier location in Minneapolis's Warehouse District.



Building Size

166,848 SF

Year Built

1909

Space Available

2,146 - 21,039 SF

Rent Rate

Negotiable

CAM & Taxes

\$11.93

Colwell Building

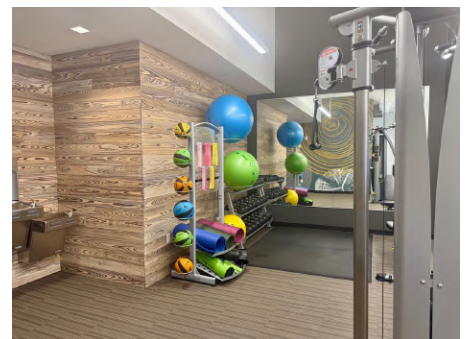
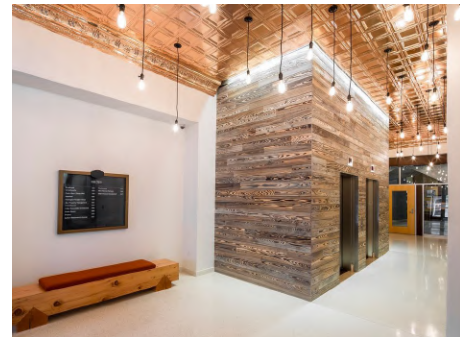
About the Property

The Colwell Building is one of Minneapolis's most iconic historic warehouse properties, originally constructed in 1909 as the city's tallest mercantile warehouse. Thoughtfully renovated to preserve its industrial character, the building features exposed brick, hardwood floors, high ceilings, and flexible floor plans that blend historic authenticity with modern workplace functionality. Located in the heart of the Warehouse District, the Colwell Building offers a unique office environment where Minneapolis's rich commercial history meets today's creative and innovative business community.

Location

The Colwell Building is ideally positioned at the gateway to Minneapolis's Warehouse District, just off the I-394 exit and directly across from the C Ramp. Located blocks from Target Field, Target Center, and North Loop Green, the property offers immediate access to some of the city's most popular dining, entertainment, and recreational destinations. Tenants benefit from exceptional connectivity via I-394, I-94, light rail, bus routes, and the Northstar Line, along with abundant nearby parking options. Surrounded by historic architecture, thriving businesses, and a growing residential population, the area provides the perfect blend of urban energy, convenience, and accessibility for modern office users.

- ✓ Onsite parking, including heating executive parking
- ✓ Operable windows and plentiful natural light
- ✓ Updated lobby and corridors
- ✓ Indoor bike storage & fitness center
- ✓ Convenient location, walkable to transit and skyway systems



Colwell Building
Suite 101

Rentable Area: **2,146 RSF**

Availability: **11/1/26**

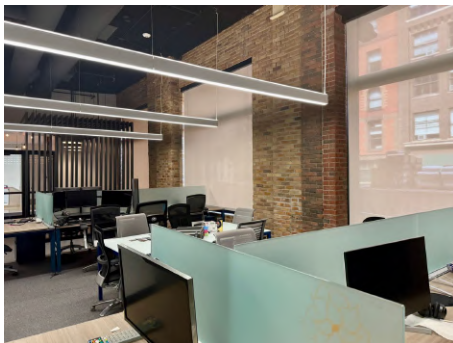
Lease Rate: **\$22.00 NNN**

CAM & Taxes: **\$11.93**



First level professional suite blending modern functional design with historic warehouse character

- Open workspace for ~12 people
- 2 private offices
- Conference room and huddle room
- Lounge and reception area
- Hardwood floors & exposed brick
- Street level corner space with windows facing N 3rd St.



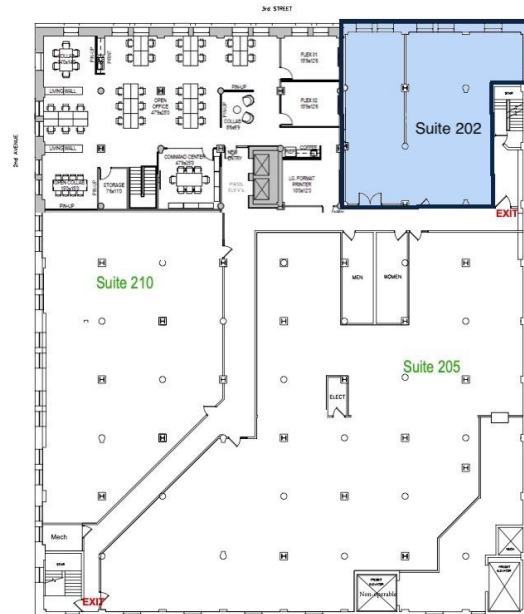
Colwell Building
Suite 202

Rentable Area: **2,420 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Professional corner suite perfect for growing firms located in the Colwell Building in the Warehouse District

- Mostly open floorplan for variety of users
- Carpeted flooring
- Historic exposed brick and beams
- Close proximity to elevator and common floor restrooms
- Corner unit with plentiful natural light



Colwell Building
Suite 205

Rentable Area: **8,120 RSF**

Availability: **Immediately**

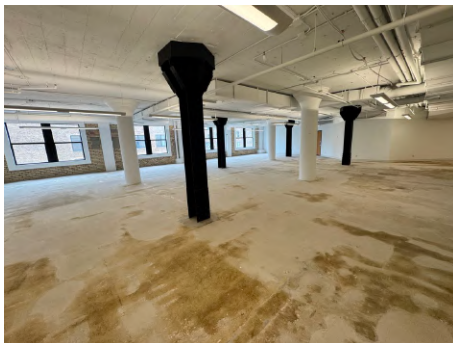
Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Customizable office suite in the Colwell Building in the Warehouse District

- Shell condition for flexible customization
- Historic exposed brick and beams
- Corner unit with two walls of windows and natural light
- Close proximity to common floor restrooms
- Sample fitplan provided for visualization



Colwell Building Suite 210

Rentable Area: **4,241 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Customizable office suite in the Colwell Building in the Warehouse District

- Shell condition for flexible customization
- Carpeted flooring
- Historic exposed brick and beams
- Close proximity to elevator
- Plentiful natural light with wall of west facing windows



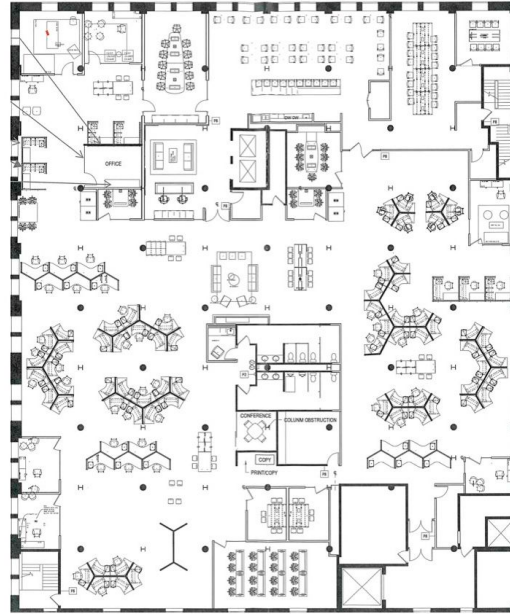
Colwell Building
Suite 300

Rentable Area: **21,039 RSF**

Availability: **Immediately**

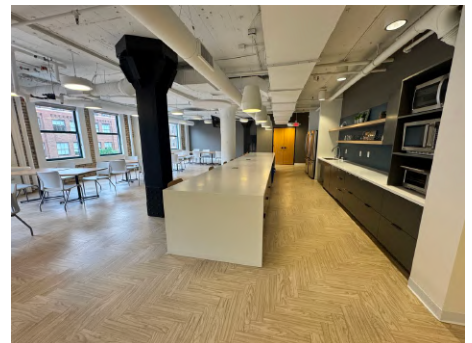
Lease Rate: **\$20.00 NNN**

CAM & Taxes: **\$11.93**



Beautifully built out full floor office spec suite with functional layout in the Warehouse District's Colwell Building

- Functional layout with open workspace, private offices, huddle rooms, and lounges
- Large spacious kitchen for hosting
- 20 person conference room
- Modern furniture and fixtures
- Exposed brick
- Natural light and views of downtown



Colwell Building
Suite 400

Rentable Area: **19,696 RSF**

Availability: **Immediately**

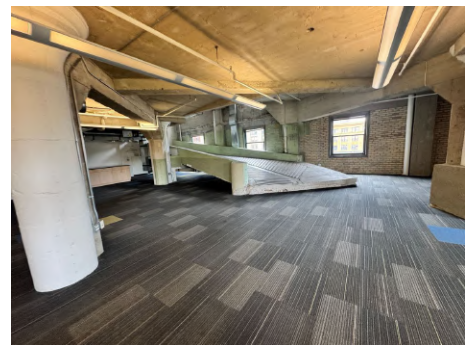
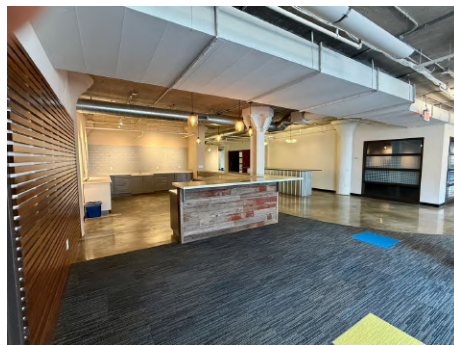
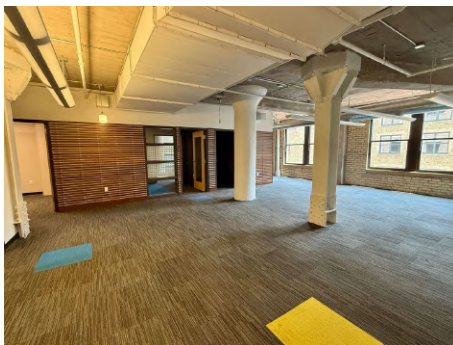
Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Unique full floor office space with functional layout in the Warehouse District's Colwell Building

- Mix of open workspace, private offices, and huddle rooms
- Full kitchen and space for hosting
- Unique existing ramp in suite with option to remove
- Mix of carpet flooring & polished concrete
- Exposed brick & concrete beams for historic, industrial feel
- Natural light and views of downtown



Colwell Building
Suite 507

Rentable Area: **5,600 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Customizable office suite in the Colwell Building in the Warehouse District

- Shell condition for flexible customization
- Kitchenette
- Historic exposed brick and beams
- Close proximity to common floor restrooms
- Plentiful natural light with views of downtown



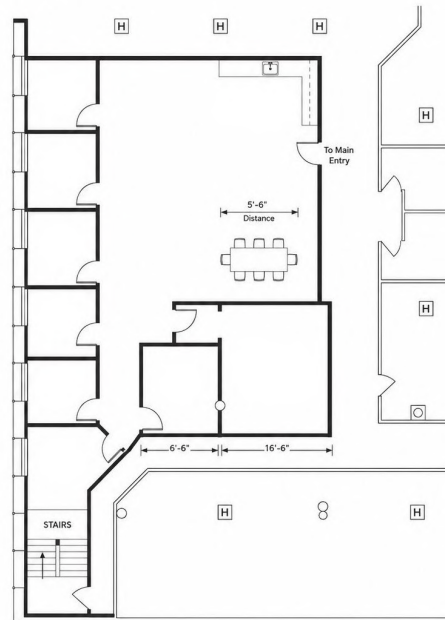
Colwell Building
Suite 510

Rentable Area: **3,458 RSF**

Availability: **Immediately**

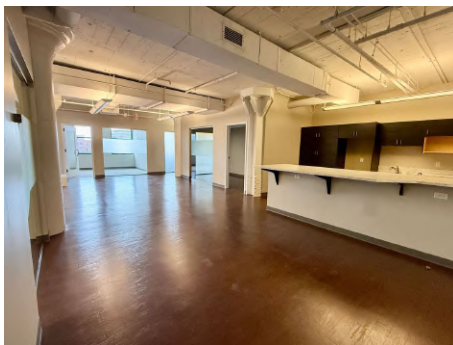
Lease Rate: **\$16.00 - \$18.00 NNN**

CAM & Taxes: **\$11.93**



Move in ready office suite with modern finishes and views of downtown in the Colwell Building in the Warehouse District

- 5 windowed private offices
- Conference & meeting rooms with built in shelving
- Open office seating & reception area
- Mix of hardwood & carpet
- Kitchenette with counter seating
- Plentiful natural light with views of downtown



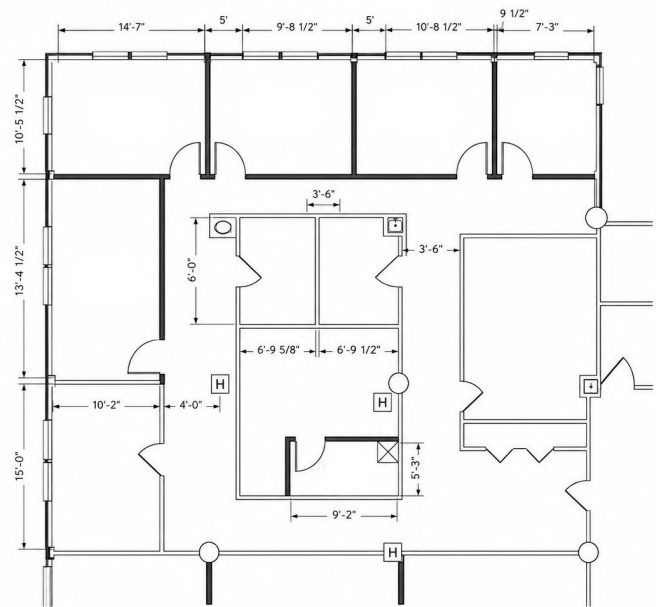
Colwell Building
Suite 600

Rentable Area: **2,623 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Creative office suite with mix of open & private workspace in the Colwell Building in the Warehouse District

- 6 private windowed offices on corner
- Kitchen
- Conference Room
- Hardwood floors
- Views of North Loop & Target Field
- Close proximity to elevator



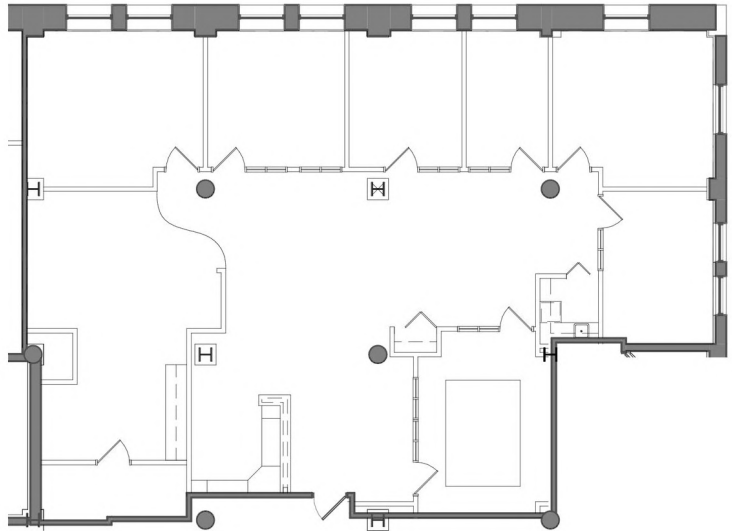
Colwell Building
Suite 603

Rentable Area: **3,181 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Creative office suite with mix of open & private workspace in the Colwell Building in the Warehouse District

- 6 private offices
- Reception area
- Plentiful storage
- Plentiful natural light with views of downtown
- Exposed brick
- Close proximity to elevator



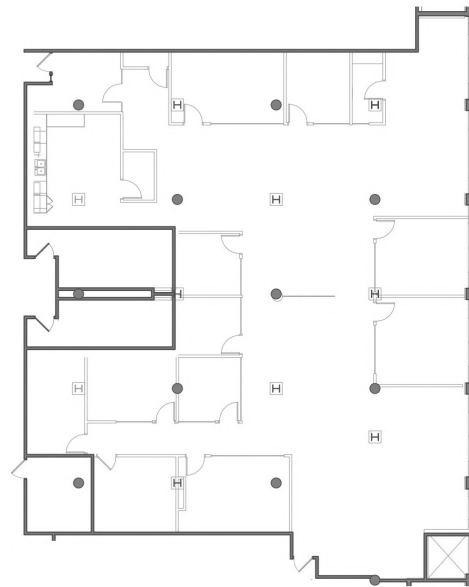
Colwell Building
Suite 605

Rentable Area: **6,305 RSF**

Availability: **Immediately**

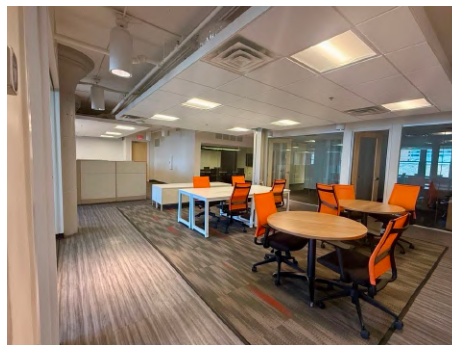
Lease Rate: **\$16.00 - \$18.00 NNN**

CAM & Taxes: **\$11.93**



Fully furnished office suite with mix of open & private workspace in the Colwell Building in the Warehouse District

- 3 conference rooms and huddle room with U-shaped monitor table
- 4 private offices & phone room
- 25 open work stations
- Large kitchen
- Carpeted flooring
- Plentiful natural light with views of downtown



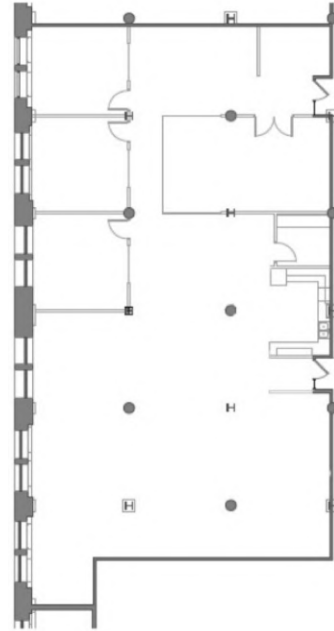
Colwell Building
Suite 606

Rentable Area: **4,852 RSF**

Availability: **Immediately**

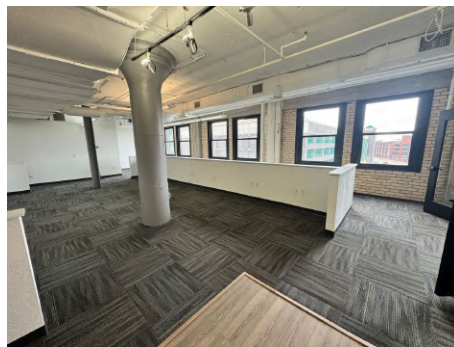
Lease Rate: **\$16.00 - \$18.00 NNN**

CAM & Taxes: **\$11.93**



Move in ready office suite with modern finishes and views of downtown in the Colwell Building in the Warehouse District

- 3 large private offices
- 14 person conference room
- Open office seating
- Welcoming reception area
- Large kitchen with cooktop
- Plentiful natural light with views of downtown



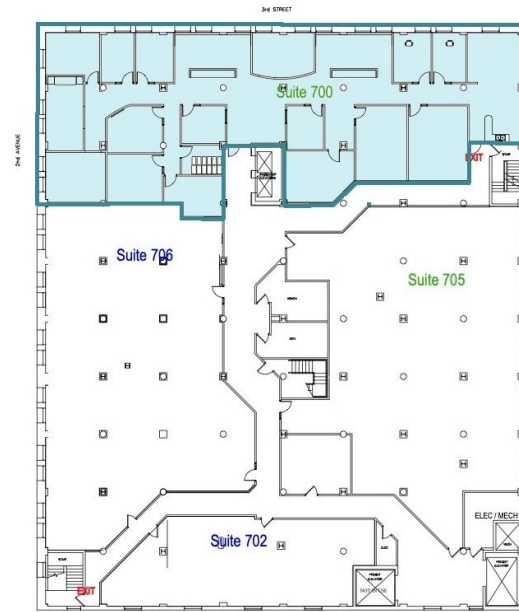
Colwell Building
Suite 700

Rentable Area: **7,213 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Opportunity for a built to suit office with modern finishes at the Colwell Building in the Warehouse District

- Floorplan lays out wonderfully for windowed private offices
- Exposed brick and historic character
- Great views of North Loop & Downtown
- Entry right off elevator

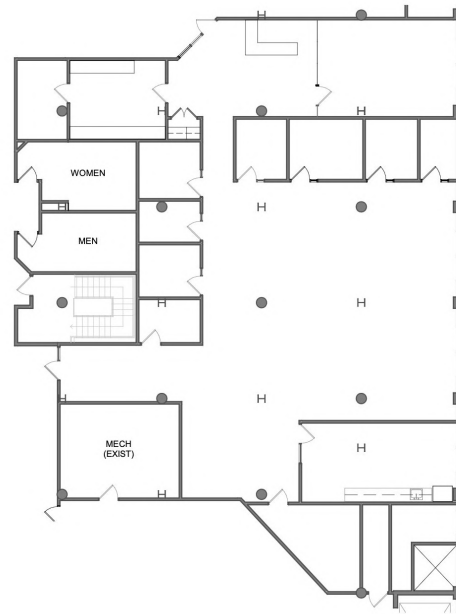
Colwell Building
Suite 705

Rentable Area: **5,105 RSF**

Availability: **Immediately**

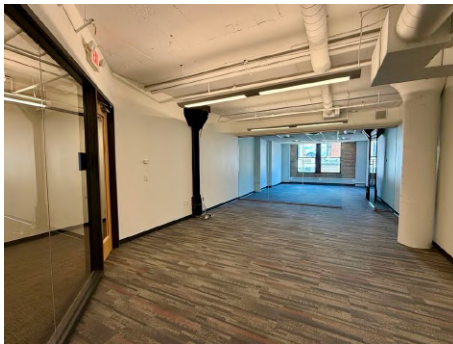
Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Office suite with modern finishes and views of downtown in the Colwell Building in the Warehouse District

- Open floorplan for flexibility in users
- Existing kitchenette
- Exposed brick
- Plentiful natural light with views of downtown



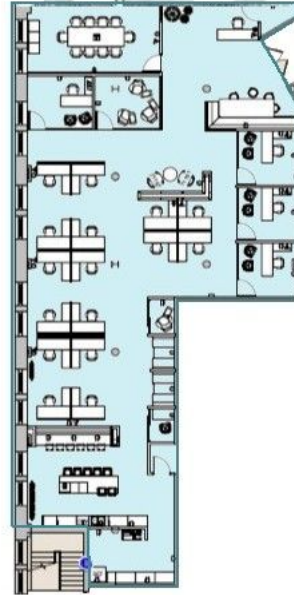
Colwell Building
Suite 800

Rentable Area: **4,362 RSF**

Availability: **Immediately**

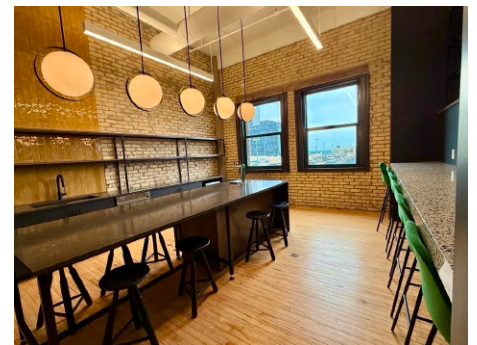
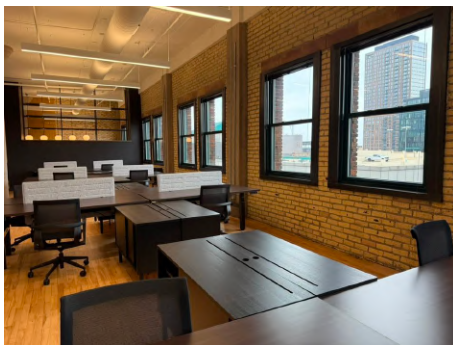
Lease Rate: **Negotiable**

CAM & Taxes: **\$11.93**



Top-floor spec suite blending modern design with historic warehouse character

- Open workspace for ~16 people
- 4 private offices
- Conference room and huddle room
- Full kitchen
- Modern design & FFE
- Hardwood floors & exposed brick



The Neighborhood

Warehouse District

Once a hub of industrial activity, the Warehouse District in Minneapolis has reemerged as one of the city's most dynamic and creative destinations. With its historic brick buildings, thriving nightlife, and growing community of forward-thinking businesses, it's a neighborhood where culture, commerce, and community intersect.



94

WALK SCORE



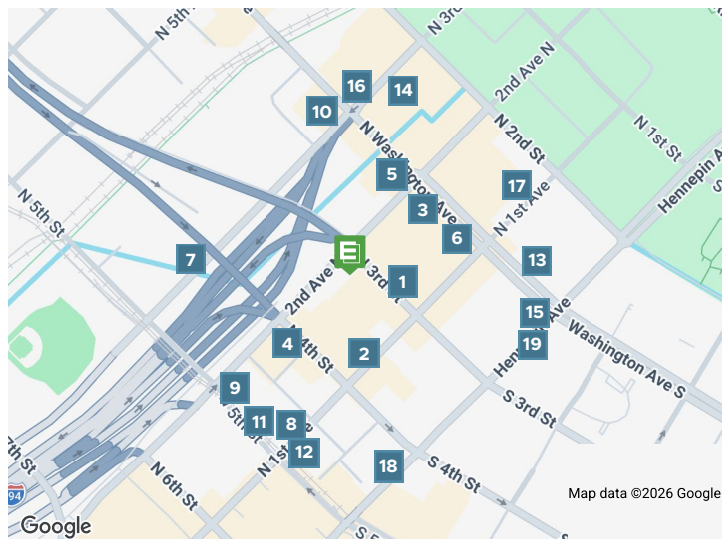
89

TRANSIT SCORE



90

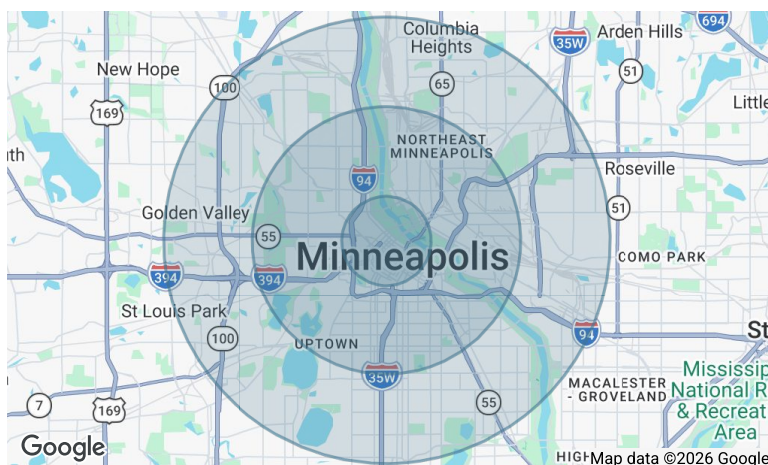
BIKE SCORE



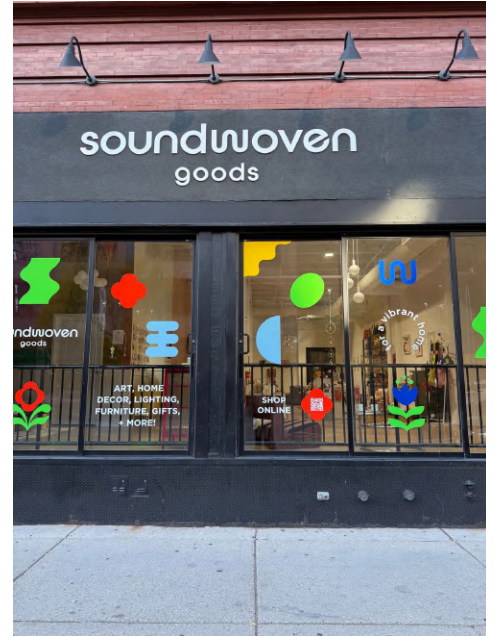
- 1 112 Eatery
- 1 Jackson's Hole Bar & Grill
- 2 Fine Line
- 2 Gidi Bar & Lounge Minneapolis
- 3 Public Domain
- 3 Vern's Tiki Bar
- 3 Upstairs Circus MPLS
- 4 Pizza Lucé Downtown
- 4 Centerfield
- 5 Red Rabbit Minneapolis
- 5 Stadium Bar and Grill
- 6 Runyon's
- 7 The Compound
- 7 Underground Music Venue
- 8 Càphin Minneapolis - Downtown
- 9 Cowboy Jack's Downtown Minneapolis
- 10 J.D. Hoyt's Supper Club
- 10 The Office Pub & Grill
- 11 Tropico
- 12 Last Call Bar & Grill
- 13 Whole Foods Market
- 14 The Monte Carlo
- 14 Cobble Social House
- 15 Puttery
- 16 Tullibee
- 17 Red Cow North Loop
- 18 Gay 90's Minneapolis
- 19 Mara Restaurant and Bar

Demographics	1 Mile	3 Miles	5 Miles
Total population	36,278	258,362	493,882
Median age in years	35.0	30.9	33.7
Total households	22,375	118,648	222,129
Median household income	\$99,634	\$67,323	\$79,726
Average household size	1.48	2.04	2.12
Average home value	\$602,470	\$515,048	\$484,239

Data Source: ESRI/ArcGIS (2025)



Neighborhood Photos



ENERGETIC LOCATION


**WAREHOUSE
DISTRICT**

Entertainment

Dining



Walk Times

→ FINE LINE 2 min	→ 112 EATERY 1 min
→ FOUR SEASONS 4 min	→ RED RABBIT 2 min
→ THE PUTTERY 5 min	→ RUNYONS 3 min
→ HEWING HOTEL 5 min	→ PIZZA LUCE 3 min
→ TARGET FIELD 6 min	→ SOCCA CAFE 4 min
→ BERLIN JAZZ CLUB 7 min	→ RED COW 5 min
→ NORTH LOOP GREEN 8 min	→ WHOLE FOODS 5 min
→ TARGET CENTER 8 min	→ THE LOON CAFE 5 min
→ FIRST AVENUE 9 min	→ MONTE CARLO 5 min
→ THE FILLMORE 10 min	→ SWEETGREEN 6 min

