

FOR LEASE

CREATIVE OFFICE



123 N 3RD STREET · MINNEAPOLIS, MN

THE COLWELL BUILDING

Modern, move-in-ready suites at the nexus of the Warehouse District and the North Loop.



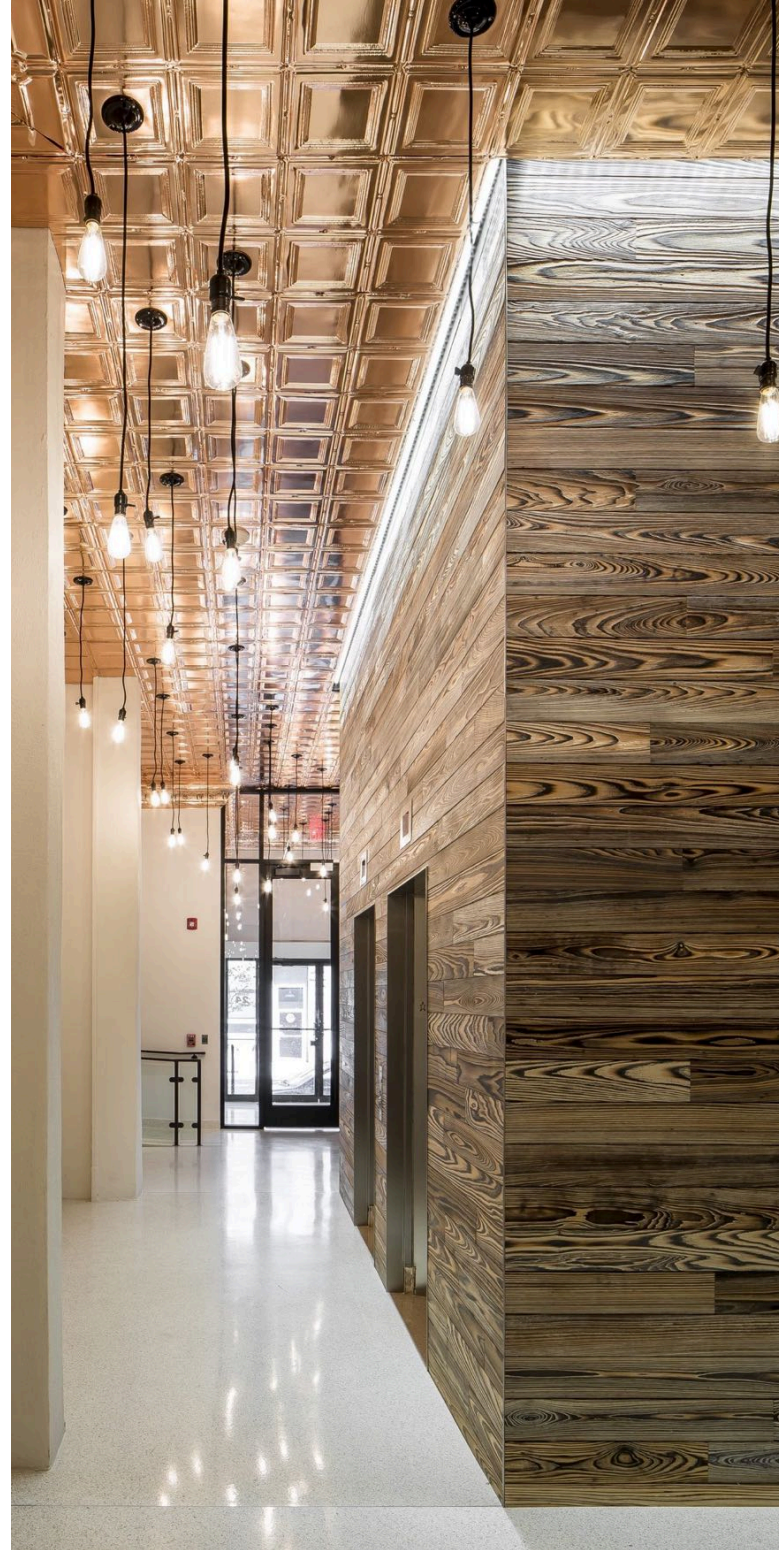
SUITES AVAILABLE
2,146 – 21,039 RSF

THE BUILDING

BUILT IN 1909, READY FOR NOW.

The Colwell Building opened in 1909 as Minneapolis's tallest mercantile warehouse. A careful renovation kept what makes it special: exposed brick, hardwood floors, high ceilings and big, flexible floor plates.

The result is office space with real character and the comforts of a modern workplace, in a neighborhood where Minneapolis's commercial history meets its creative business community.



1909

YEAR BUILT

166,848

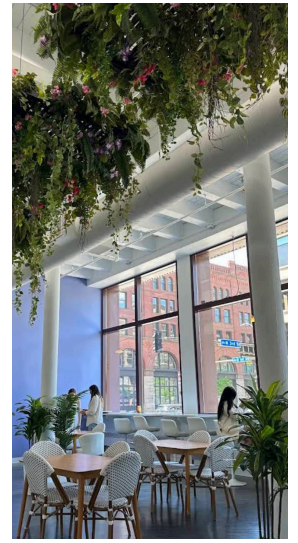
BUILDING SF

\$15-\$17

STARTING PSF
BASE RENT

\$11.93

CAM & TAXES



94
WALK SCORE



89
TRANSIT SCORE



90
BIKE SCORE

THE NEIGHBORHOOD

AT THE GATEWAY TO THE WAREHOUSE DISTRICT, STEPS FROM THE NORTH LOOP

Just off the I-394 exit and directly across from the C Ramp, the Colwell sits blocks from Target Field, Target Center and North Loop Green, surrounded by some of the city's best dining, entertainment and historic architecture.

GETTING HERE

- I-394 and I-94
- Northstar commuter line
- Light rail and bus routes
- Walkable to the skyway

WALK TIMES

Target Field	6 min
Target Center	8 min
North Loop Green	8 min
First Avenue	9 min
Whole Foods	5 min

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
Total population	36,278	258,362	493,882
Median age	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

Source: Esri/ArcGIS (2025)



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



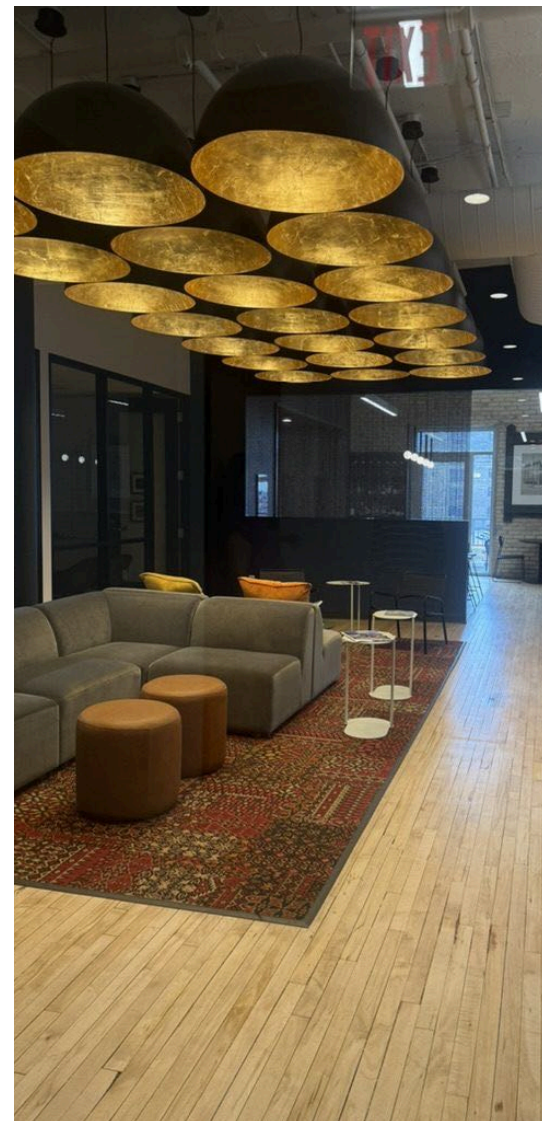


HIGHLIGHTS

AUTHENTIC CHARACTER. MODERN COMFORT.

Move-in ready, fully furnished suites in a range of sizes with modern finishes, authentic warehouse character and fantastic views.

- 01 ON-SITE & HEATED EXECUTIVE PARKING
- 02 OPERABLE WINDOWS
- 03 ON-SITE SECURITY
- 04 BIKE STORAGE
- 05 FITNESS ROOM WITH SHOWERS & LOCKERS
- 06 EASY ACCESS TO I-394
- 07 3,500 PARKING SPACES WITHIN 2 BLOCKS





LEVEL 1 · FURNISHED SUITE

SUITE 101

RENTABLE AREA
2,146 RSF

AVAILABLE
Nov 1, 2026

LEASE RATE
On request

A street-level corner suite that pairs modern, functional design with historic warehouse character.

- Open workspace for about 12 people
- 2 private offices
- Conference room and huddle room
- Lounge and reception area
- Hardwood floors and exposed brick
- Corner windows facing N 3rd Street

FLOOR PLAN





FULL FLOOR SPEC SUITE

SUITE 300

RENTABLE AREA
21,039 RSF

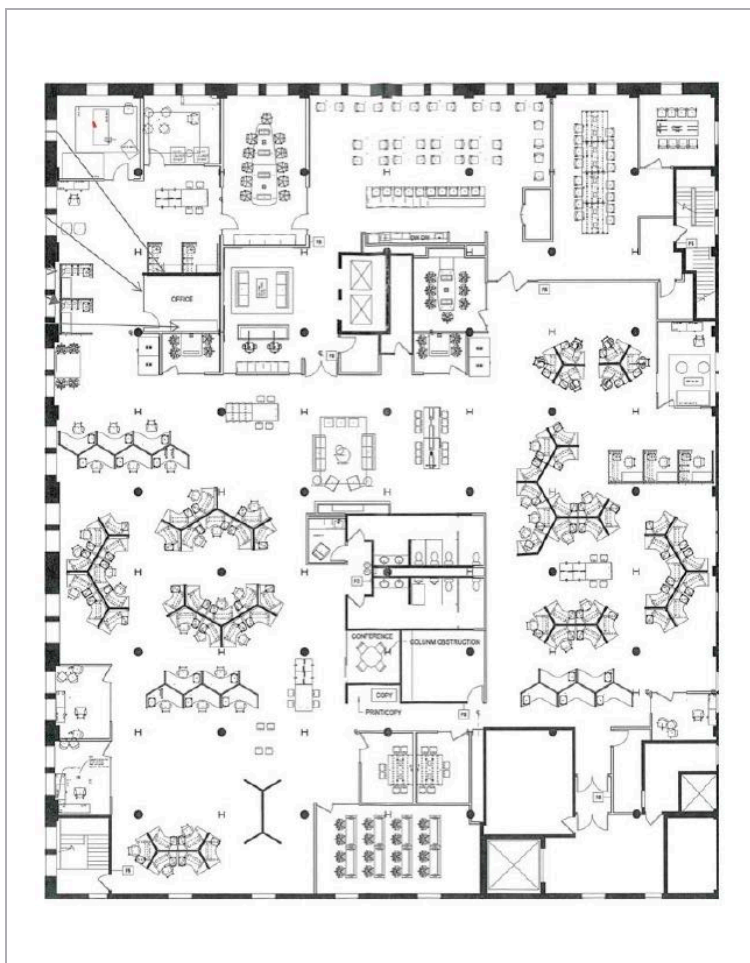
AVAILABLE
Immediately

LEASE RATE
On request

A beautifully built-out full-floor spec suite with a functional layout and room to grow.

- 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

FLOOR PLAN





LEVEL 5 · MOVE-IN READY

SUITE 510

RENTABLE AREA
3,458 RSF

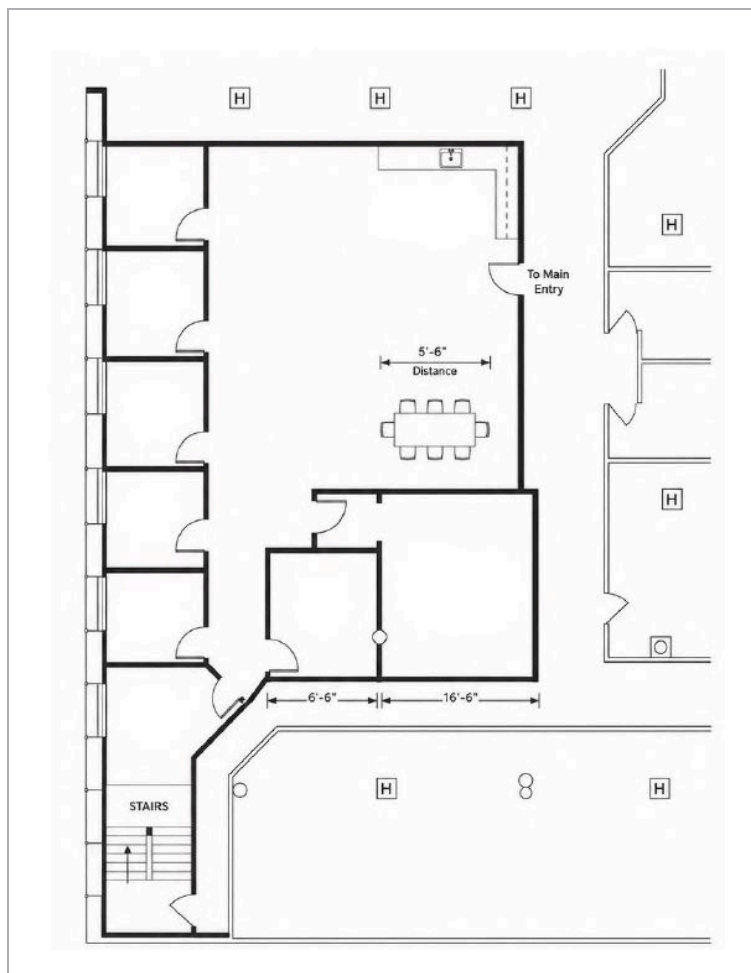
AVAILABLE
Immediately

LEASE RATE
On request

A move-in-ready suite with modern finishes and views of downtown.

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

FLOOR PLAN





LEVEL 6 · FURNISHED SUITE

SUITE 605

RENTABLE AREA
6,305 RSF

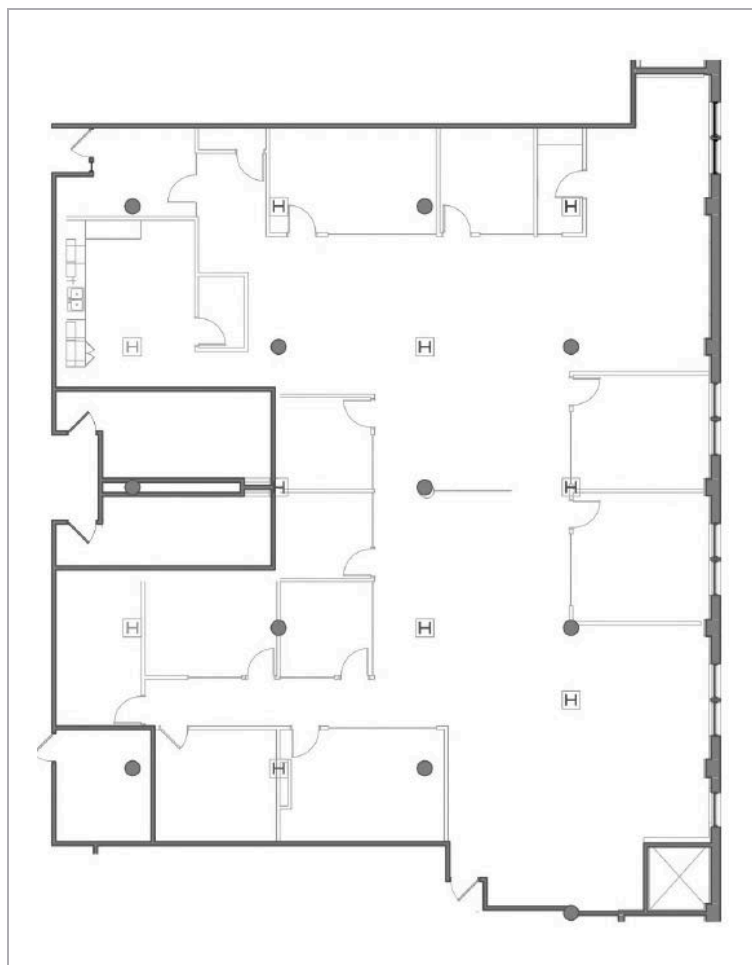
AVAILABLE
Immediately

LEASE RATE
On request

A fully furnished suite with a smart mix of open and private workspace, ready for a growing team.

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

FLOOR PLAN





LEVEL 6 · FURNISHED SUITE

SUITE 606

RENTABLE AREA
4,852 RSF

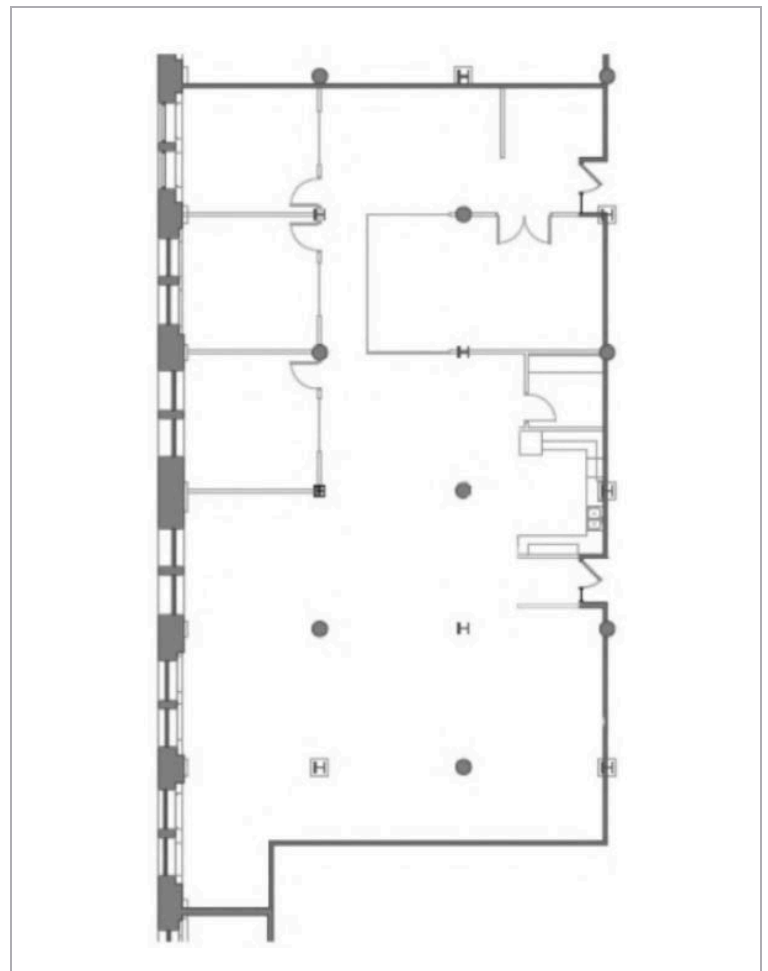
AVAILABLE
Immediately

LEASE RATE
On request

A furnished suite with modern finishes, a big kitchen and views of downtown.

- 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

FLOOR PLAN





TOP FLOOR · FURNISHED

SUITE 800

RENTABLE AREA
4,362 RSF

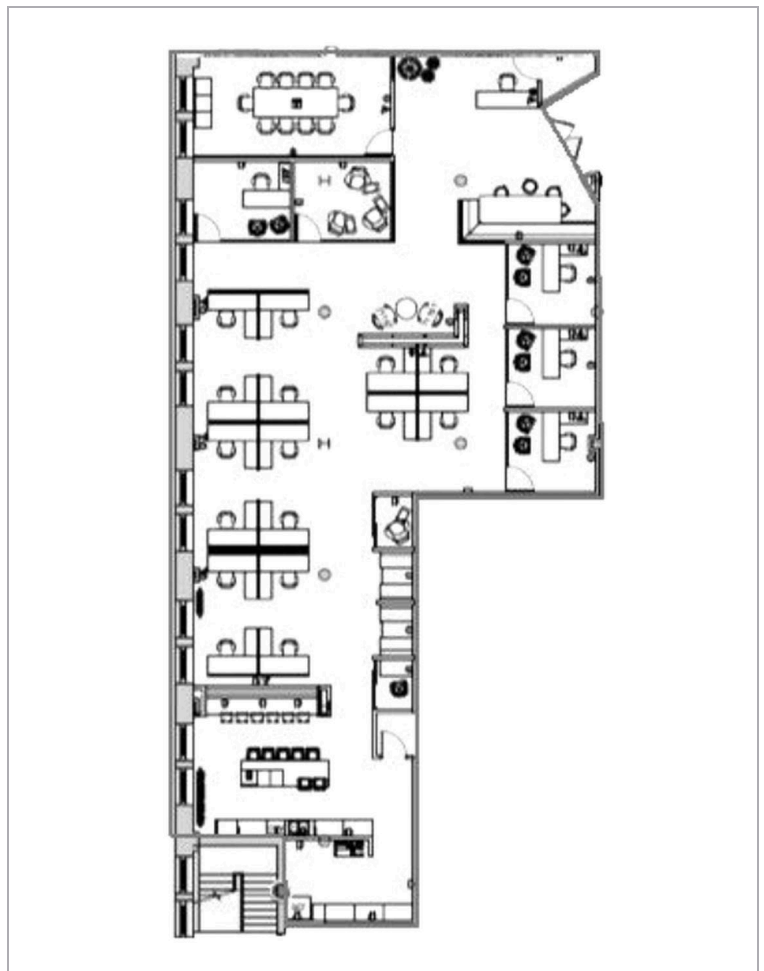
AVAILABLE
Immediately

LEASE RATE
On request

A top-floor spec suite blending modern design with historic warehouse character.

- Open workspace for about 16 people
- 4 private offices
- Conference room and huddle room
- Full kitchen
- Modern design, furniture, fixtures and equipment
- Hardwood floors and exposed brick

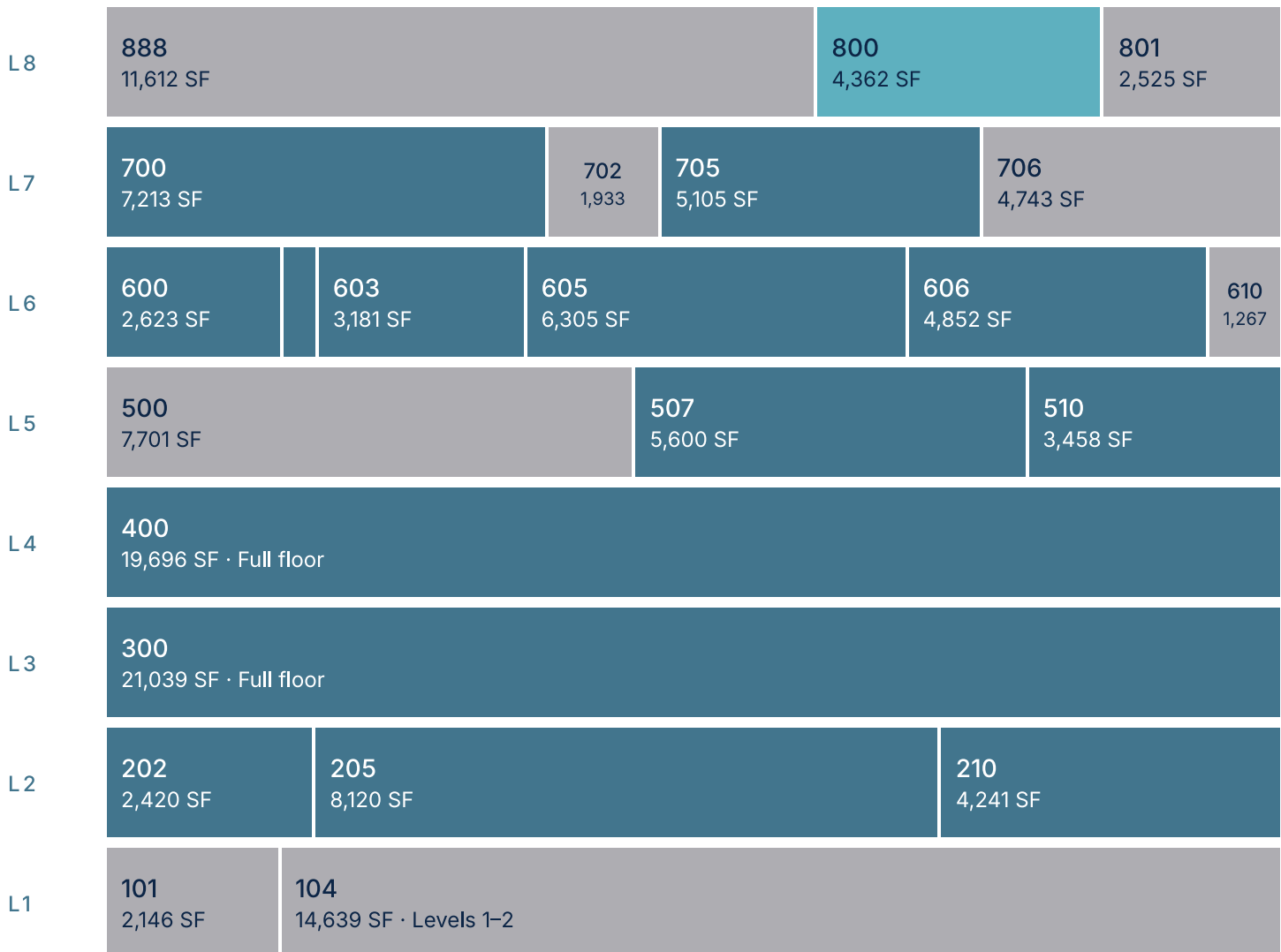
FLOOR PLAN



EVERY OPTION, FLOOR BY FLOOR

We have a range of space sizes and can provide turnkey delivery.

Available Lease Pending Leased



14

SUITES AVAILABLE

2,420 – 21,039

RSF RANGE

40,000 SF

CONTIGUOUS



SCHEDULE A TOUR

COME SEE THE COLWELL IN PERSON

JoAnna Hicks

joanna@elementmn.com

(612) 436-8201

Aaron Meyers

aaron@elementmn.com

(612) 405-4740

Meg Slindee

meg@elementmn.com

(763) 226-3519



Est. 2015 | Driving Possibilities

322 N 1st Ave, Suite 200 | Minneapolis, MN 55401 | www.elementmn.com

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