

Creative Office/Retail For Lease



LEEF NORTH

201 Irving Avenue N
Minneapolis, MN

PROPERTY OVERVIEW

Availability: Suite 110 - 3,245 SF
Suite 310 - 16,516 SF
(can be subdivided)

Lease Rate: \$16.00-18.00 PSF NNN

CAM: \$12.16 PSF

HIGHLIGHTS

- Built 2019
- 14' clear heights
- Bike room with showers
- Ample parking
- Shared rooftop deck with views of downtown Minneapolis skyline

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ASSEMBLY
Development • Brokerage • Consulting

In 2019, LEEF NORTH transformed an industrial site into a creative, design-forward office building between the Bryn Mawr Neighborhood and Downtown.

LEEF features striking skyline views, beautiful industrial-inspired finishes, oversized windows and modern amenities, including bicycle storage and fix-it station, private shower, third floor tenant patio, Wi-Fi and fiber connections. The property delivers instant access to the CBD, the western suburbs and two future Metro Transit light rail stations. LEEF is near local breweries in the emerging West Market District area, where Animales Barbeque recently opened its first brick and mortar location.





ABUNDANT ON-SITE PARKING

135

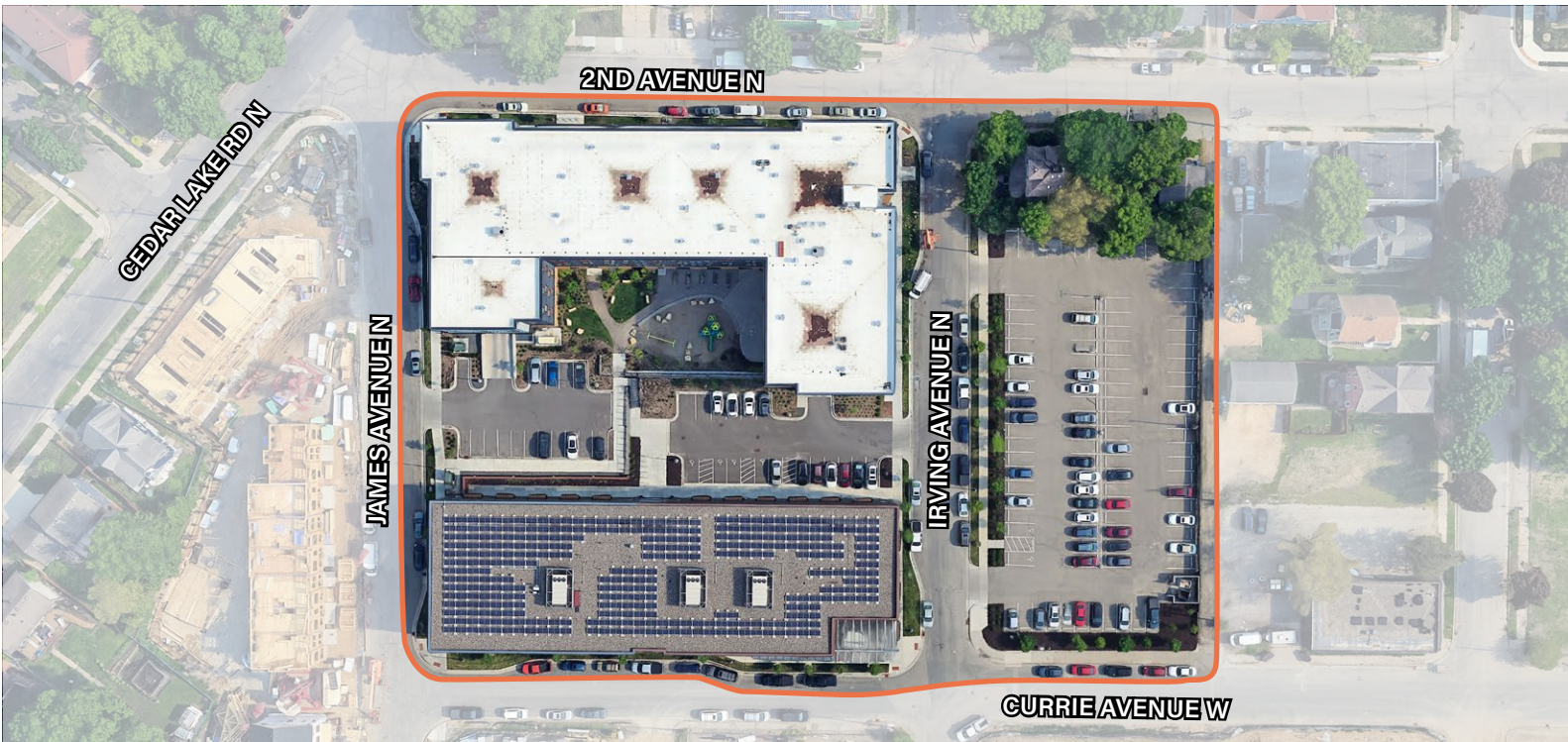
OFF-STREET
STALLS

73

STREET
STALLS

208

TOTAL
COMMERCIAL
STALLS





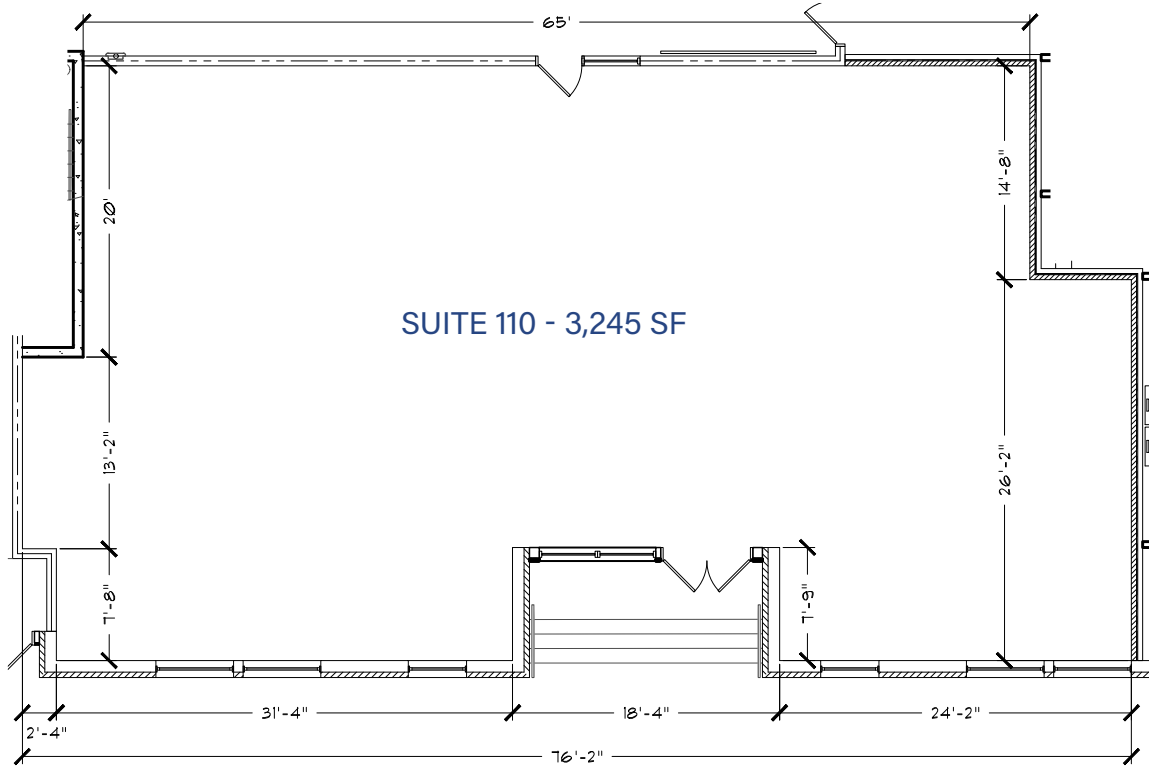
NESTLED IN THE BASSETT CREEK VALLEY, CONNECTED TO DOWNTOWN



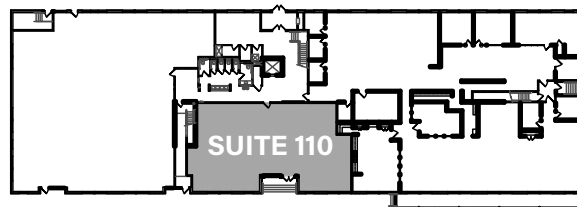


FLOOR PLANS

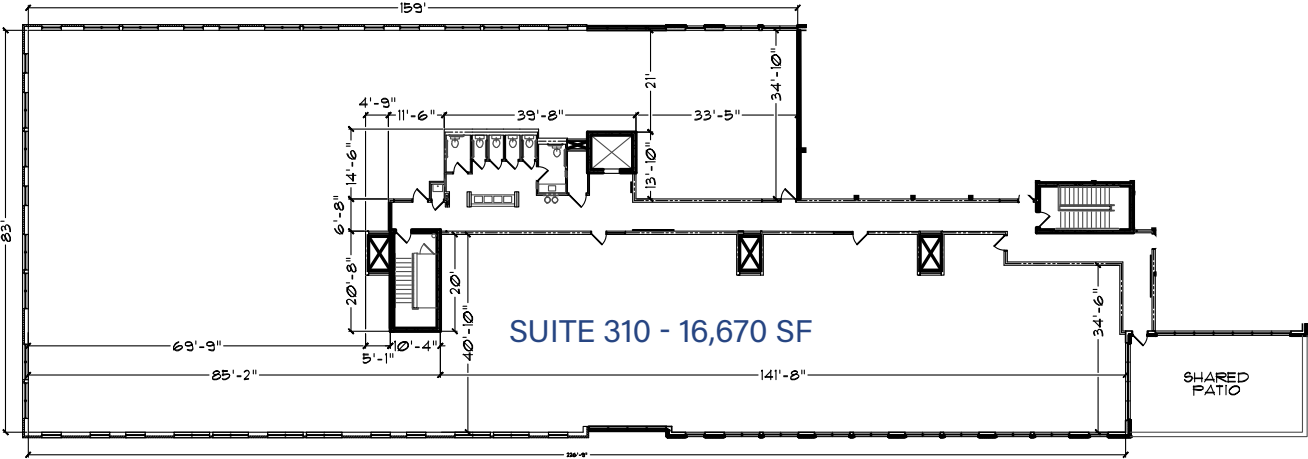
First Floor



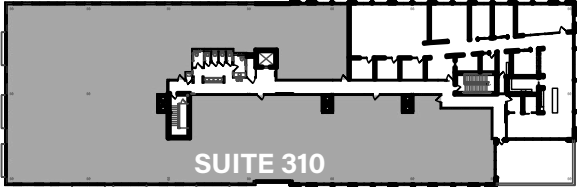
KEY PLAN - 1ST FLOOR



Third Floor



KEY PLAN - 3RD FLOOR





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WELLINGTON
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