

ASSEMBLY

Development • Brokerage • Consulting

LEEF North

201 Irving Avenue North
Minneapolis, MN

OFFICE/RETAIL FOR LEASE



Leef North

Nestled in the Bassett Creek Valley; Connected to Downtown.

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 Anemales Barbeque is soon to open its first brick and mortar location.



Leef North

LEASE RATES: \$16.00 – \$18.00 NNN

2025 CAM/TAX: \$12.16 PSF

Year Built: 2019

Available Spaces:

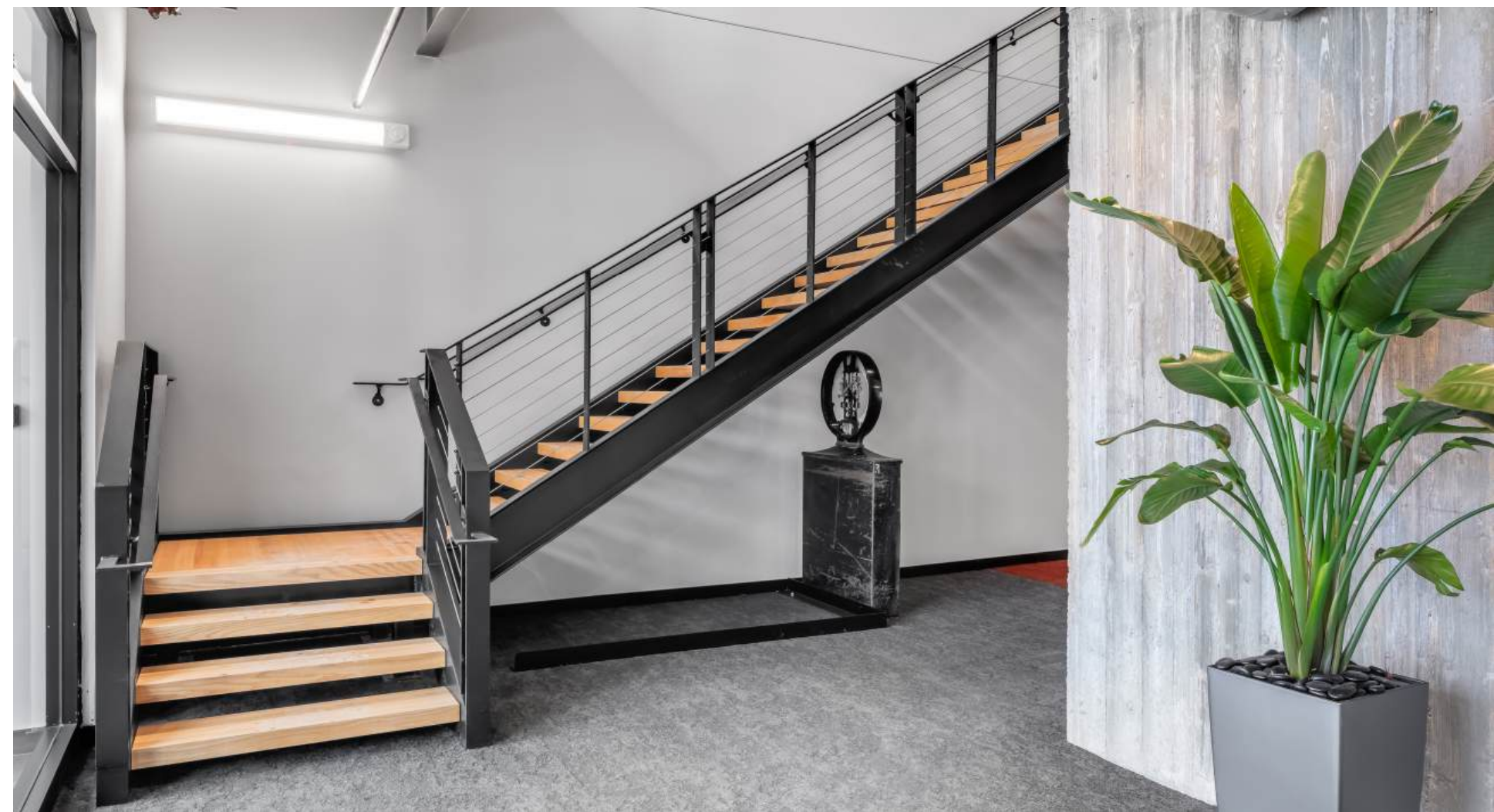
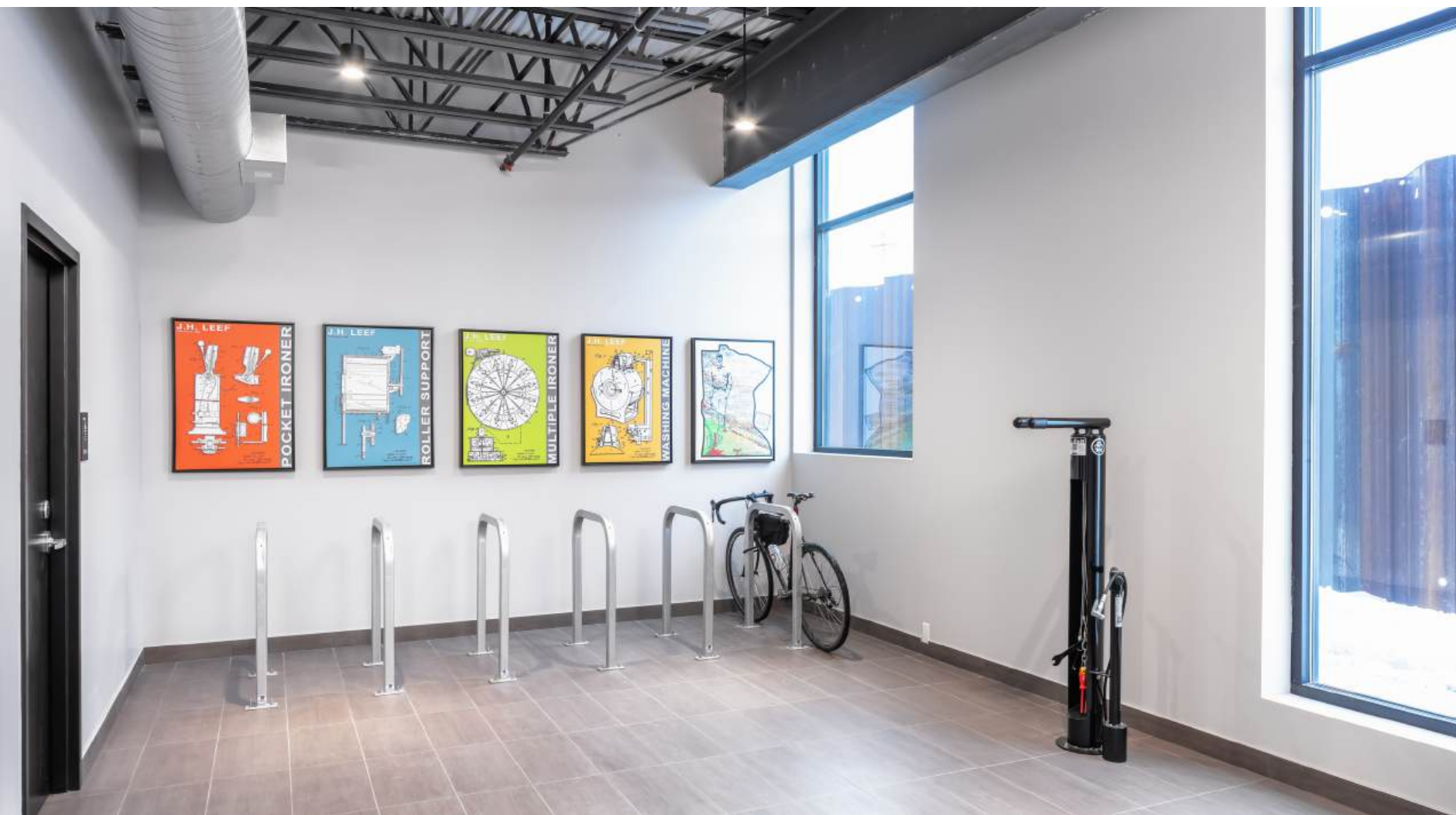
- Suite 110 – 3,245 SF
- Suite 120 – 7,489 SF
- Suite 310 – 16,516 SF (can be subdivided)

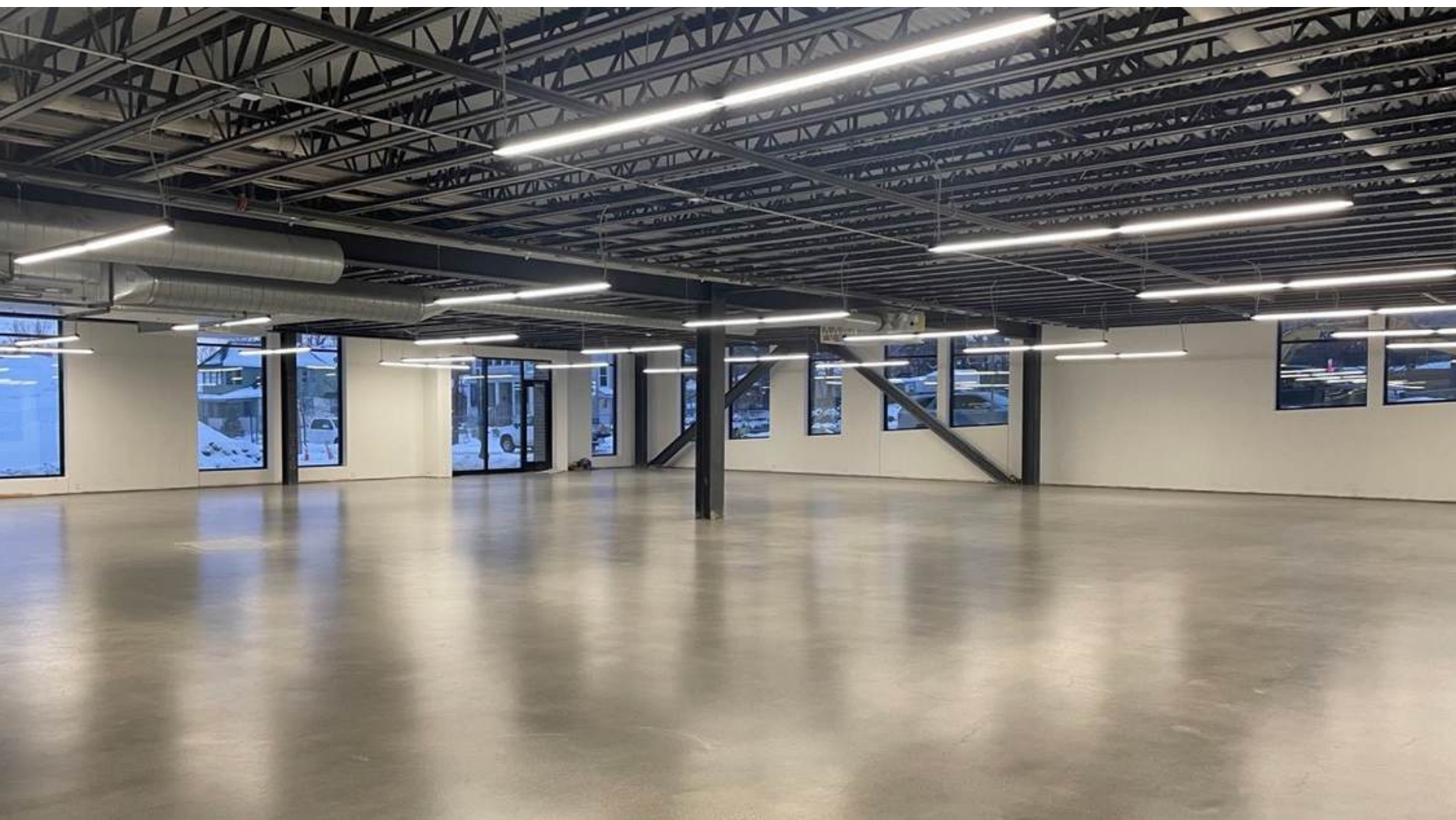
Parking: 135 off-street stalls, 73 street stalls

Features + Amenities: Tons of natural light, 14' clear heights, bike room with showers, panoramic views of Downtown Minneapolis, shared rooftop deck, ample parking

Nearby: Utepils Brewery, La Doña Brewery, Cuppa Java, Misfit Coffee, La Mesa, Henry & Sons Natural Wine, Bryn Mawr Pizza + Deli, Milda's Cafe, Minne's by Veli'D, Harrison Park, Bryn Mawr Meadows Park, Minneapolis Farmers Market, Cedar Lake Regional Trail, Bassett Creek

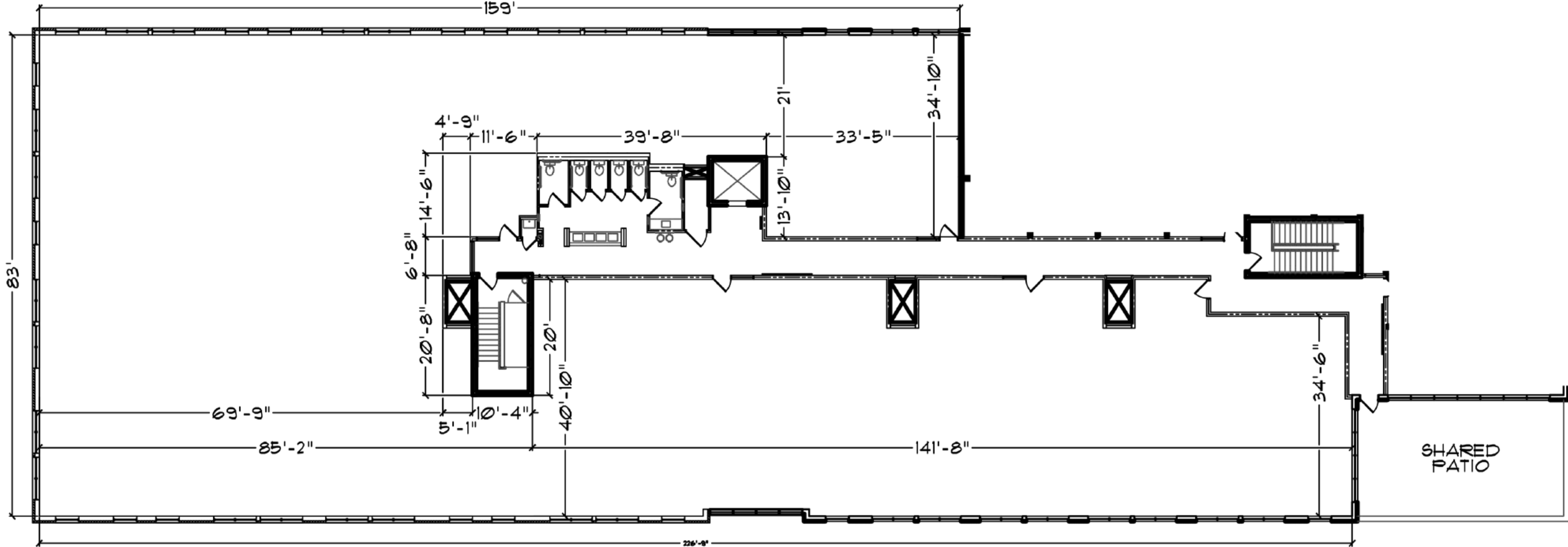






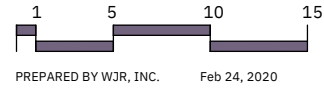


Floor Plan- Suite 310

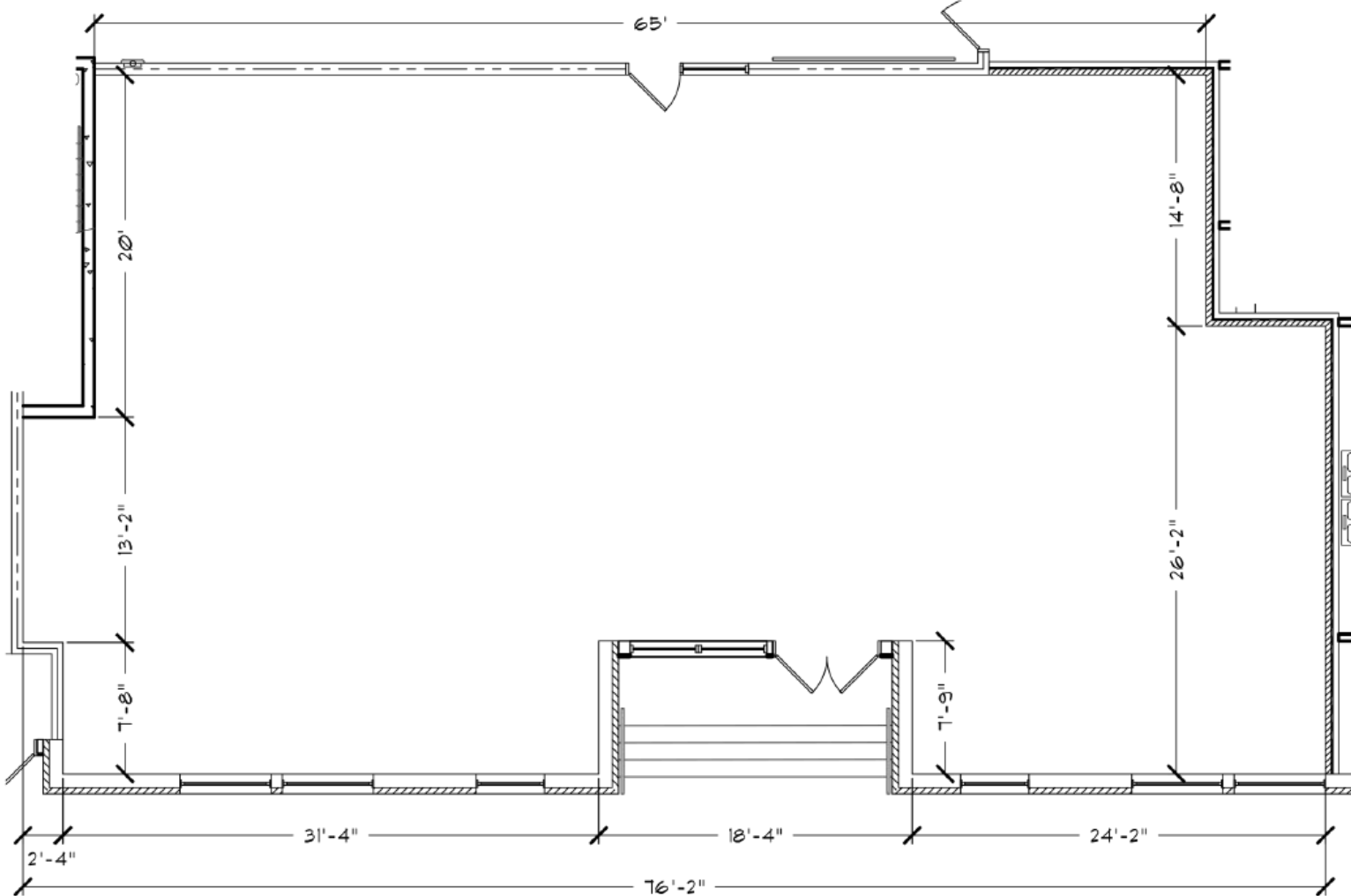


Suite 310 - 16,516 RSF
02-24-20

KEY PLAN - 3RD FLOOR



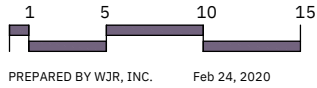
Floor Plan- Suite 110



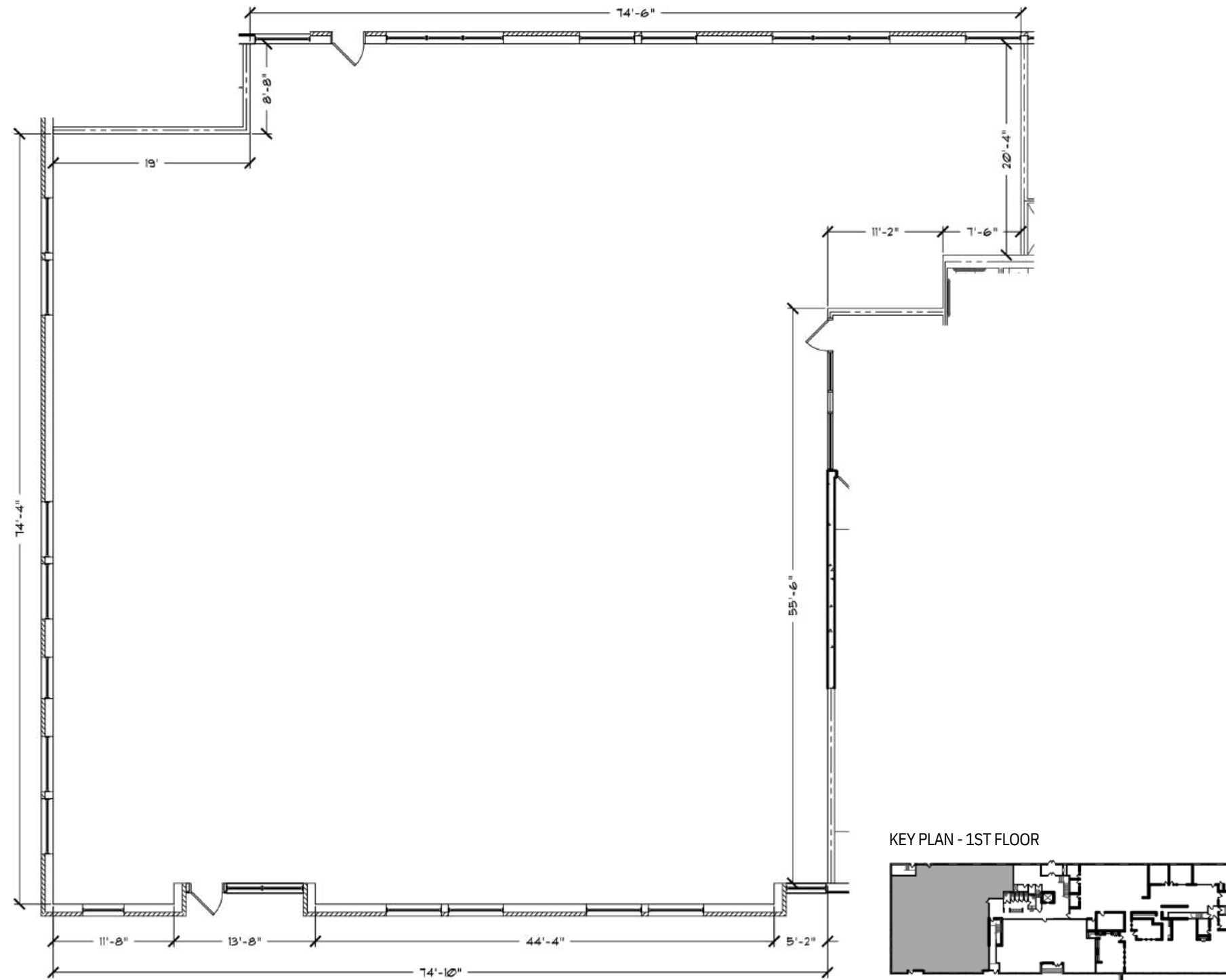
KEY PLAN - 1ST FLOOR



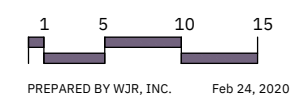
Suite 110 - 3,245 RSF
02-24-20



Floor Plan- Suite 120



Suite 120 - 7,489 RSF
02-24-20





West Market District Minneapolis



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Contact

NICK PETERSON

NICK@ASSEMBLYMN.COM

612.205.5690

MERRIE SJOGREN

MERRIE@ASSEMBLYMN.COM

612.308.9179

RYAN MOYNAGH

RYAN@ASSEMBLYMN.COM

651.728.1625

