

Leef South

1.24 acres; 105,000 SF office building

199 Irving Avenue North
Minneapolis, MN 55405



WELLINGTON
MANAGEMENT

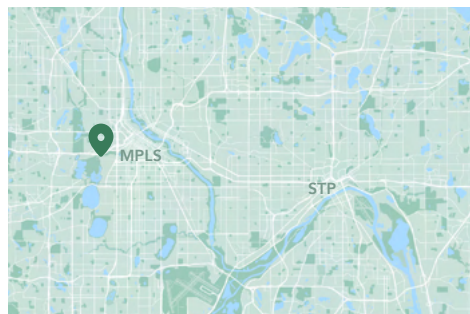


David Wellington
651-999-5511
dwellington@wellingtonmgt.com



Doubling down on workspace in Bassett Creek.

The predominantly vacant site at the intersection of Currie & Irving avenues will be home to creative office space comparable to the Leef North building next door. Like Leef North, Leef South aspires to serve a mix of professional design, marketing and nonprofit groups and works toward the goal of establishing Currie Avenue as the new tree-lined “high street” running west to east parallel to Bassett Creek. The site is an est. 51,980 SF and will house a five-story office building with 11,852 GSF of office on the street level. Each upper level will be comprised of 23,200 GSF, with the upper floor set back along Irving to provide an exterior space that captures the valley and views to Downtown Minneapolis.



Permit-Ready

Owner, Developer, Manager, Leasing

105,000 SF

Five-story office building

Bassett Creek Valley

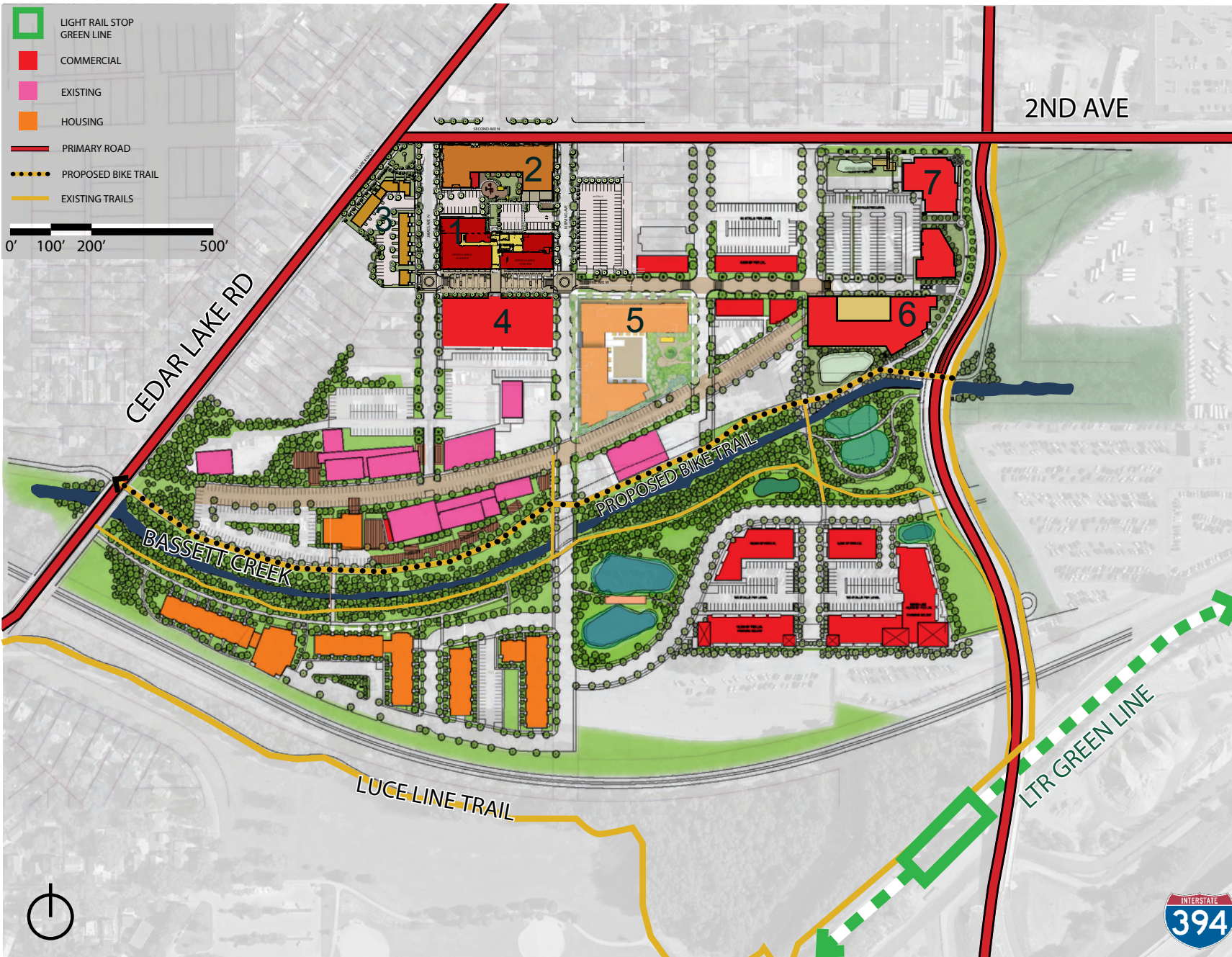
Bassett Creek Valley District Plan



Bassett Creek Valley District Plan



Bassett Creek Valley District Plan



1. LEEF North



2. Artspace Artists Lofts



3. Townhomes @ LEEF



4. LEEF South



5. Ernestine Apartments



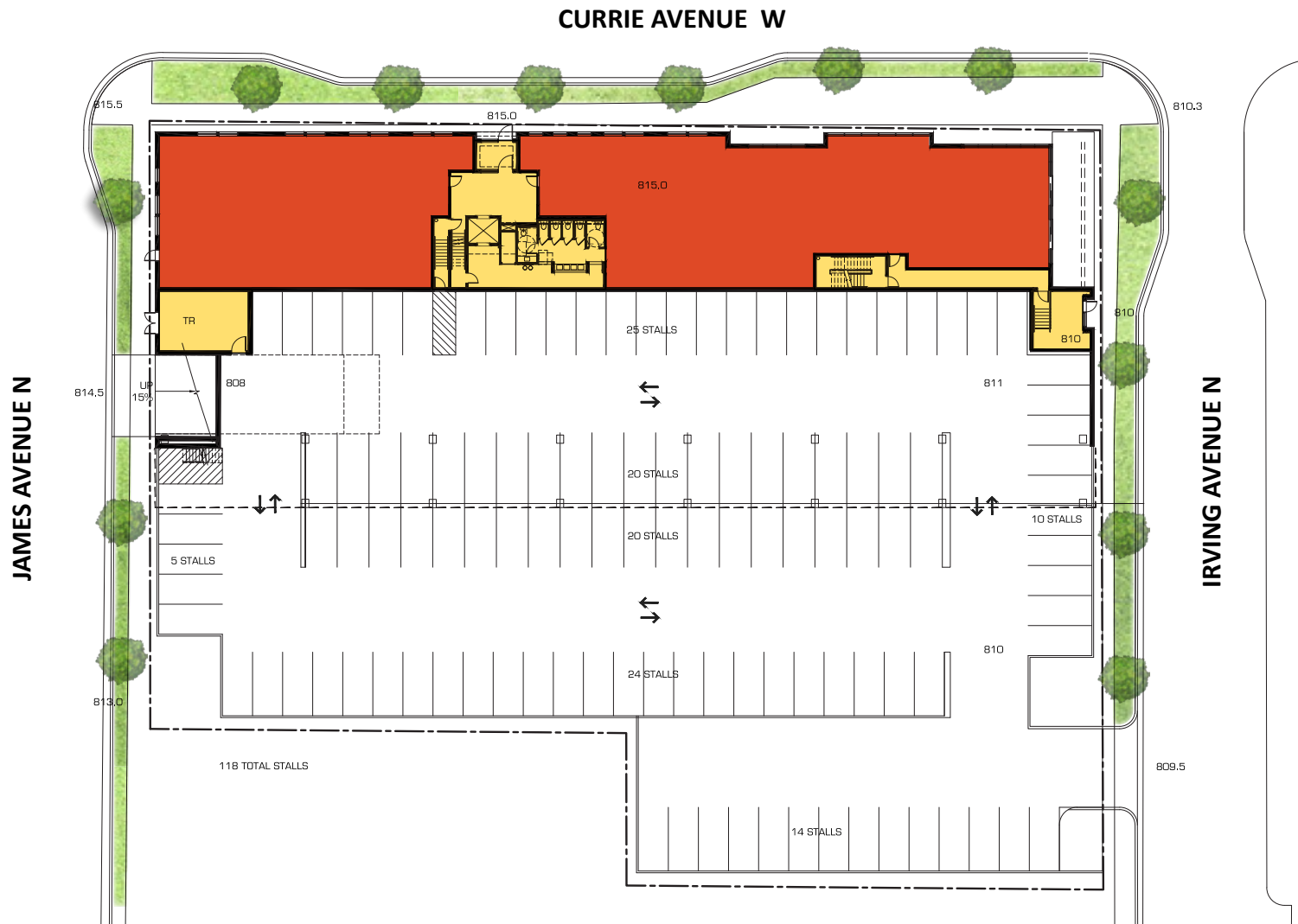
6. Creekside @ Van White



7. 2ND & VAN WHITE



Floor Plan - Level 1



LEEF SOUTH
Mpls, MN
OCT 11 2019

SITE
51,980 GSF

FIRST LEVEL
11,852 GSF
PATIO 520 GSF

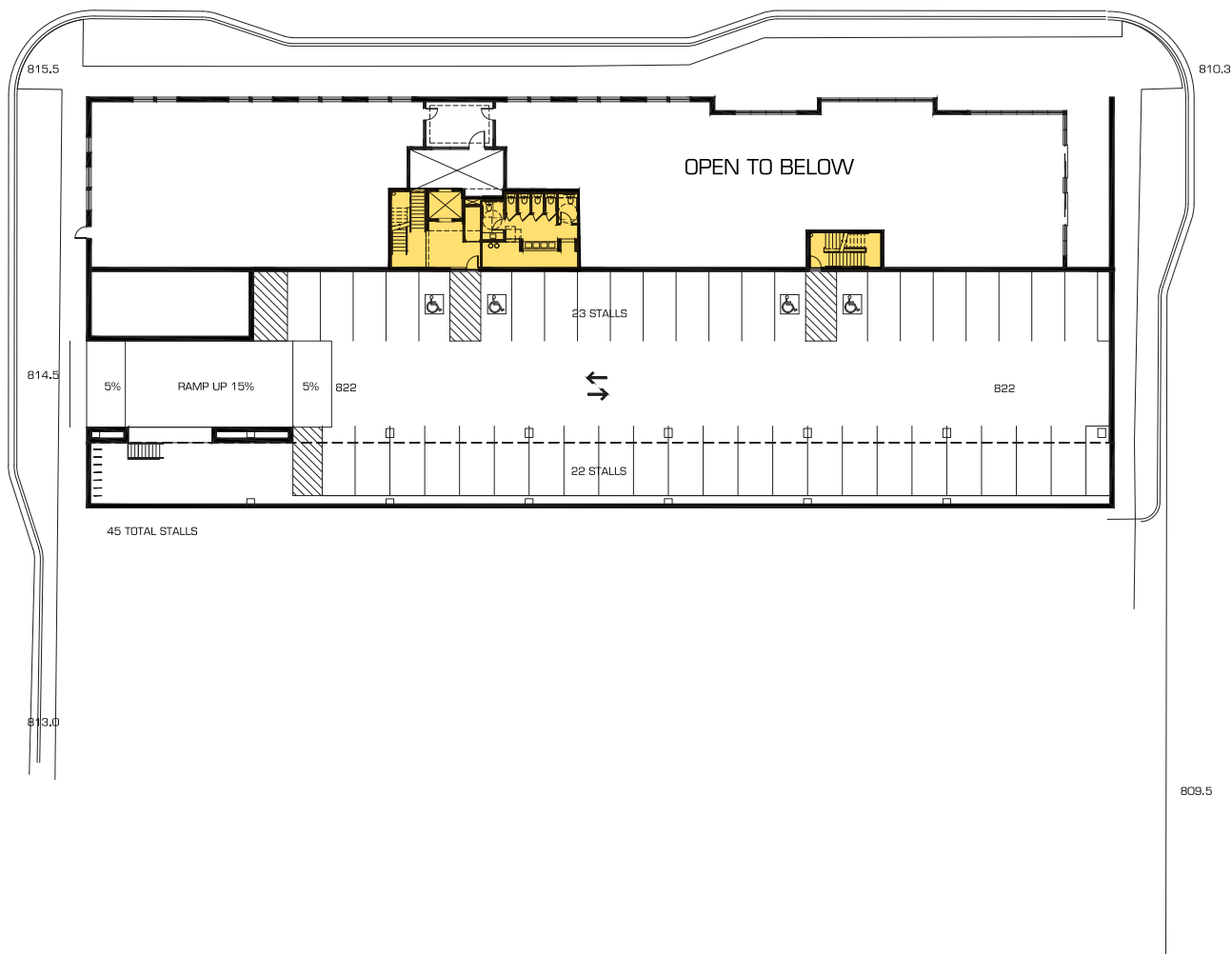
**SECOND, THIRD, FOURTH
LEVEL**
23,202 GSF/FLOOR

FIFTH LEVEL
22,045 GSF
PATIO 1,062 GSF

103,503 GSF

PARKING	STALLS
SURFACE	118
SECOND LEVEL	45
TOTAL	163

Floor Plan - Level 2



LEEF SOUTH
Mpls, MN
OCT 11 2019

SITE
51,980 GSF

FIRST LEVEL
11,852 GSF
PATIO 520 GSF

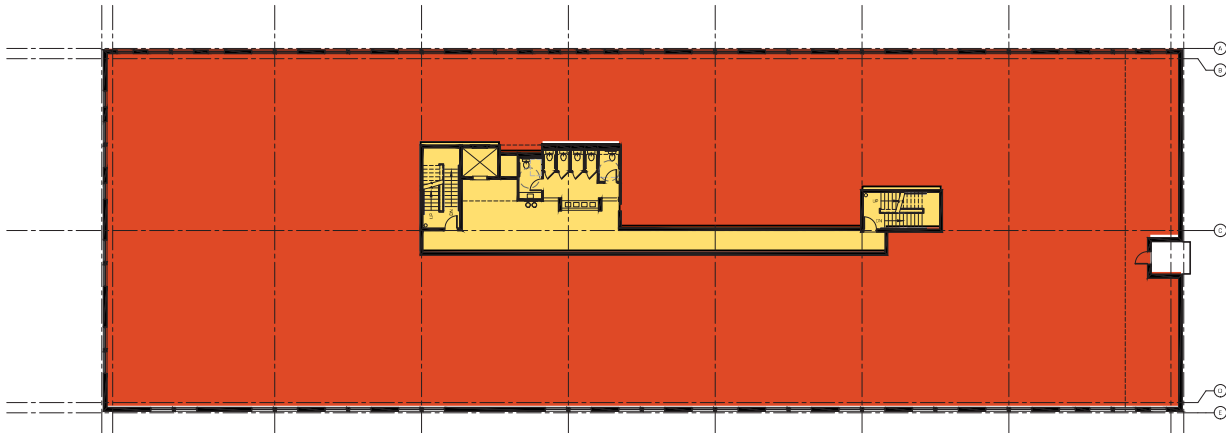
**SECOND, THIRD, FOURTH
LEVEL**
23,202 GSF/FLOOR

FIFTH LEVEL
22,045 GSF
PATIO 1,062 GSF

103,503 GSF

PARKING	STALLS
SURFACE	118
SECOND LEVEL	45
TOTAL	163

Floor Plan - Levels 2-4



LEEF SOUTH
Mpls, MN
OCT 11 2019

SITE
51,980 GSF

FIRST LEVEL
11,852 GSF
PATIO 520 GSF

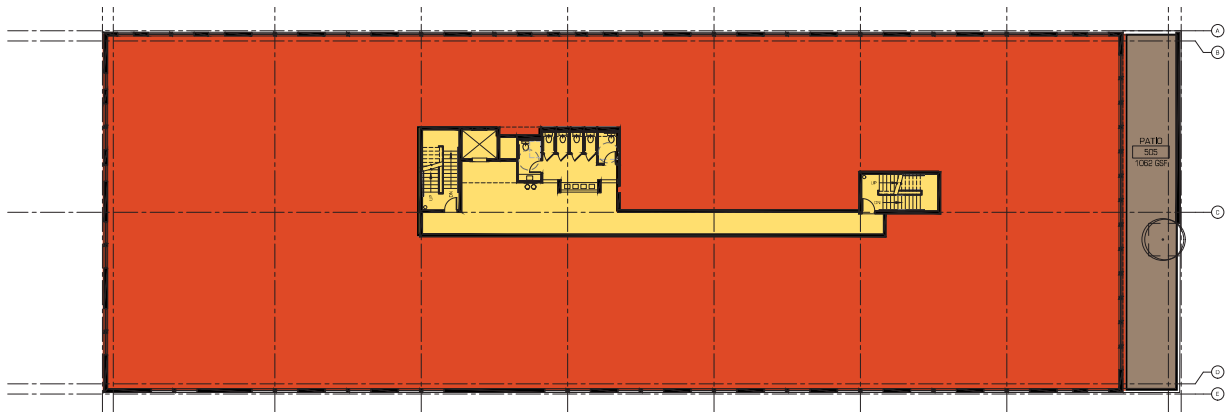
**SECOND, THIRD, FOURTH
LEVEL**
23,202 GSF/FLOOR

FIFTH LEVEL
22,045 GSF
PATIO 1,062 GSF

103,503 GSF

PARKING	STALLS
SURFACE	118
SECOND LEVEL	45
TOTAL	163

Floor Plan - Level 5



LEEFSOUTH
Mpls, MN
OCT 11 2019

SITE
51,980 GSF

FIRST LEVEL
11,852 GSF
PATIO 520 GSF

**SECOND, THIRD, FOURTH
LEVEL**
23,202 GSF/FLOOR

FIFTH LEVEL
22,045 GSF
PATIO 1,062 GSF

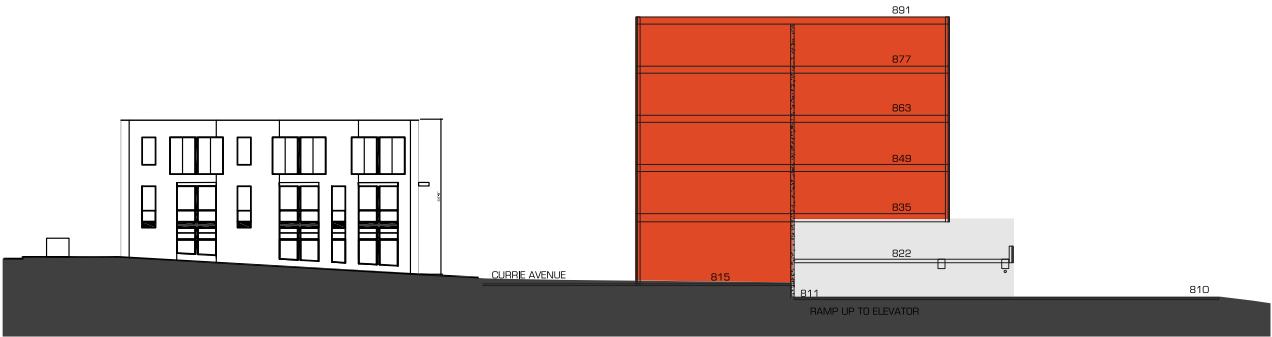
103,503 GSF

PARKING	STALLS
SURFACE	118
SECOND LEVEL	45
TOTAL	163

Building Sections



W/E BUILDING SECTION



N/S BUILDING SECTION



LEEF SOUTH
Mpls, MN
OCT 11 2019

SITE
51,980 GSF

FIRST LEVEL
11,852 GSF
PATIO 520 GSF

SECOND, THIRD, FOURTH LEVEL
23,202 GSF/FLOOR

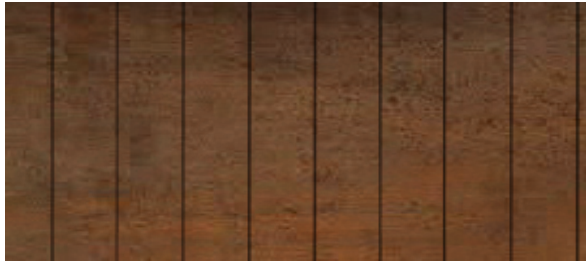
FIFTH LEVEL
22,045 GSF
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103,503 GSF

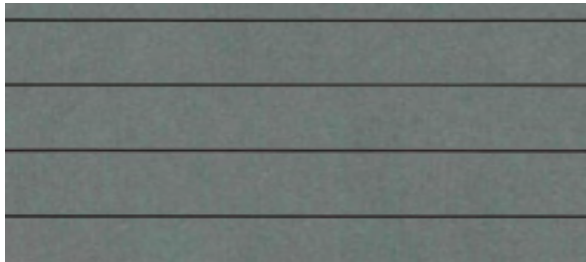
PARKING	STALLS
SURFACE	118
SECOND LEVEL	45
TOTAL	163



Exterior Materials



01 Metal Panel #1



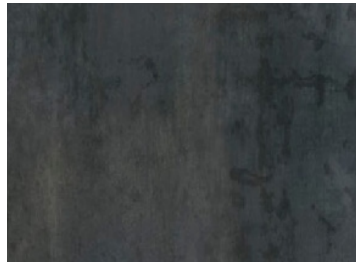
02 Metal Panel #2 Horizontal



03 Metal Panel #3 Vertical



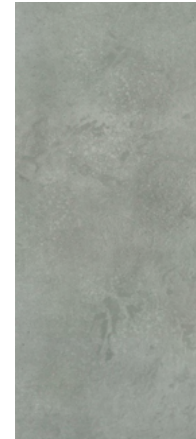
04 Roof / Flashing / Gutters



05 Railing



06 Storefront



07 Concrete



08 Accent



09 Sun Shade



10 Masonry

01- Metal Panel #1
Color: Corten Steel

02- Metal Panel #2 Horizontal
Company: Metal Sales
Color: Mistique Plus

03- Metal Panel #3 Vertical
Company: Metal Sales
Color: Mistique Plus

04- Roof/Flashing/Gutters
Company: CMG
Color: City Scape

05- Railing
Prefinished Bent Metal / Cable

06- Storefront
Color: Black Anodized – AN

07- Concrete

08- Accent paint color

09- Aluminum Sun Shade

10- Masonry
Endicott Manganese Ironspot
Artisan

Elevations - North & South



NORTH ELEVATION

01- Metal Panel #1
Color: Corten Steel

02- Metal Panel #2 Horizontal
Company: Metal Sales
Color: Mistique Plus

03- Metal Panel #3 Vertical
Company: Metal Sales
Color: Mistique Plus

04- Roof/Flashing/Gutters
Company: CMG
Color: City Scape

05- Railing
Prefinished Bent Metal / Cable

06- Storefront
Color: Black Anodized – AN

07- Concrete

08- Accent paint color

09- Aluminum Sun Shade

10- Masonry
Endicott Manganese Ironspot
Artisan



SOUTH ELEVATION

Elevations - East & West



01- Metal Panel #1
Color: Corten Steel

02- Metal Panel #2 Horizontal
Company: Metal Sales
Color: Mistique Plus

03- Metal Panel #3 Vertical
Company: Metal Sales
Color: Mistique Plus

04- Roof/Flashing/Gutters
Company: CMG
Color: City Scape

05- Railing
Prefinished Bent Metal / Cable

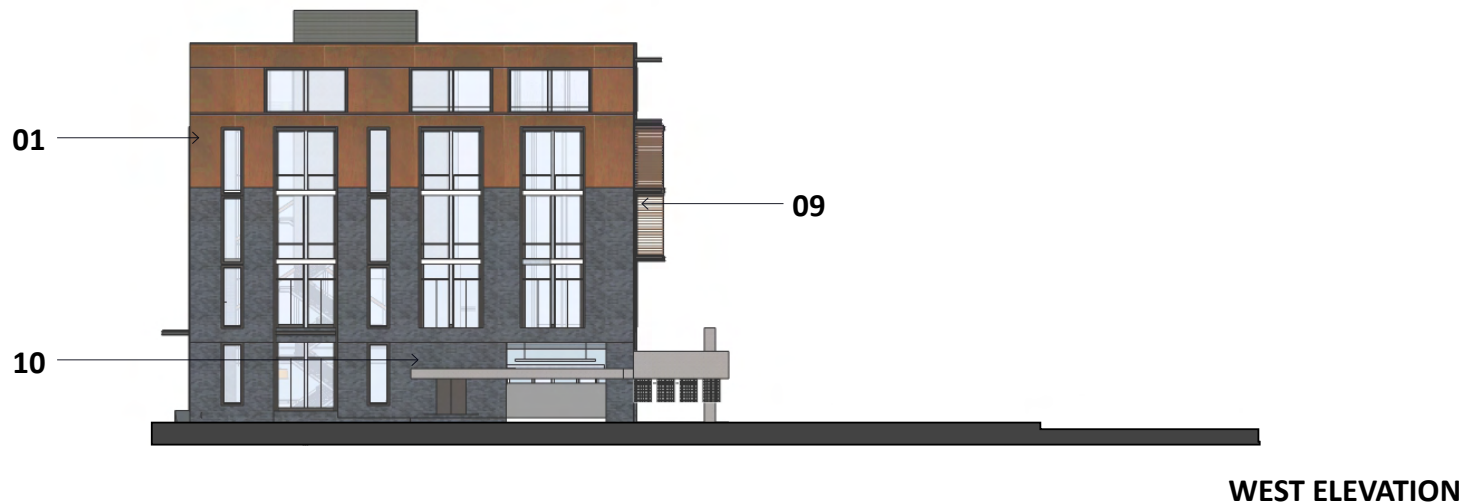
06- Storefront
Color: Black Anodized – AN

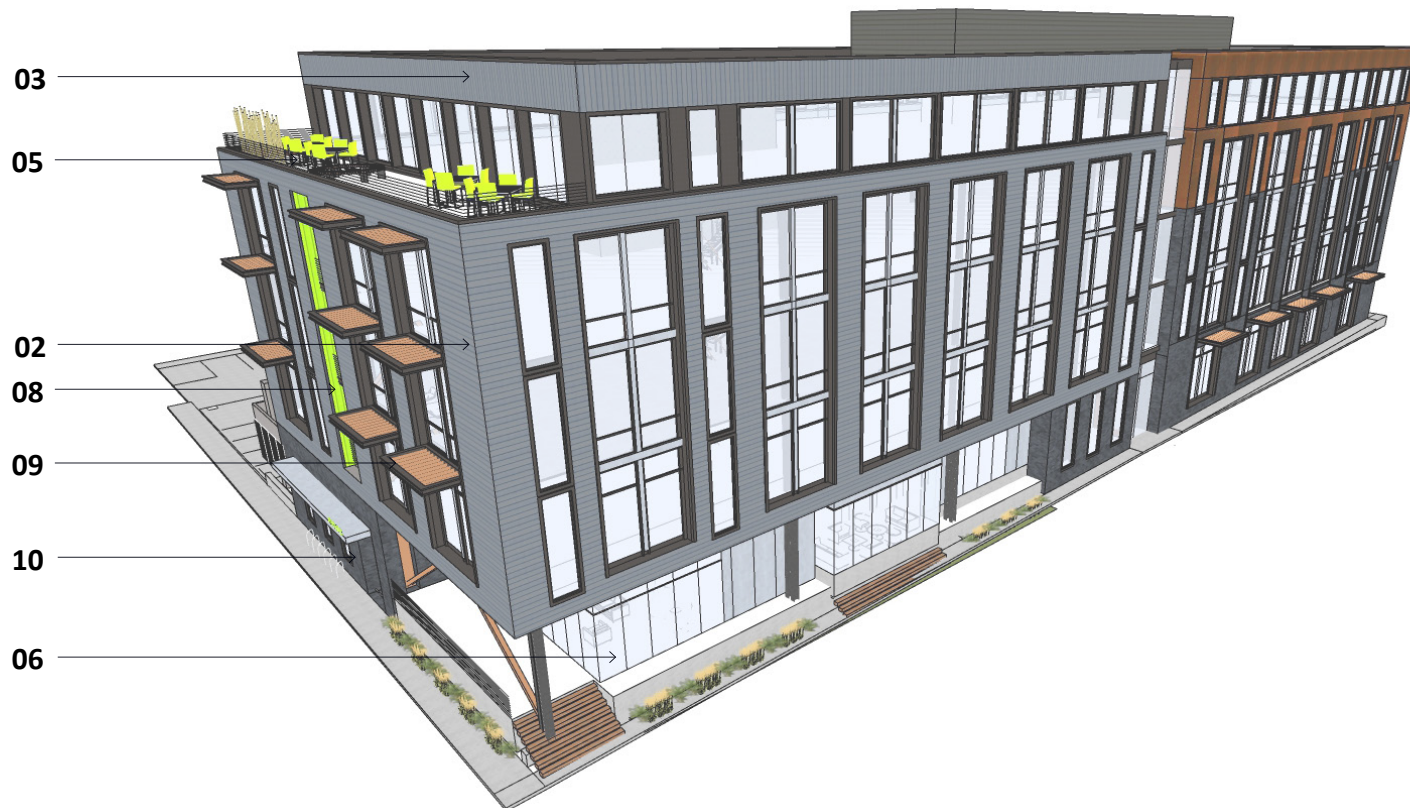
07- Concrete

08- Accent paint color

09- Aluminum Sun Shade

10- Masonry
Endicott Manganese Ironspot
Artisan





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Color: Corten Steel

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Company: Metal Sales
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Company: Metal Sales
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03

05

09

02

08

10

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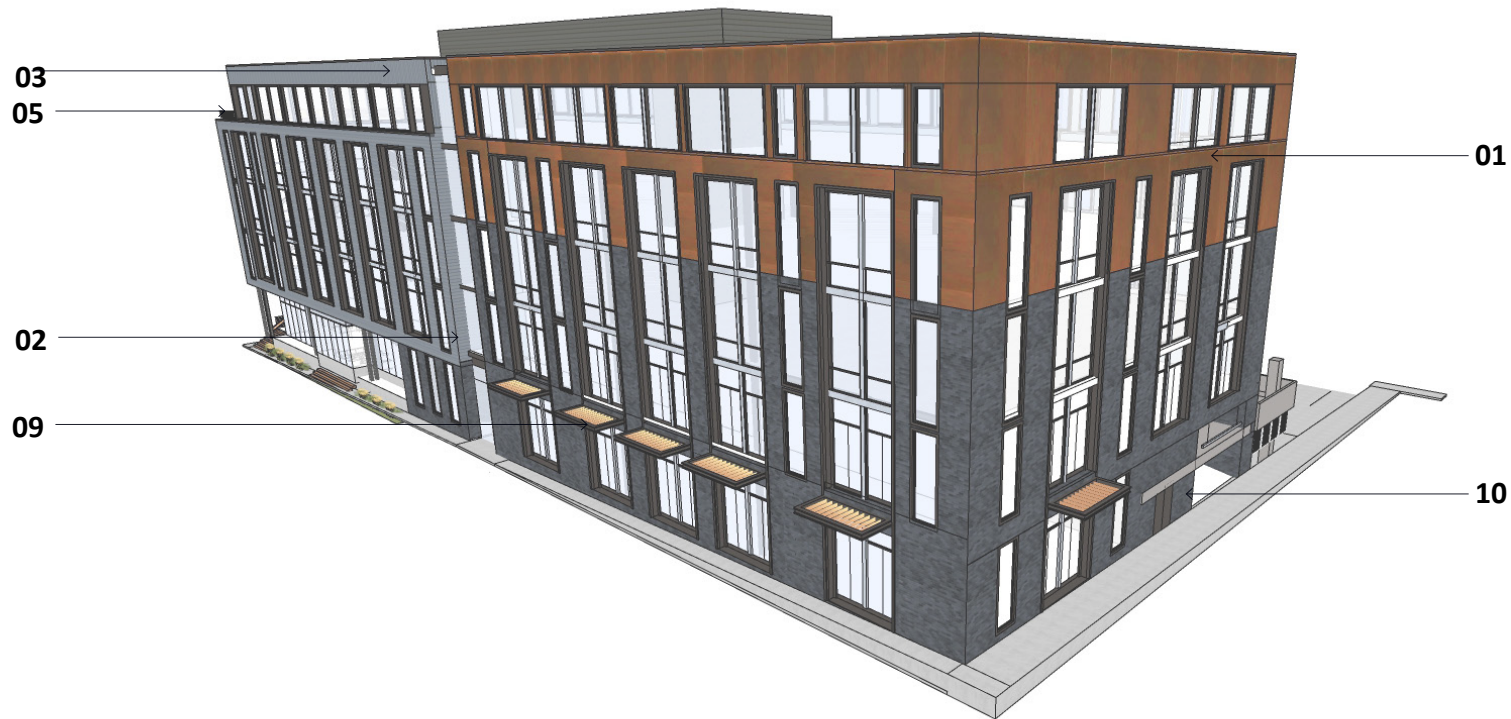
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Color: Black Anodized – AN

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Artisan



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Company: CMG
Color: City Scape

05- Railing
Prefinished Bent Metal / Cable

06- Storefront
Color: Black Anodized – AN

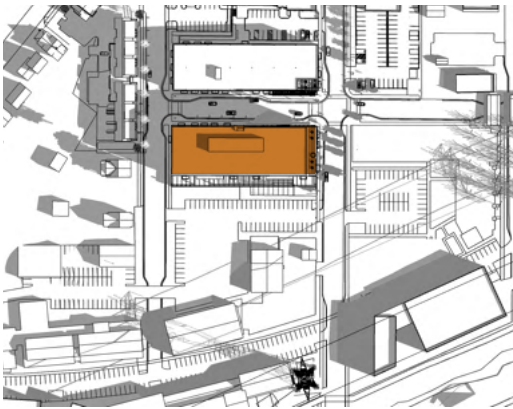
07- Concrete

08- Accent paint color

09- Aluminum Sun Shade

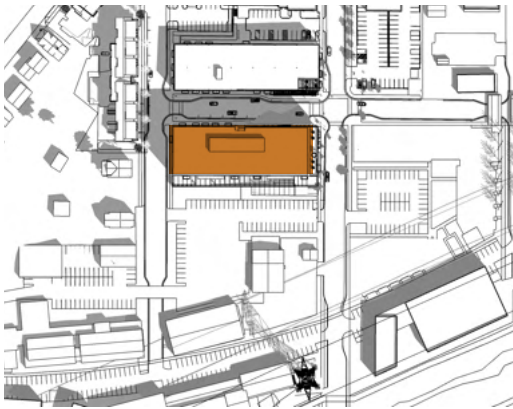
10- Masonry
Endicott Manganese Ironspot
Artisan

Light Study



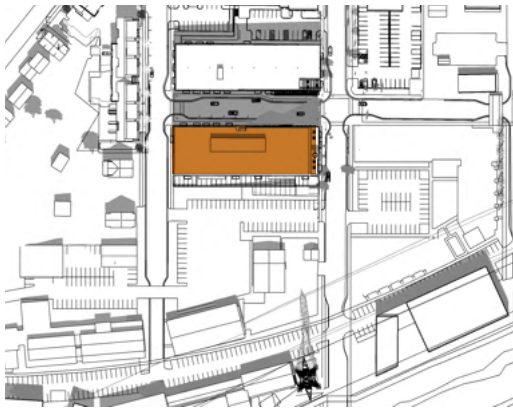
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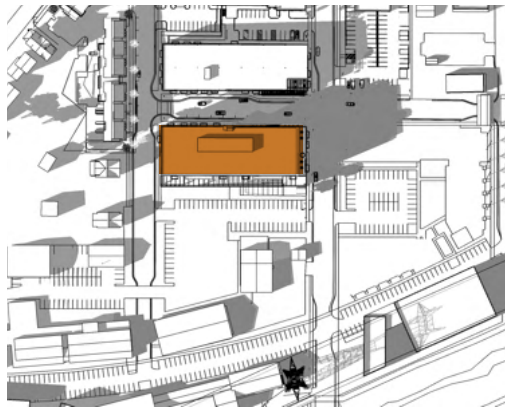
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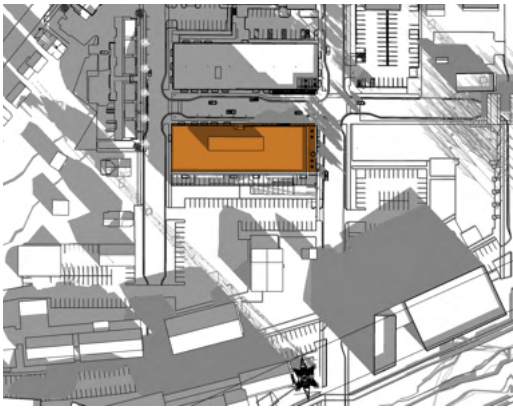
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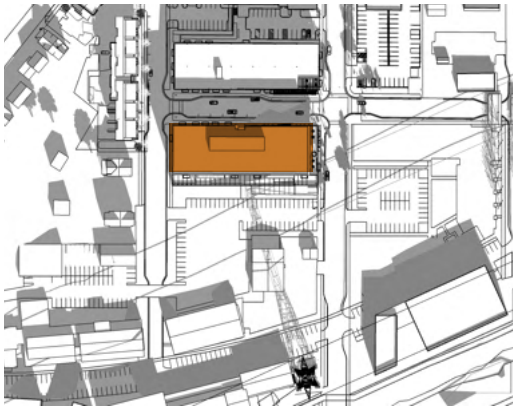
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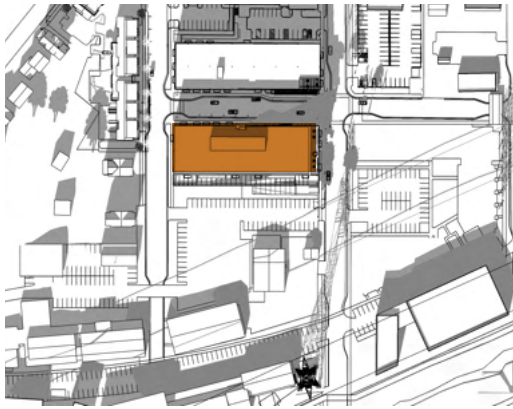
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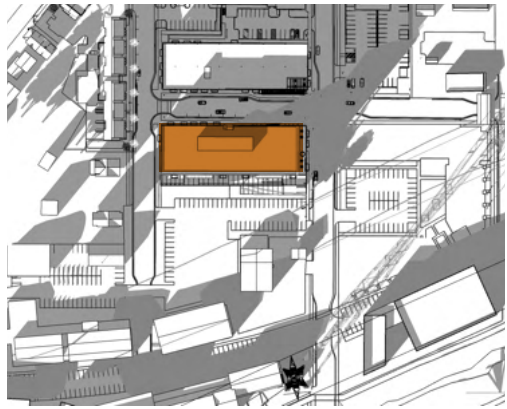
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DEC 21, 2018

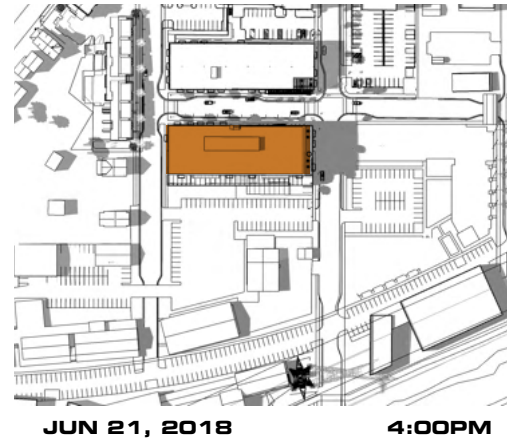
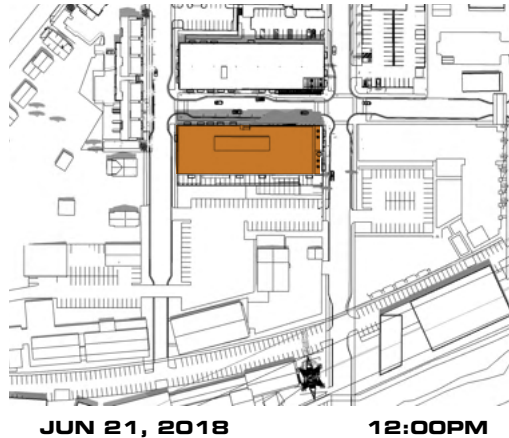
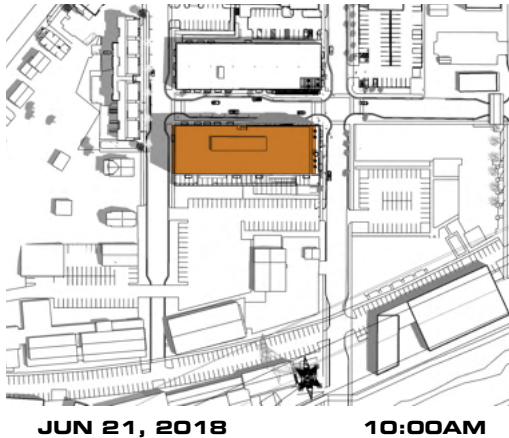
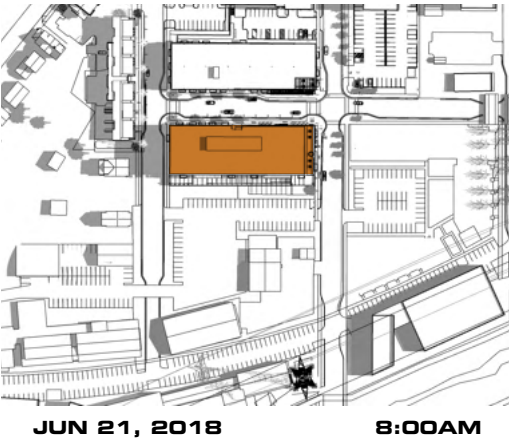
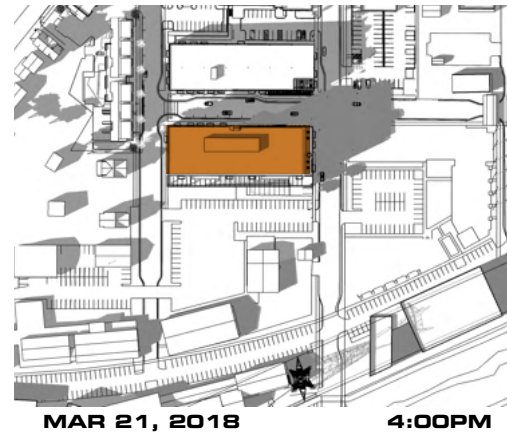
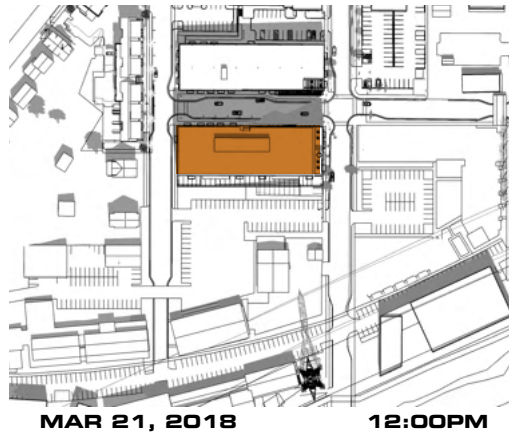
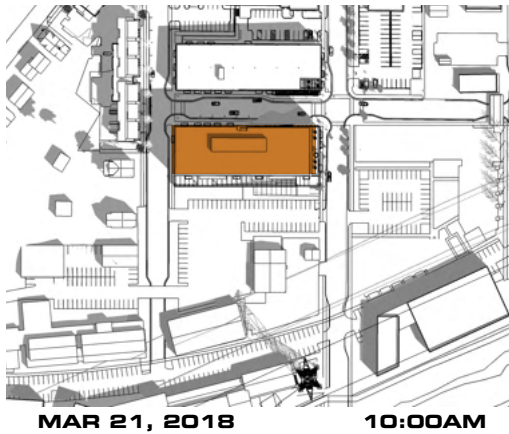
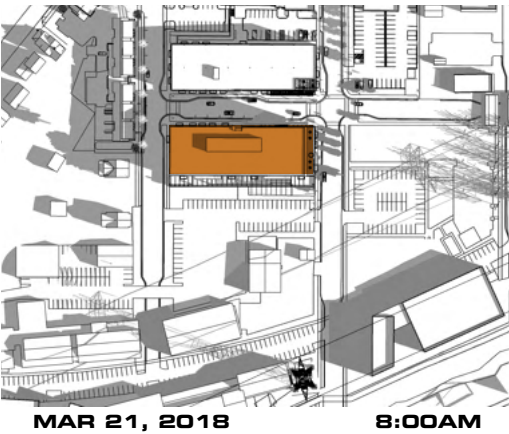
1:00PM



DEC 21, 2018

3:00PM

Light Study



Leef South

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PRESIDENT
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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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