

FOR LEASE

# West River Arts Building

1729 N 2nd St. Minneapolis, MN 55411

Recently renovated classic brick building with a vibrant community of creatives and makers.





**Building Size**

30,295 SF

**Space Available**

4,177 SF

**Rent Rate**

\$10.50/SF/yr NNN

**CAM & Taxes**

\$4.35/SF/yr

# West River Arts Building

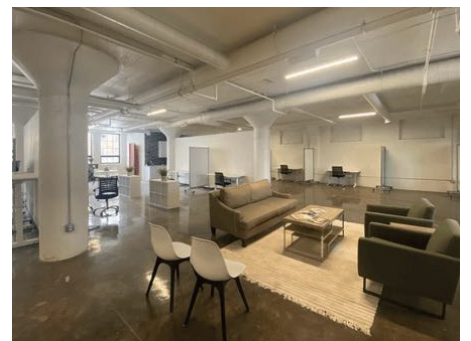
## About the Property

The building has been extensively renovated, completely transforming it while still preserving its original character. Previously vacant just a year ago, it is now a bustling center for artists, makers, and creative office users. This beautifully refurbished brick and concrete building, with its rich history, is an ideal location for new and existing businesses alike. As part of the ongoing renovation process, all interior spaces have been painstakingly renovated, including brand new windows throughout, new restroom facilities on every floor, and a refinished parking lot.

## Location

This location offers unparalleled access and exposure, situated just off I-94 and located between Broadway, Washington, and Plymouth Avenues. Enjoy convenient access to Northeast Minneapolis, North Loop, Target Field, and downtown Minneapolis, and being just steps away from breweries, parks, and trails along the Mississippi River.

- ✓ Large windows with terrific natural light and skyline views
- ✓ Vibrant common areas
- ✓ Freight and passenger elevator
- ✓ Off-street parking
- ✓ Great location with close proximity to Mississippi River and I-94



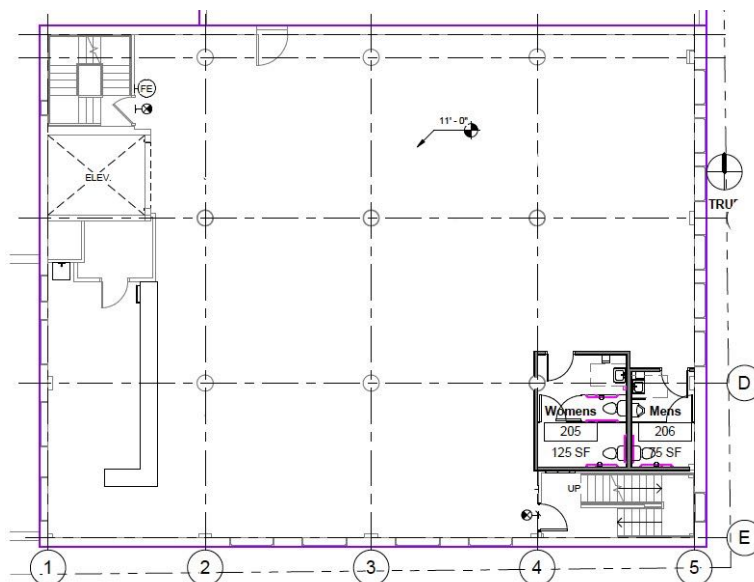
West River Arts Building  
**Suite 200B**

Rentable Area: **4,177 RSF**

Availability: **Immediately**

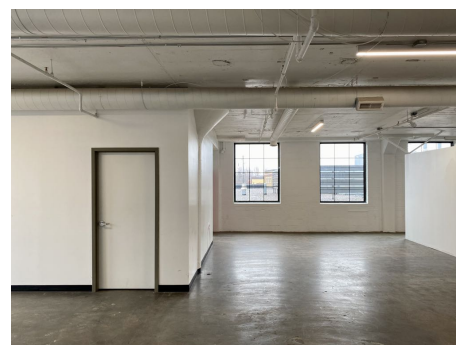
Lease Rate: **\$10.50 NNN**

CAM & Taxes: **\$4.35 CAM/Tax**



Creative second level studio/office/maker space available in vintage building.

- Flexible layout options
- Heritage brick and concrete construction
- Three walls of brand new windows providing striking natural light
- Two entrances with elevator access
- Restrooms in unit
- Off-street parking available



## The Neighborhood

# Northeast

The Heart of Northeast Minneapolis provides a small-town feel nestled in the city. You will find a mix of old and new which fit together well here. The history of the area coupled with the modern amenities that abound has made this part of Northeast a desirable place to be.



61

WALK SCORE



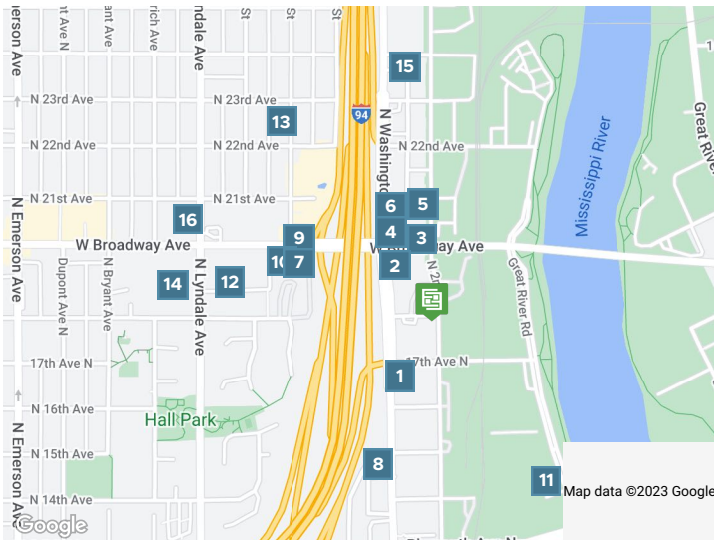
51

TRANSIT SCORE



85

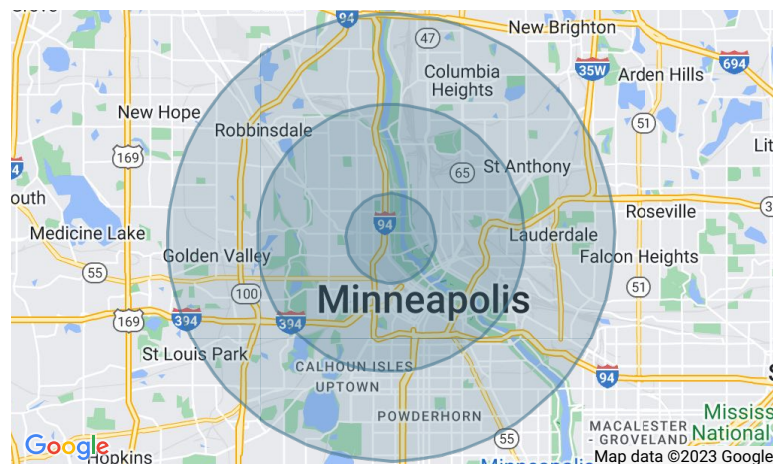
BIKE SCORE



- |  |                                     |
|--|-------------------------------------|
| 1 Taquería El Primo Food Truck         | 9 4th Street Saloon                 |
| 2 Khue's Kitchen                       | 10 Taco Bell                        |
| 2 Bar Brava                            | 11 Pryes Brewing Company            |
| 3 Broadway Pub & Grille                | 12 Subway                           |
| 4 Pappy's Minneapolis                  | 12 Broadway Chow Mein               |
| 5 Meteor                               | 13 A Mothers Touch Of Love Soulfood |
| 6 Cliff N Norm's Bar                   | 14 Cub - Minneapolis Northside      |
| 7 Wendy's                              | 14 Cub Pharmacy                     |
| 8 Uptown Imports - Foreign Auto Repair | 15 Holiday Stationstores            |
| 8 Minneapolis Asian Auto Repair        | 16 Merwin Liquors Minneapolis       |
| 9 People's Choice                      |                                     |

Demographics	1 Mile	3 Miles	5 Miles
Total population	21,355	217,021	477,164
Median age in years	33.8	32.1	33.9
Total households	9,766	97,551	209,648
Median household income	\$83,086	\$60,343	\$69,100
Average household size	2.13	2.09	2.18
Average home value	\$364,885	\$377,541	\$364,743

Data Source: ESRI/ArcGIS (2022)





Northeast

## Neighborhood Photos

