

# 3RD & WASHINGTON REDEVELOPMENT

247 THIRD AVENUE SOUTH, MINNEAPOLIS, MN 55415

FOR LEASE

SKYWAY CONNECTED



## LEASE RATES

OFFICE RENT: NEGOTIABLE

- UP TO 14,035 SF AVAILABLE WITH LOWER LEVEL STORAGE SPACE
- 350 SF - 6,000 CONTIGUOUS SPACE
- SKYWAY CONNECTION
- LOCATED DOWNTOWN NEAR THE CORNER OF 3RD AVENUE AND WASHINGTON
- MANY AREA AMENITIES INCLUDING: SKYWAY, DINING, LODGING, ETC.



JEFF SALZBRUN  
612-788-1552  
jeffs@essencerealestate.com

JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

OFFICE: 651-482-1871

# ERSI

ESSENCE  
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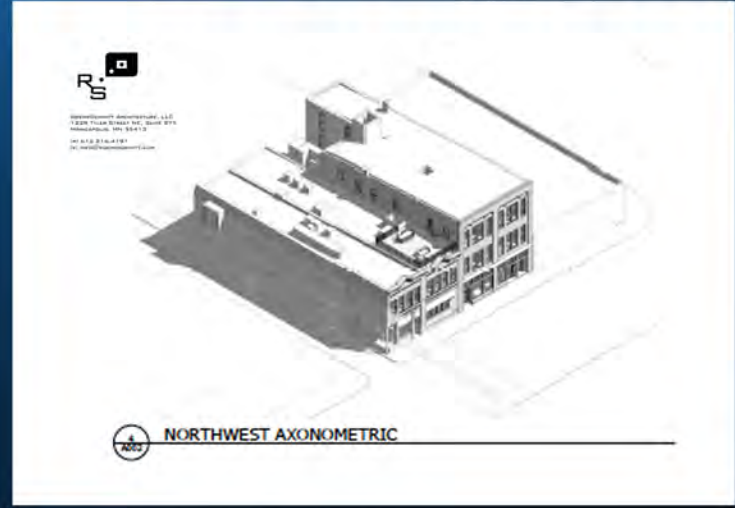
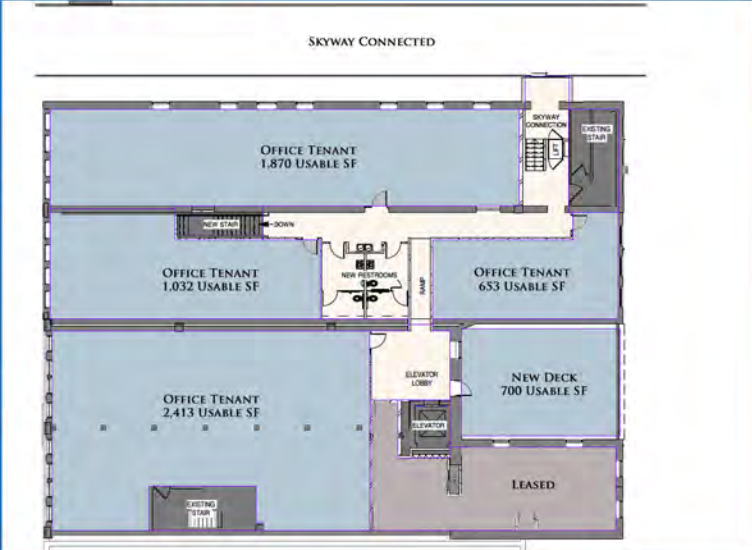
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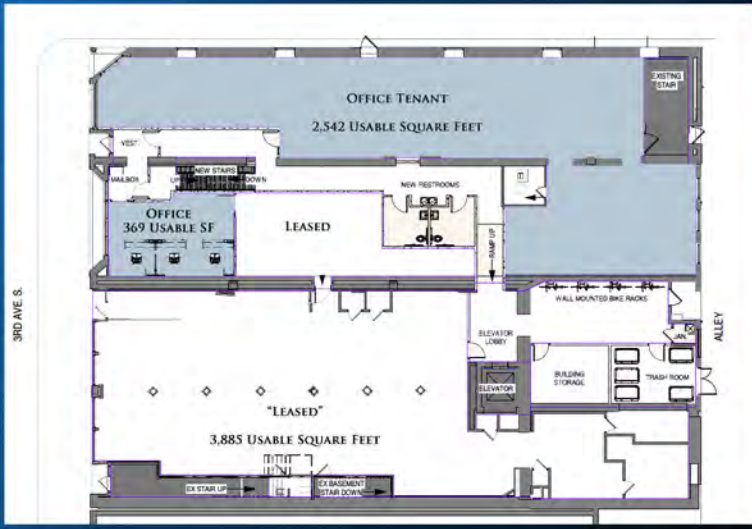
AVAILABLE

SKYWAY CONNECTED

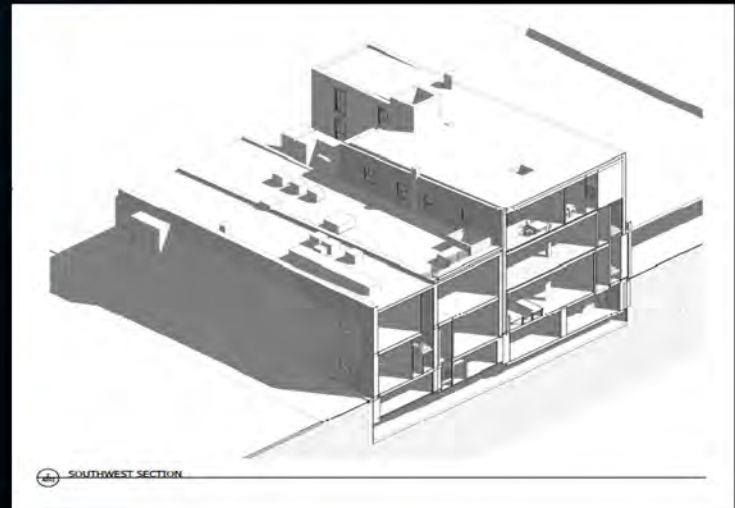
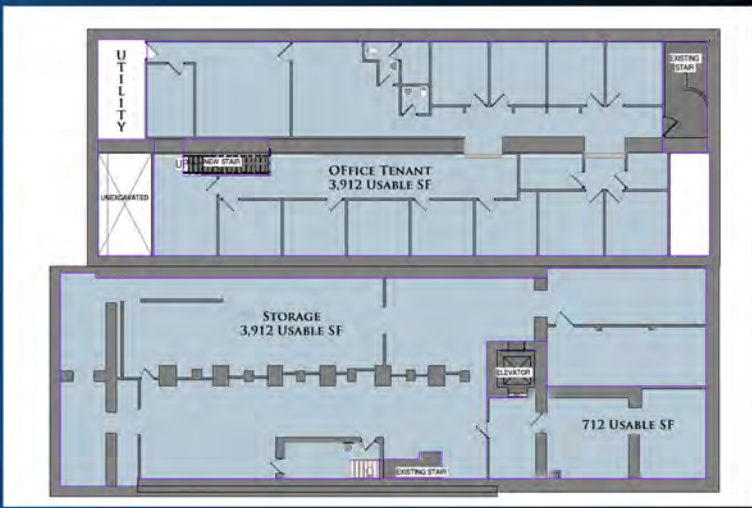
2ND FLOOR



1ST FLOOR



LOWER LEVEL



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