



# STEELMAN

— COLLECTIVE —


NORTH LOOP • MPLS

Three thriving North Loop office properties now  
operating under one exciting new umbrella





# STEELM

A photograph of a person's hand resting on a dark, textured surface, possibly a leather couch or table. The hand is wearing a dark suit jacket with a white shirt cuff visible. The background is a light-colored, textured wall. The overall mood is professional and sophisticated.

# MAN

## **YESTERDAY, TODAY, TOMORROW.**

The Steelman brand is built upon the strength of Minneapolis' deep industrial roots, the vibrancy of today's North Loop neighborhood culture, and the creativity of tomorrow's innovators.

The three Steelman properties serve as the ideal homebase for a new generation of professional creators, tradespeople, and changemakers of every industry, to think bigger, work smarter, and live passionately through their work.

In the heart of Minneapolis' most enduring neighborhood, the properties are intelligently positioned to serve the best and brightest talent succeeding in today's marketplace.

Take a look inside, and get to know The Steelman Collective.



# THE HEART OF THE NORTH LOOP



**WESTERN**  
— CONTAINER —

**500 N THIRD ST**  
100% LEASED



**STEELMAN**  
— CREATIVE —

**411 N WASHINGTON**  
100% LEASED

3RD ST N

5TH AVE

WASHINGTON AVE



**STEELMAN**  
— EXCHANGE —

**241 N 5TH AVE**  
62% LEASED





# MORE THAN A NEIGHBORHOOD





# THE NORTH LOOP IS A LIFESTYLE

The North Loop boasts a rich history as an important contributor to the Minneapolis economy. The atmosphere and architecture in the area blend old with new, creating a dynamic neighborhood that continues to grow and evolve as a well-balanced place to live, work and play.

Residential attraction to this neighborhood continues to gain momentum as over 4,500 residents call the North Loop home. In addition, 1,400 new residential units, ranging from workforce housing to luxury rentals, are proposed for development in the neighborhood.

There is an energy and vibrancy in the North Loop that is experienced by simply walking the neighborhood. There is a full range of convenience retail, unique shops, and formal and informal restaurants. Local art galleries, fitness centers, and other boutiques that serve this area provide employees and residents convenience, a cultural experience, and a sense of community.





**RESTAURANT**



**BEER & WINE**



**RETAIL**



**NIGHTLIFE**



**GYMS**



**HOTELS**



**COFFEE**



**STEELMAN**

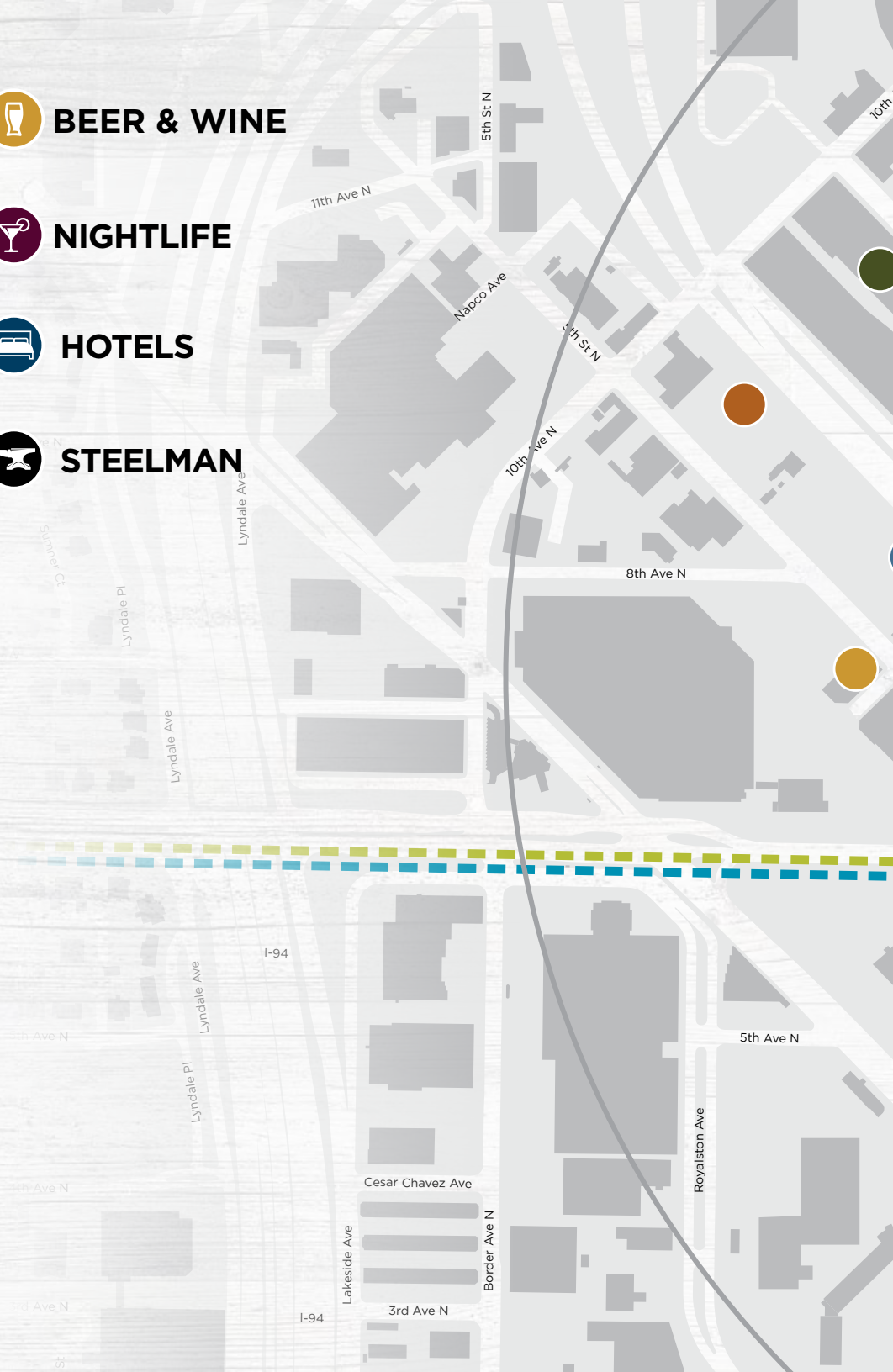


**PARKING**

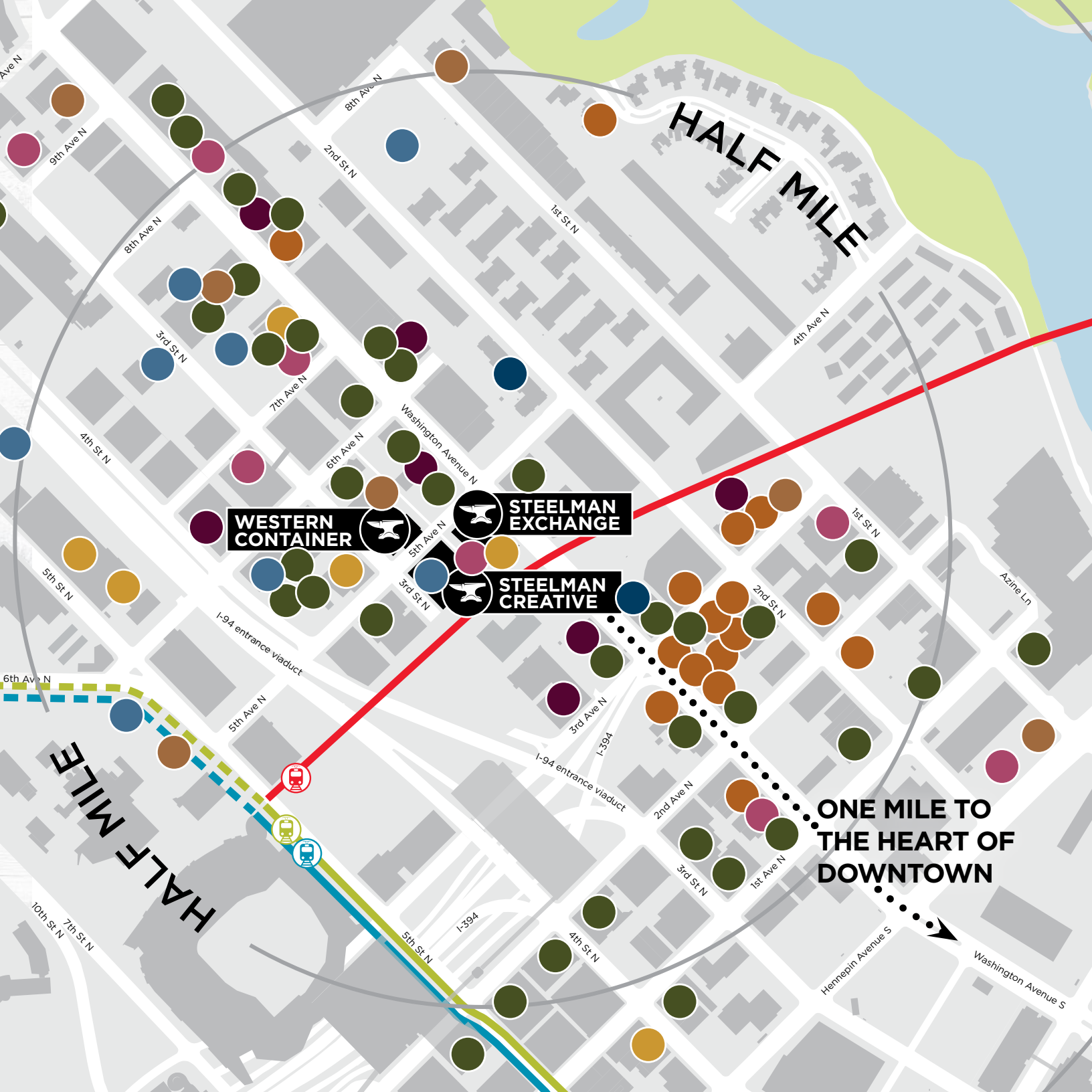
1. **Impark Lot 11**  
\$80/month (day only)  
\$95/month (24 hr rsvd)
2. **Contract Parking**  
\$125/month - 100 Stalls
3. **Contract Parking**  
\$100/month - 125 Stalls
4. **Basset Creek Lot**  
\$55/month
5. **463 Stalls**  
\$70-\$100/month
6. **Designers Guild**  
240 Stalls - \$120/mth
7. **Steelman Exchange Parking**  
400 Stalls
8. **Interchange Parking**  
300 Stalls

## LIGHT RAIL LINES

- Green Line (Central)
- Blue Line (Hiawatha)
- Northstar Commuter







STEELMAN EXCHANGE







CALABRIO



13	ROOF DECK & TENANT LOUNGE	
12	TENANT 30,000 SF	
11	TENANT 30,000 SF	
10	TENANT 30,000 SF	
09	TENANT 30,000 SF	
08	AVAILABLE 30,263 SF	
07	AVAILABLE 31,428 SF	
06	AVAIL 14,689 SF	TENANT 15,314 SF
05	PARKING RAMP	
04	PARKING RAMP	FITNESS CENTER
03	PARKING RAMP	
02	PARKING RAMP	
01	PARKING RAMP	AVAIL 10,777 SF
00	PARKING RAMP	LOBBY
-01	PARKING RAMP	



241 N 5TH AVE

CEILING HEIGHT

11'9"











**MORE THAN A BUILDING**





# STEELMAN EXCHANGE IS A HOMEBASE

Steelman offers a refuge from the everyday. Start your day with breakfast at NOLO Kitchen, retreat to the tenant lounge for a 10:00 Zoom meeting, and get moving at a lunchtime workout at Orange Theory. Because your car is parked conveniently at our 400-stall indoor parking garage, zip out to a client meeting at the West End in the afternoon and be back at the office for a rooftop happy hour at 5:00. Unparalleled views of the Minneapolis skyline will captivate you as you unwind after your day at Steelman.

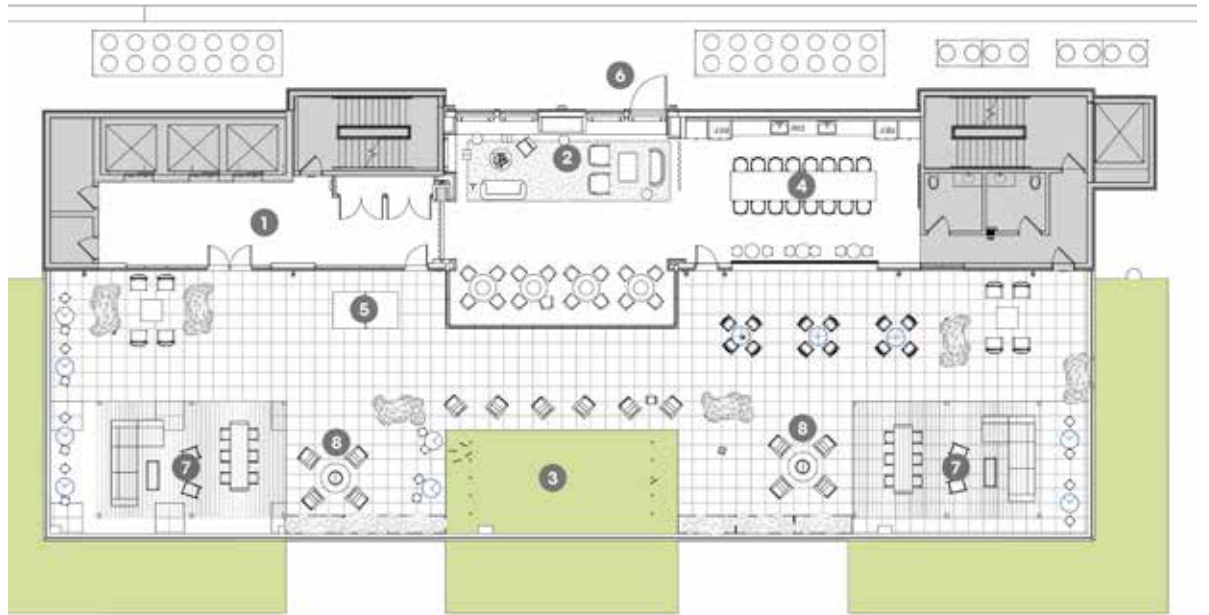
## Conveniences

- Six levels of interior garage parking with direct access to office
- Parking ratio: 2.1/1,000
- Executive parking
- Roof deck
- 2,400 SF rooftop tenant lounge
- 3,000 SF fitness center
- Future retail
- Orange Theory fitness
- Axebridge Wine Co.
- Bike storage







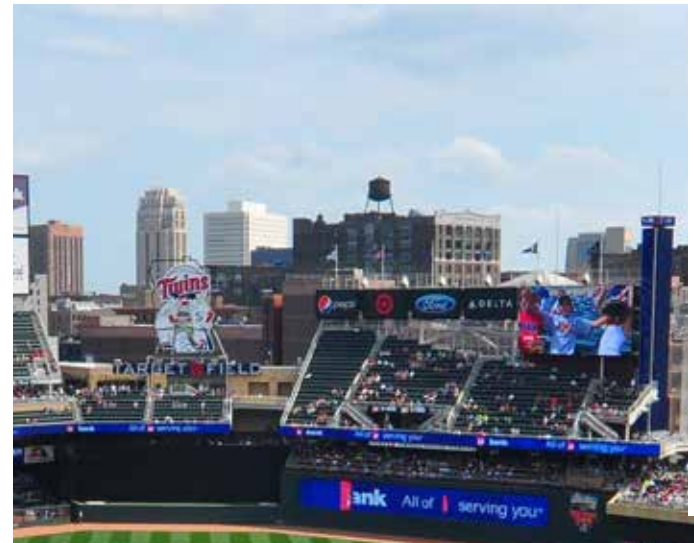


**ROOF DECK WITH  
1,700 SF INDOOR LOUNGE**

- 1 Existing Elevator Lobby
- 2 Fireplace and Tenant Lounge
- 3 Turf Lawn
- 4 Cafe and Meeting Space
- 5 Ping Pong Table
- 6 Maintenance Access
- 7 Overhead Trellis
- 8 Fire Pit









# STEELMAN EXCHANGE IS SMART

Today's post-pandemic work environment thrives on technology, flexibility, and collaboration, both digital and in-person. Steelman harnesses the future with brand new mechanical systems, state-of-the-art amenities, and tech capabilities. The floors benefit from good natural light exposure that enhances the historic character of the brick and exposed concrete found throughout and a large-format, side core configuration that can accommodate a wide range of layouts and work styles. Whether you are in the office five days a week or once a quarter, our building offers a dynamic and flexible work environment for in-demand tech employees to create, innovate, and adapt.











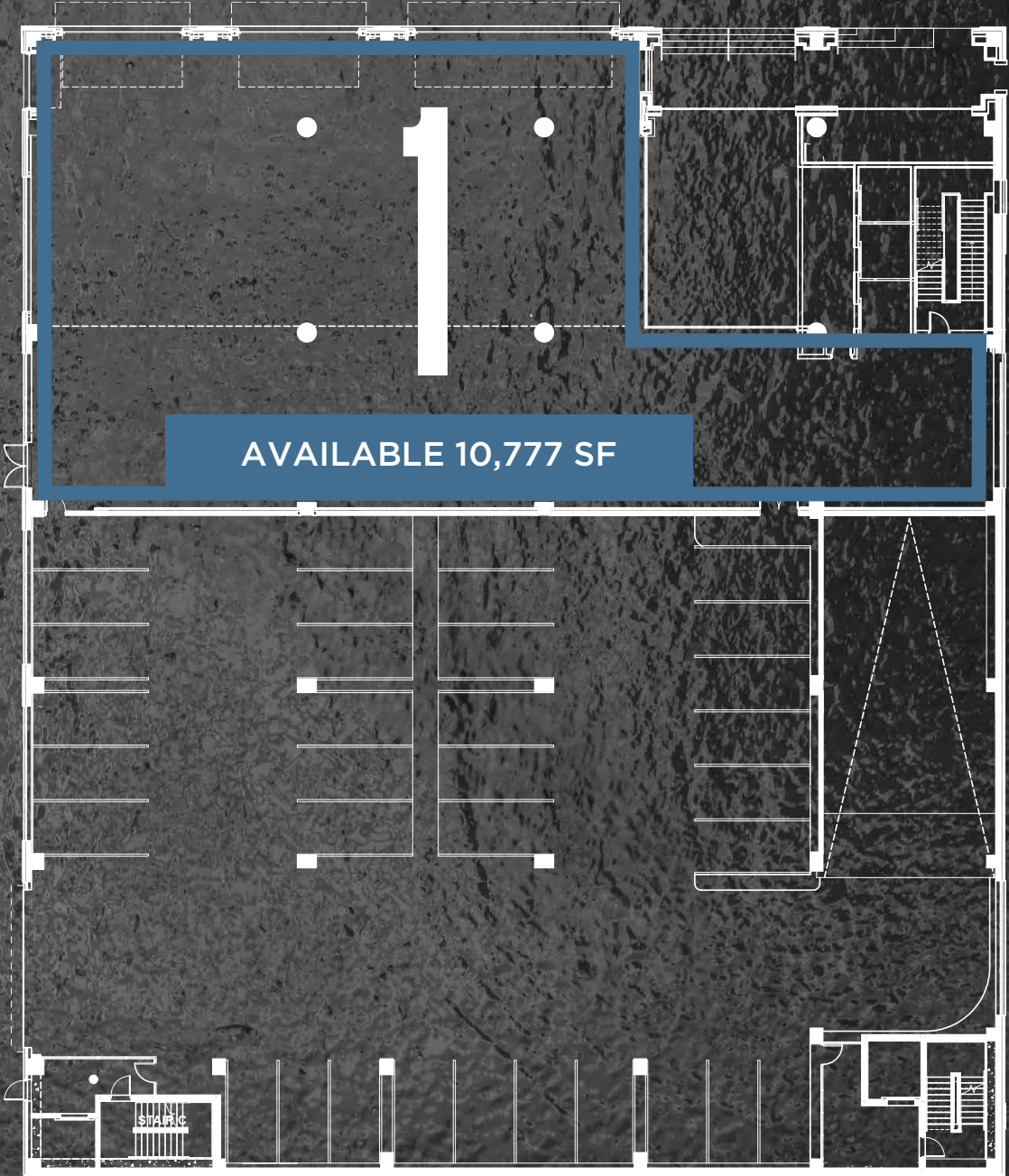


# AVAILABILITY





# FLOORPLAN





# FLOORPLAN





# FLOORPLAN



AVAILABLE 31,428 SF

# FLOORPLAN







FOR LEASE  
651 331 6425

CALABRIO





# STEELMAN

— COLLECTIVE —

NORTH LOOP • MPLS



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