

FOR SALE OR LEASE

500-14,035 SF Available BRIXX BUILDING

247-251 3rd Avenue South | Minneapolis, MN 55415

Newly renovated BRICK AND TIMBER ready for user or multi-tenant with many area amenities, including skyway, dining, lodging, & more

Connection to MPLS skyway system (Gateway Parking Ramp/Central Bus Station 1/2 block away)

Large indoor garage

Located next to Latitude 45 Apartments

Penthouse: 3rd floor exclusive with private access and large rooftop patio availability

Elevator access

State of the art security access



Jeff Salzbrun

612-788-1552

jeff@CEGspaces.com

CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

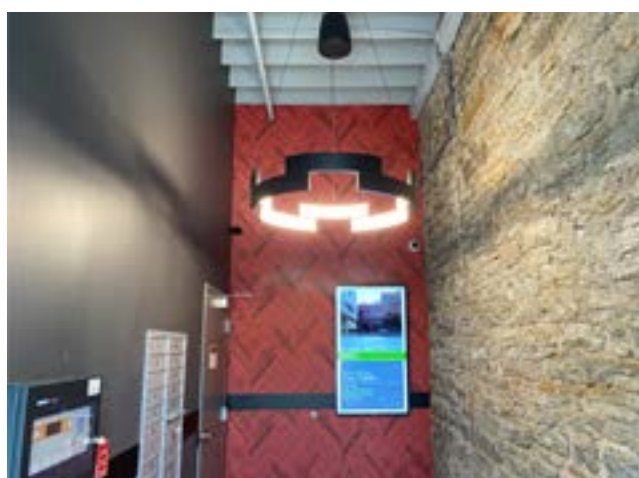
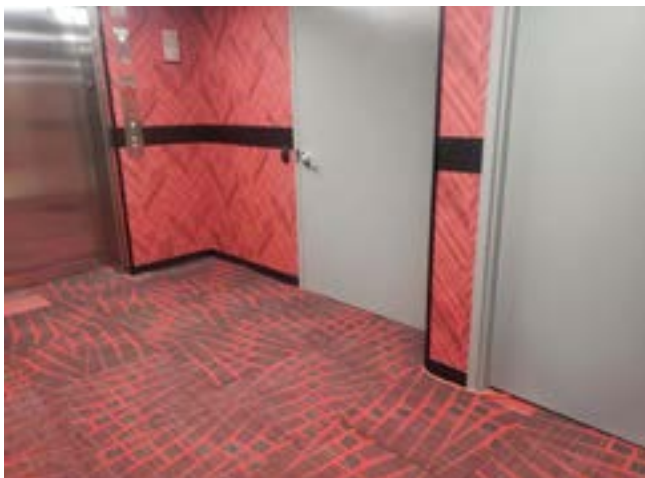
SALE & LEASE PRICE: Negotiable



BRIXX BUILDING | 500-14,035 SF

247-251 3rd Avenue South | Minneapolis, MN 55415

Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

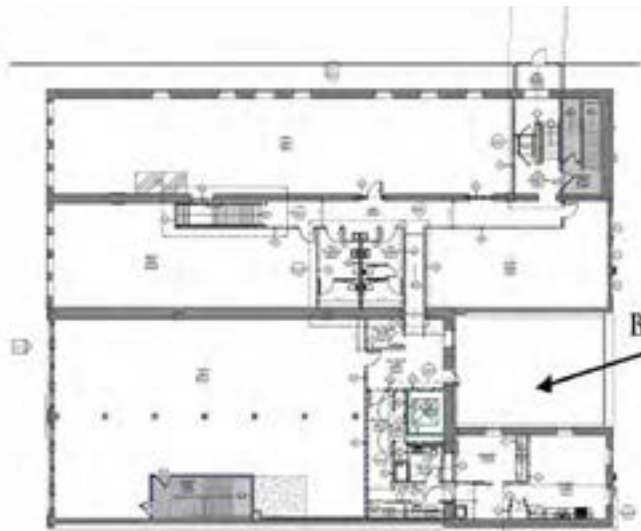


BRIXX BUILDING | 500-14,035 SF

247-251 3rd Avenue South | Minneapolis, MN 55415

Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

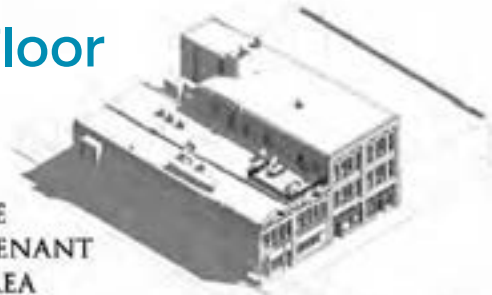
2nd Floor



FUTURE
BUILDING/TENANT
PATIO AREA



NORTHWEST AXONOMETRIC



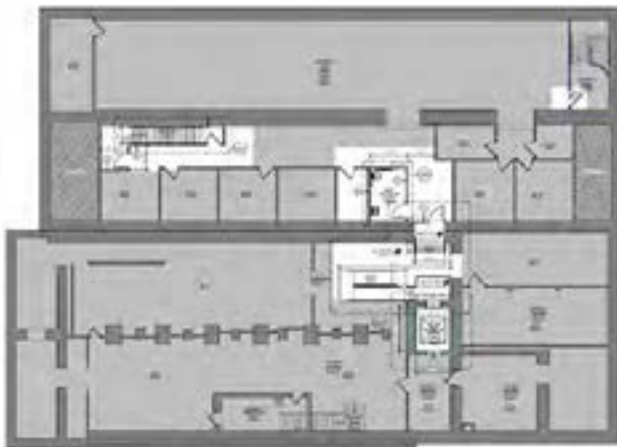
1st Floor



NORTHEAST AXONOMETRIC



Lower Level



BRIXX BUILDING | 500-14,035 SF

247-251 3rd Avenue South | Minneapolis, MN 55415

Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com