

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

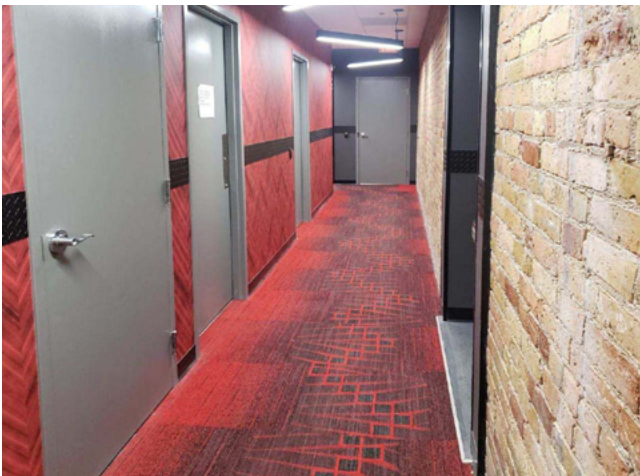
612-788-1552

jeff@CEGspaces.com

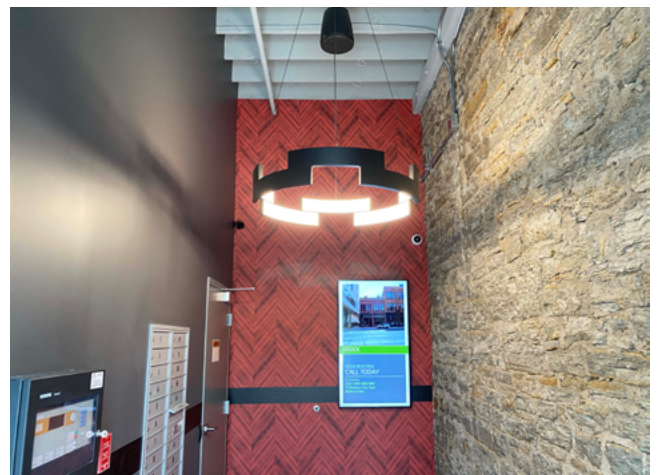
CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

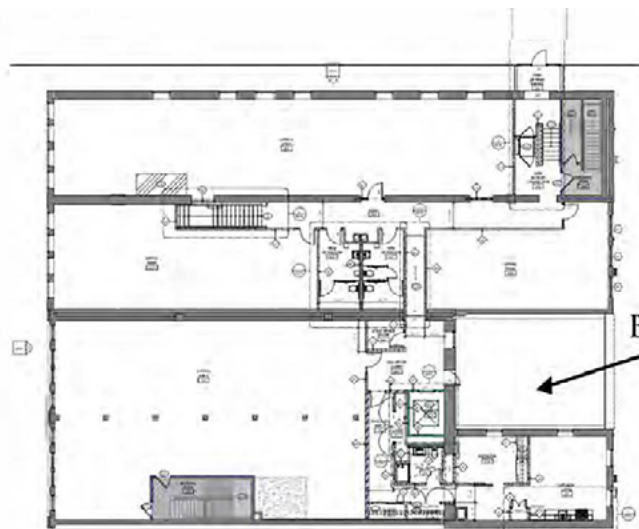
SALE & LEASE PRICE: Negotiable



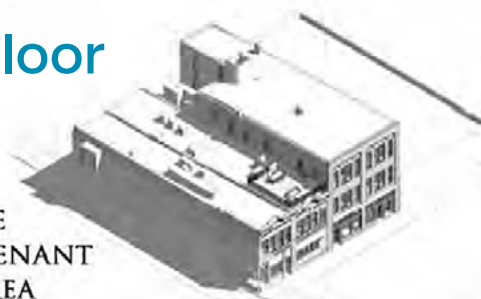
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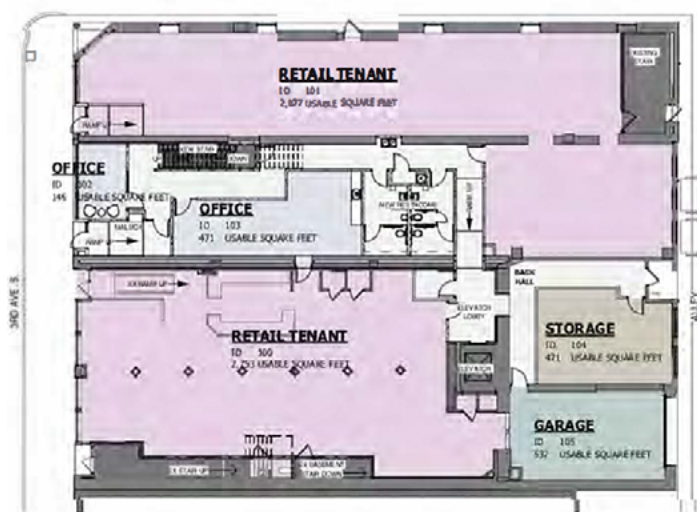
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2nd Floor



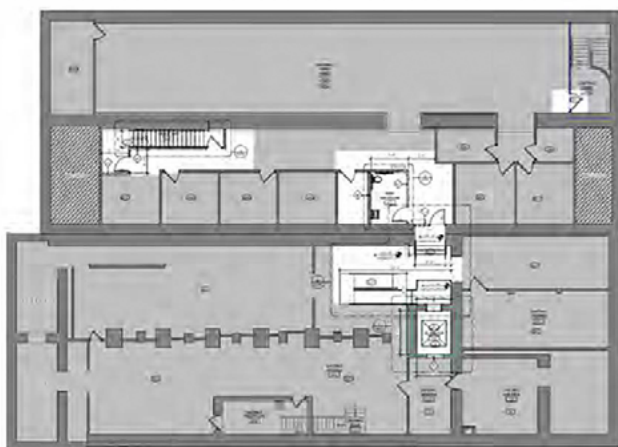
NORTHWEST AXONOMETRIC



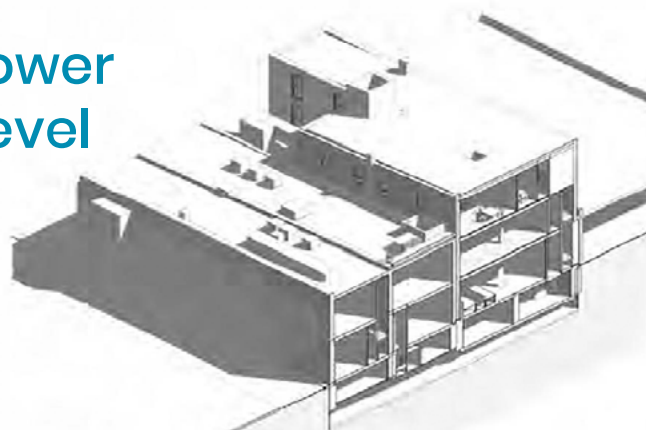
1st Floor



NORTHEAST AXONOMETRIC



Lower Level



SOUTHWEST SECTION