241 NORTH 5TH AVENUE

MINNEAPOLIS, MN

STEELMAN EXCHANGE



MONARCH ALTERNATIVE CAPITAL

CBRE

CRESTLIGHT CAPITAL

NORTH LOOP ENERGY. FIRST CLASS FORM.

STEELMAN EXCHANGE

Welcome to Steelman Exchange, a new, boutique office building at the most prominent intersection in the North Loop. Rooted in the character of Minneapolis's most historic neighborhood, yet unmistakably modern in execution, Steelman Exchange offers a refined workplace experience surrounded by the city's best dining, retail and nightlife.

YEAR BUILT **2019**
SIZE **225,000 SF**
STORIES **13**
PARKING RATIO **2.0/1000**













STEP INTO NORTH LOOP LUXURY.

BUILDING AMENITIES

THE STEELMAN TERRACE

THE OVERLOOK LOUNGE

IRON ALLEY PUTTING STUDIO

FITNESS CENTER WITH PRIVATE SHOWER ROOMS AND LOCKERS

CLIMATE CONTROLLED EXECUTIVE PARKING

ON-SITE SECURITY

The Rabbit Hole

orangetheory® FITNESS



WORK WITH A VIEW.

Collaborate in nearly 7,000 sq. ft of versatile, Wi-Fi enabled lounge space equipped with hi-tech media and seamless indoor/outdoor connectivity. The Overlook Lounge provides an ideal on-site setting for meetings, client events, and social gatherings – all without ever leaving the building.

An extension of the lounge, The Steelman Terrace offers a tenant-exclusive rooftop with panoramic skyline views, expansive seating, grilling stations and gaming areas - creating a relaxed yet refined setting for gathering, entertaining, and unwinding above the North Loop.

THE 5TH AVENUE ADVANTAGE.

FINE DINING

01 DARIO
02 BARCELONA WINE BAR
03 PORZANA
04 SPOON & STABLE
05 MAISON MARGAUX

CASUAL DINING

06 RABBIT HOLE
07 CRISP & GREEN
08 SWEETGREEN
09 GRAZE FOOD HALL
10 SMACK SHACK
11 NOLOS
12 BRICKSWORTH
13 DAVE'S HOT CHICKEN
14 CUZZY'S
15 BLACK SHEEP PIZZA
16 CAFE YOTO
17 PURA LIMA
18 RISE BAGEL
19 THE MONTE CARLO
20 THE FREEHOUSE
21 FUZZY'S TACO SHOP

COFFEE

22 BACKSTORY
23 CORNER COFFEE
24 BELLECOUR
25 FAIRGROUNDS

BARS & ENTERTAINMENT

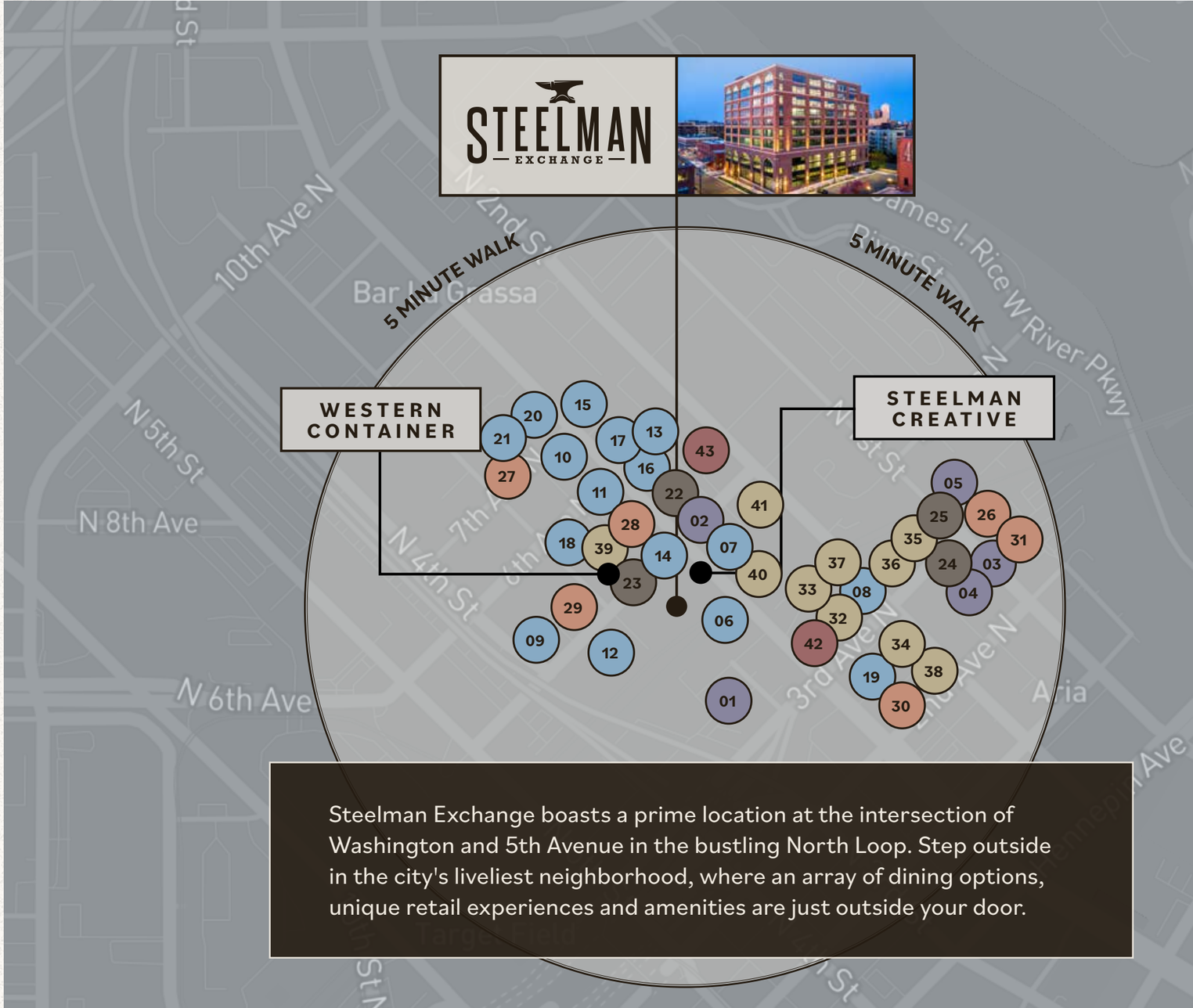
26 BERLIN
27 PUTTSHACK
28 THE BASEMENT BAR
29 MODIST BREWING
30 COBBLE SOCIAL HOUSE
31 FLORA ROOM

RETAIL

32 MARTIN PATRICK
33 STATEMENT BOUTIQUE
34 PACIFIER
35 MADEWELL
36 LULU LEMON
37 LE LABO
38 ALLBIRDS
39 SUNRISE BANK
40 LOOP DENTAL
41 FACE FOUNDRIE

HOTELS

42 THE HEWING HOTEL
43 MARIOTT



Steelman Exchange boasts a prime location at the intersection of Washington and 5th Avenue in the bustling North Loop. Step outside in the city's liveliest neighborhood, where an array of dining options, unique retail experiences and amenities are just outside your door.



ABUNDANT PARKING.

Steelman Exchange offers the best parking alternative in the North Loop with 452 stalls (2 stalls per 1,000 sq. ft.) in the onsite podium parking deck, and nearly 7,000 total stalls available within a 10 minute walk.

WALKABLE PARKING OPTIONS

01 DESIGNERS GUILD RAMP
200 SPACES

02 TARGET FIELD STATION
285 SPACES

03 RAMP C
1,720 SPACES

04 RAMP B
2,630 SPACES

05 HENNEPIN AVE RAMP
870 SPACES

06 ITASCA LOT
138 SPACES

07 4TH STREET NORTH LOT
350 SPACES

08 NORTH LOOP RAMP
350 SPACES

6,543 ADDITIONAL PARKING SPACES

WORK WHERE THE ACTION LIVES.

A diverse tenant mix fuels an energized, always active on-site experience.









CURRENT LEASING OPPORTUNITIES



30,263 SF AVAILABLE — 08

31,428 SF AVAILABLE — 07

14,698 SF AVAILABLE — 06

FLOOR 6

14,698 SF AVAILABLE

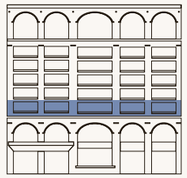
SPACE FEATURES

FLOOR-TO-CEILING WINDOWS

VIEWS OF TARGET FIELD, DOWNTOWN & NORTH LOOP

SHELL CONDITION

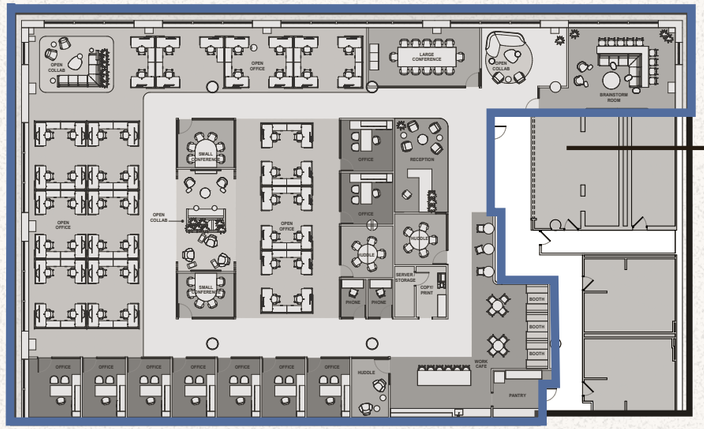
11'9 CEILING HEIGHT



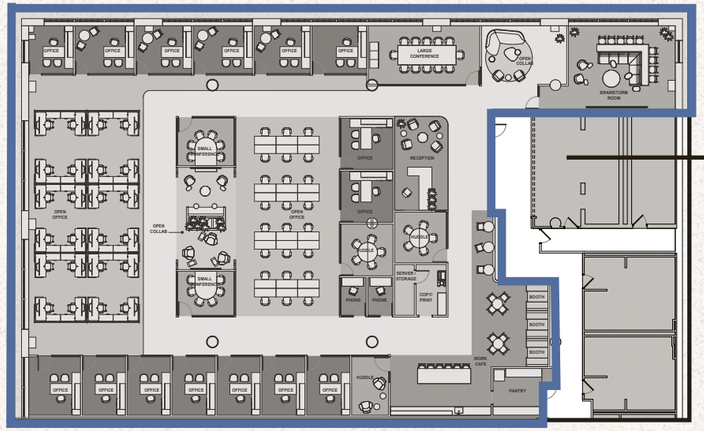


AS BUILT PLAN

OPEN LAYOUT



PRIVATE OFFICE LAYOUT



DIRECT ACCESS AND EXPOSURE FROM ELEVATORS

FLOOR 7

31,428 SF AVAILABLE

SPACE FEATURES

FULL FLOOR OPPORTUNITY

EXTERIOR SIGNAGE OPPORTUNITY FOR FULL-FLOOR TENANT

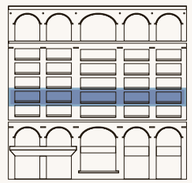
PRIVATE ROOFTOP OPPORTUNITY

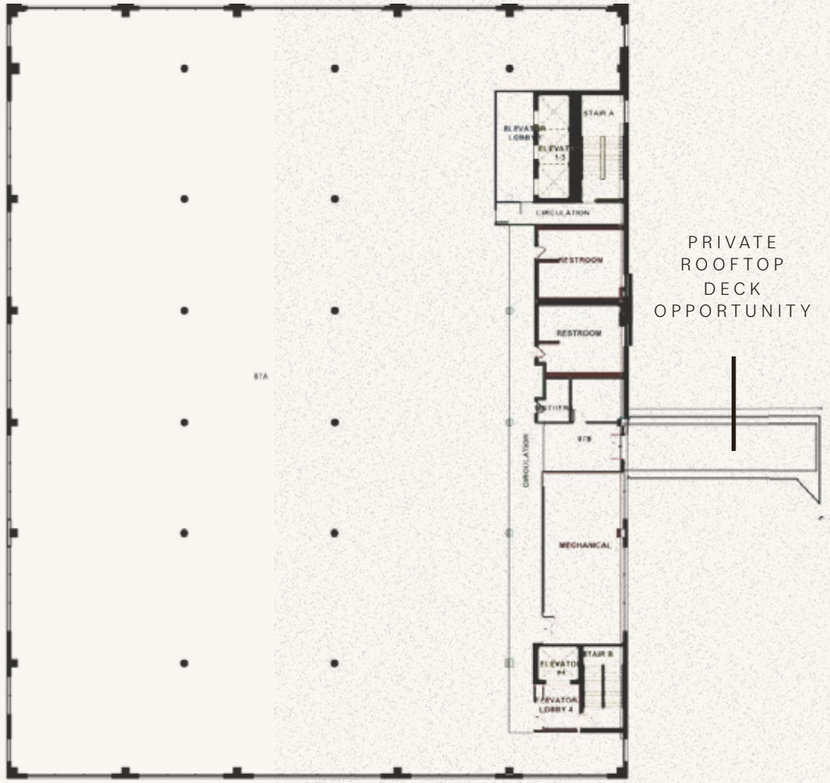
FLOOR-TO-CEILING WINDOWS

VIEWS OF TARGET FIELD, DOWNTOWN & NORTH LOOP

SHELL CONDITION

11'9 CEILING HEIGHT





FLOOR 07 | AS-BUILT



PRIVATE ROOFTOP DECK

FLOOR 8

30,236 SF AVAILABLE

SPACE FEATURES

FULL FLOOR AVAILABLE

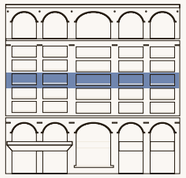
OPEN LAYOUT WITH INTERIOR OFFICES

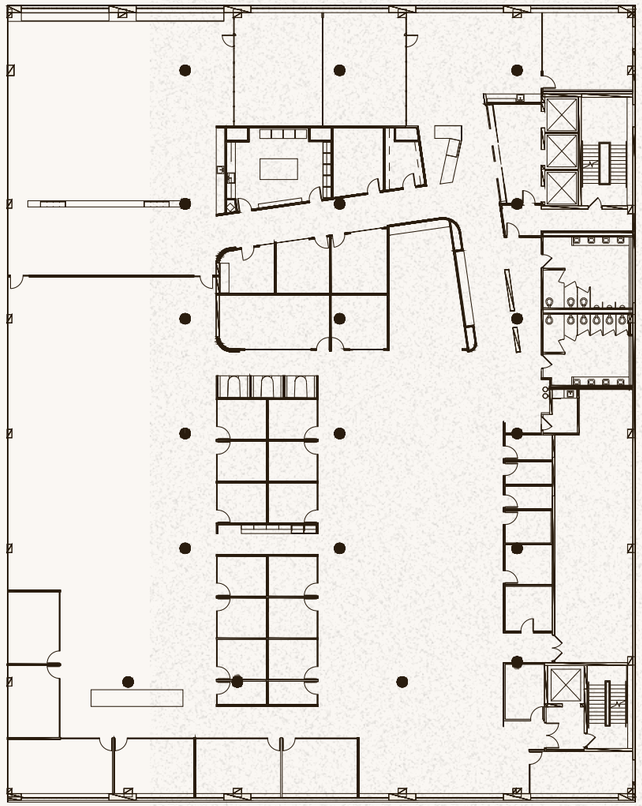
EXTERIOR SIGNAGE OPPORTUNITY FOR FULL-FLOOR TENANT

FLOOR-TO-CEILING WINDOWS

VIEWS OF TARGET FIELD, DOWNTOWN & NORTH LOOP

11’9 CEILING HEIGHT



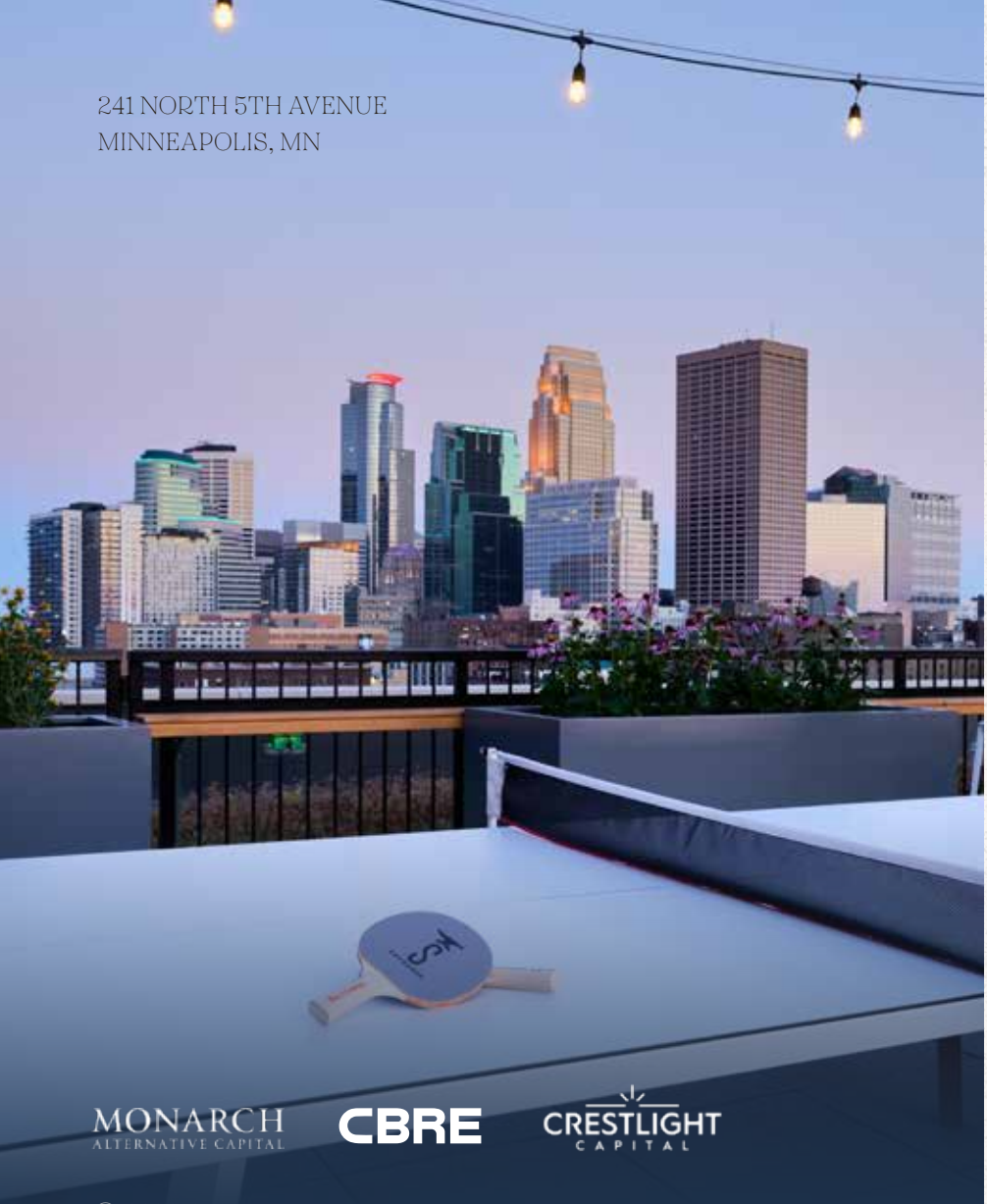


FLOOR 08 | AS BUILT



FLOOR 08 | FIT PLAN

TOTAL HEADCOUNT: 135
225 SF PER EMPLOYEE



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MINNEAPOLIS, MN

MONARCH ALTERNATIVE CAPITAL CBRE CRESTLIGHT CAPITAL

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STEELMAN EXCHANGE

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