



# THE KICKERNICK



CBRE

Among the first buildings constructed in Minneapolis was the Kickernick Building. Built in 1896 for the North Star Boot and Shoe Company, the red-brick-and-timber Renaissance Revival structure towered over the corner of First Avenue and Fifth Street. One century later, The Kickernick has been lovingly restored for modern use -- creating a dynamic downtown workplace environment unlike any other. From its stylish new lobby to its renovated tenant spaces and common areas, The Kickernick blends period touches like exposed brick and wood beams with modern finishes and décor.









# Kickernick Has You Covered

Designed for work-life balance, The Kickernick is completed with a comprehensive amenity package, including:



**FLEX SEATING &  
MEETING SPACES**



**ON-SITE COFFEE  
BAR & CAFE**



**BIKE STORAGE**



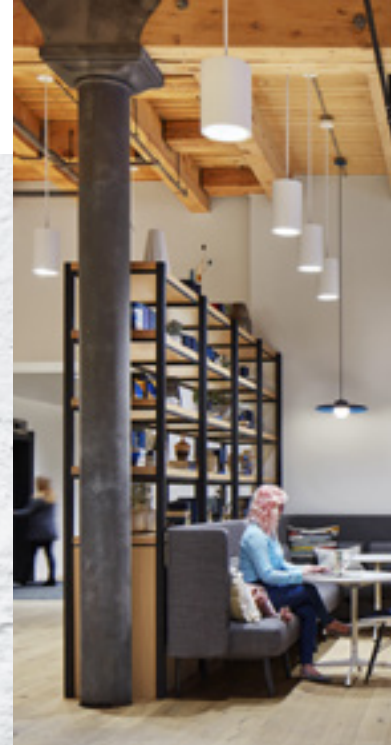
**FREE WI-FI IN ALL  
COMMON AREAS**



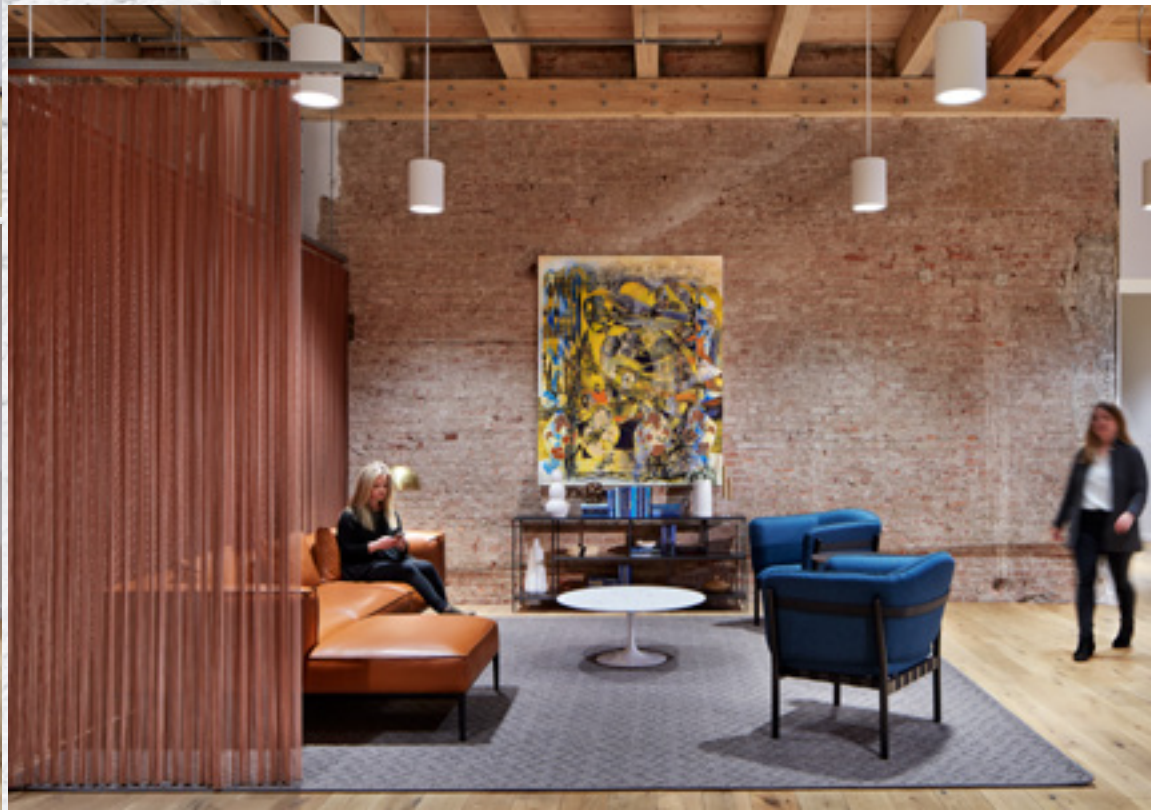
**FITNESS CENTER  
COMING SOON!**



**CONFERENCE &  
MEETING SPACE  
COMING SOON!**



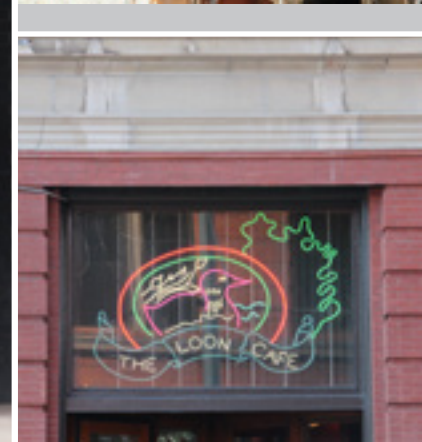
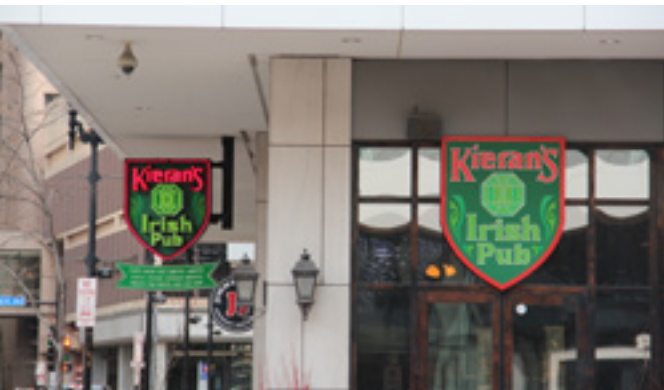


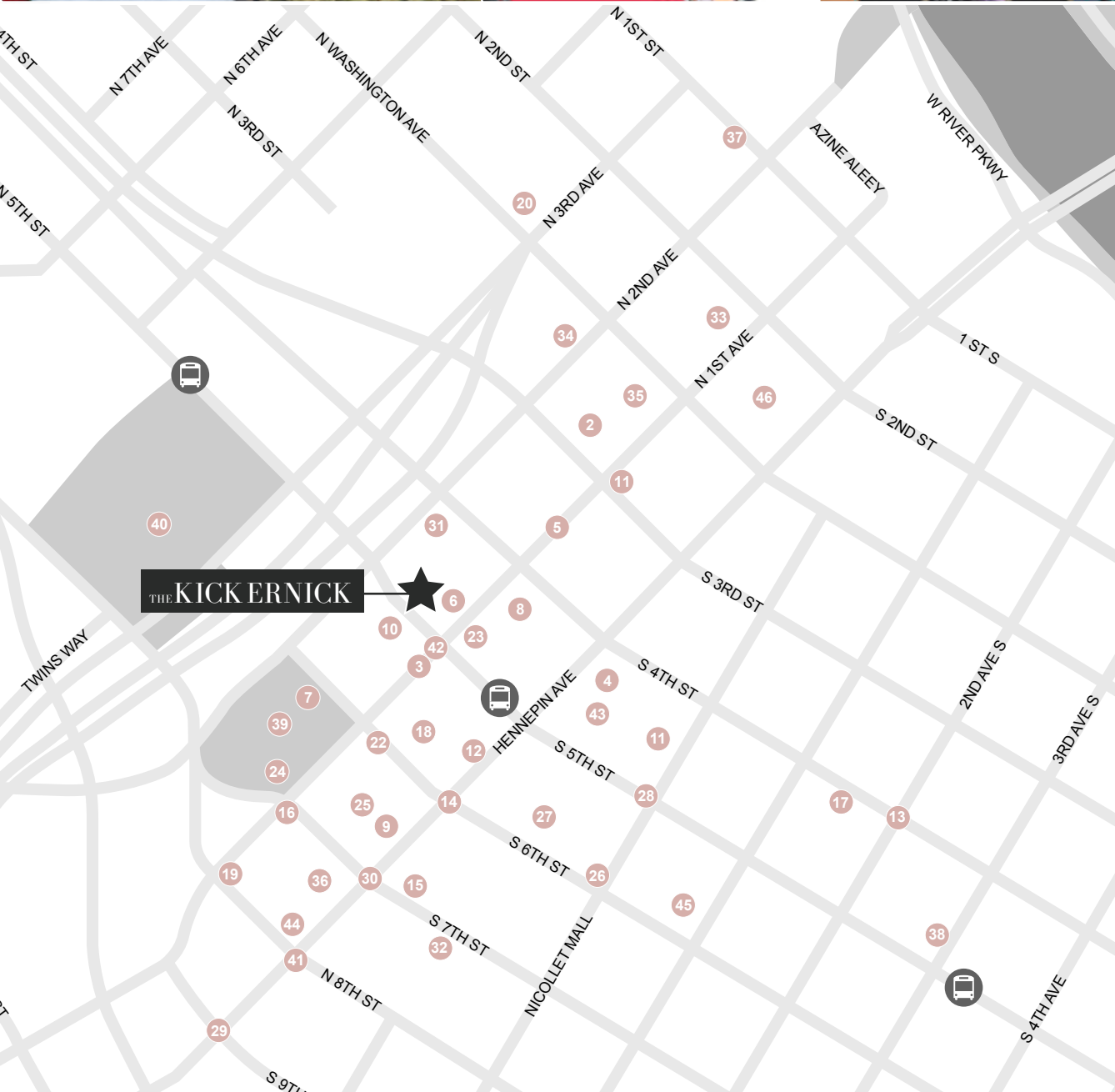




# Location & Neighborhood

Located in the historic Minneapolis Warehouse and Theater District, tenants of The Kickernick enjoy eclectic views of downtown, as well as close proximity to the light rail and skyway, Target Center, Target Field, and endless restaurants and retail.



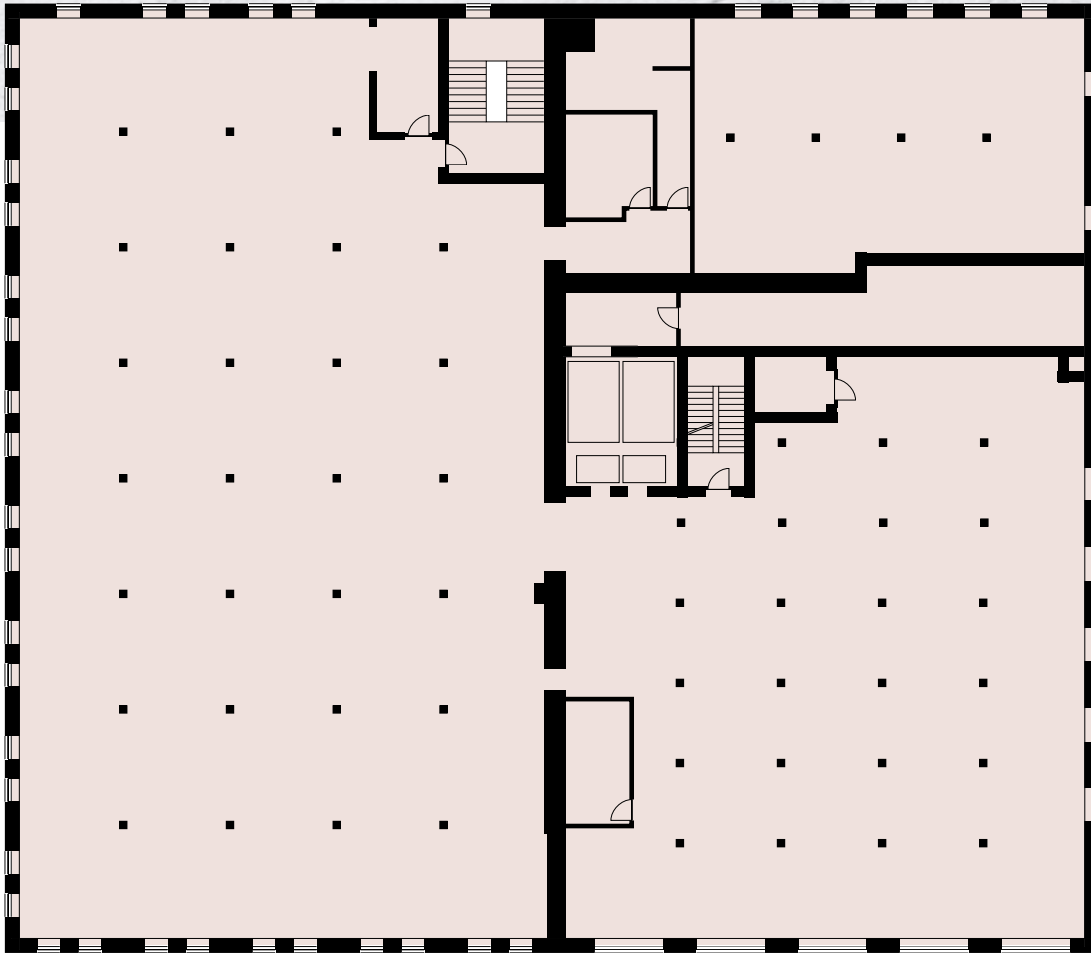


★ **The Kickernick**

- 2 112 Eatery
- 3 508 Bar & Grill
- 4 AC Hotel
- 5 Breakfast Bar
- 6 Brother's Bar & Grill
- 7 Cargo Food Authority
- 8 Clockwerks Brewing
- 9 Cosmos
- 10 Cowboy Jacks
- 11 Dong Hae Korean Grill + Sushi
- 12 Embassy Suites
- 13 Emery Hotel
- 14 Phima's
- 15 FireLake Grill House
- 16 First Avenue
- 17 Giulia
- 18 Gluek's Restaurant & Bar
- 19 Hampton Inn
- 20 Hewing Hotel
- 21 HopCat
- 22 Kieran's Irish Pub
- 23 Last Call Bar & Grill
- 24 Lifetime Fitness
- 25 Loews Hotel
- 26 McCormick + Schmick's
- 27 Murray's
- 28 Oceanaire Seafood Room
- 29 Orpheum Theater
- 30 Pantages Theater
- 31 Pizza Luce
- 32 Radisson Blu
- 33 Red Cow
- 34 Red Rabbit
- 35 Runyon's
- 36 Seven Steakhouse Sushi
- 37 Spoon & Stable
- 38 Spyhouse Coffee
- 39 Target Center
- 40 Target Field
- 41 The Capital Grille
- 42 The Loon Cafe
- 43 The Pourhouse
- 44 The State Theater
- 45 Westin Minneapolis
- 46 Whole Foods

# Available Spaces

TYPICAL FLOORPLAN | 22,000 SF FLOOR PLATES







AVAILABLE  
8,092 SF

AVAILABLE  
2,657 SF

AVAILABLE  
22,466 SF

AVAILABLE  
2,202 SF

AVAILABLE  
10,606 SF

AVAILABLE  
22,488 SF

AVAILABLE  
16,319 SF

AVAILABLE  
6,260 SF

LOBBY

AVAILABLE  
7,601 SF



# Parking & Transit

The Kickernick's First Avenue location provides 18,000 parking stalls within a five block radius, close proximity to the light rail, and easy access to and from I-394. For the bicycle commuter, new bike storage is offered within the building.



95

**WALK SCORE**

86

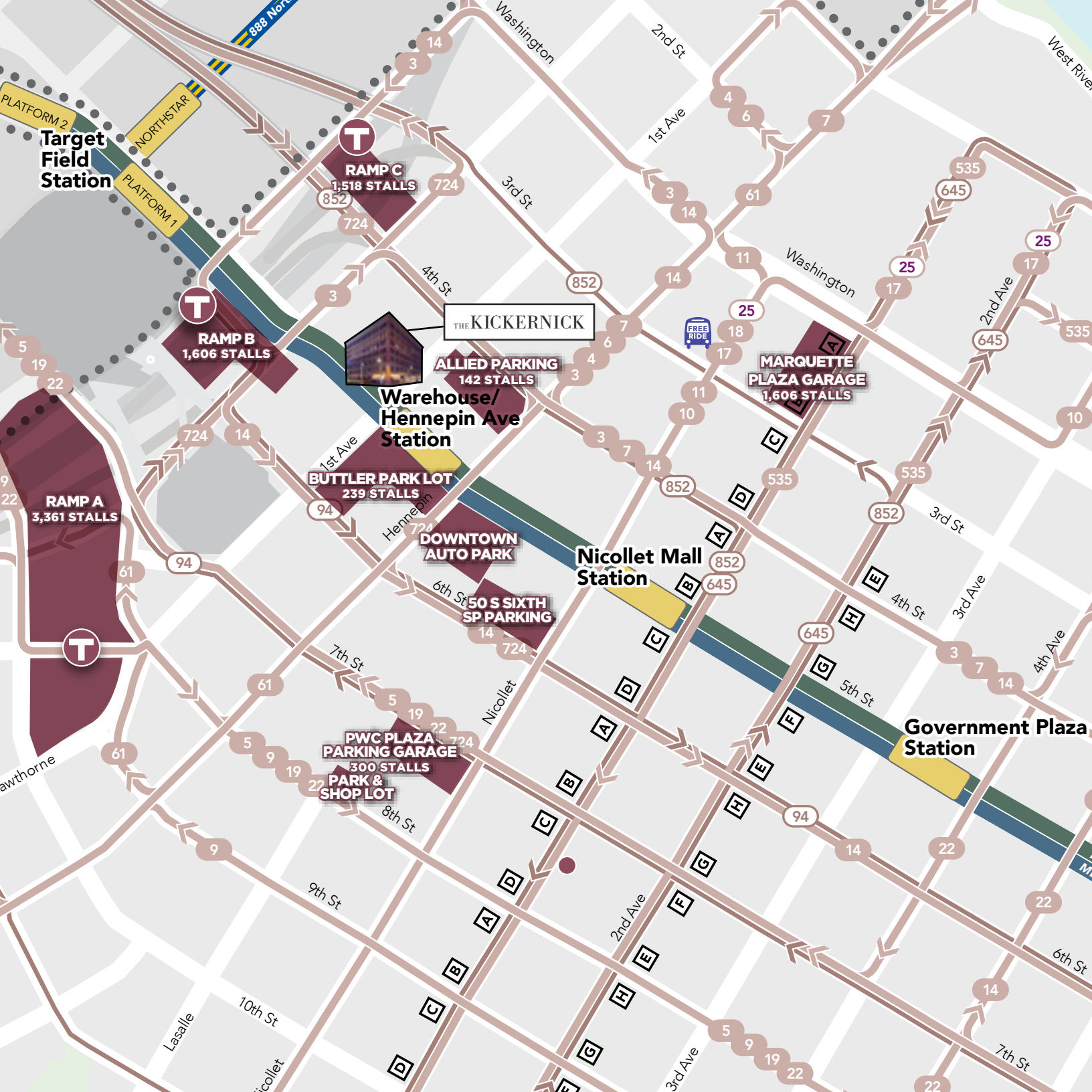
**BIKE SCORE**

96

**TRANSIT SCORE**







**Target Field Station**

**RAMP C**  
1,518 STALLS

**RAMP B**  
1,606 STALLS

**THE KICKERNICK**

**ALLIED PARKING**  
142 STALLS

**Warehouse/  
Hennepin Ave  
Station**

**MARQUETTE  
PLAZA GARAGE**  
1,606 STALLS

**RAMP A**  
3,361 STALLS

**BUTLER PARK LOT**  
239 STALLS

**DOWNTOWN  
AUTO PARK**

**Nicollet Mall  
Station**

**50 S SIXTH  
SP PARKING**

**PWC PLAZA  
PARKING GARAGE**  
300 STALLS  
**PARK &  
SHOP LOT**

**Government Plaza  
Station**

# Building Information

<b>BUILDING SIZE</b>	164,868 SF
<b>FLOORPLATE</b>	22,000 SF
<b>NET RATES</b>	\$16.00-\$18.00 PSF
<b>TAX/OPEX 2019</b>	\$10.57 PSF
<b>YEAR BUILT/RENOVATED</b>	1896/2019
<b>FLOORS</b>	7

## FOR MORE INFORMATION, CONTACT:

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