



FOR RENT
Park Avenue Lofts
200 Park Avenue, #201
Minneapolis, MN 55415



Exclusive Mill District Rental

Live in the heart of downtown Minneapolis' most exclusive neighborhood – the Historic Mill District. Steps from the Stone Arch Bridge, Guthrie Theater, and Mill City Museum, this corner loft is more than just gorgeous - it is super functional with great use of space and maximized storage. Features include tall ceilings, oversized windows, and a private balcony overlooking all the major cultural institutions in the neighborhood. This sought-after building is renowned for its excellent location and modern architect-designed details by award-winning architect Julie Snow. One heated underground parking stall and storage room included - **a 2nd parking stall is available @ \$50/mo.**



Property Details

1 bed | 1 bath | 1 stall | 1,048sf

Living Room: 28 x 16

Balcony: 12 x 3

Rent: \$2,495/mo

Kitchen: 9 x 13

Parking: #31 (Level P1)

Renter pays: Gas, Electric

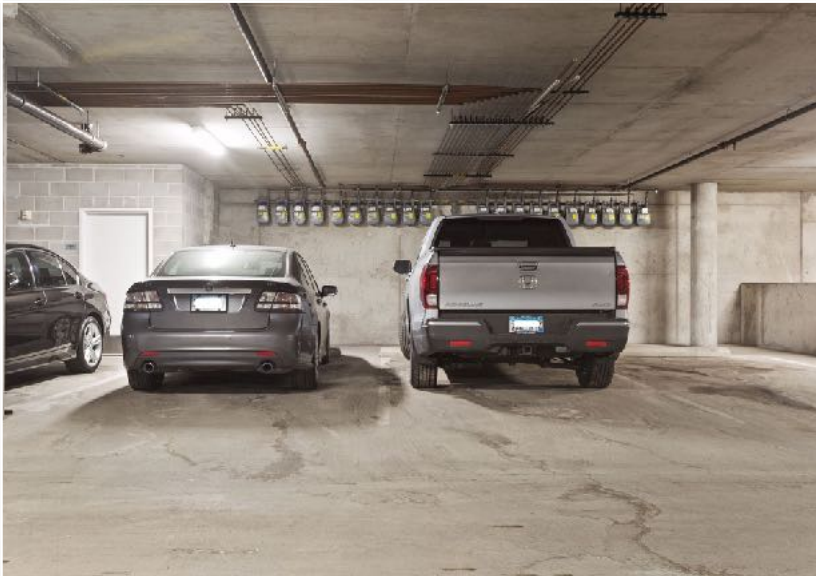
Master BR: 13 x 16

Addl stall: \$50/mo

Owner pays: Parking, Water, Sewer, Trash, Cable, High-Speed Internet, Exterior Maintenance, Taxes, Monthly HOA Fee

Laundry: 8 x 6

Storage: #10 (Level P2)



PARK AVENUE LOFTS WEST

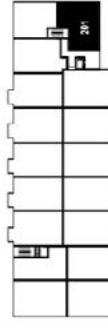
Unit 201
1048 Total sf

Highlights:

Owners' Suite w/Dressing Room
Combined Living/Dining Room w/Balcony-Corner
Location

Highlights:

Balcony
Concrete Structure and Floors
Exposed Ductwork
Painted Wood Base & Custom Flush Metal Door Frames
Birch Kitchen with Solid Surface Countertops
9'-6" Ceilings
Historic: Mills District and Park Avenue Views

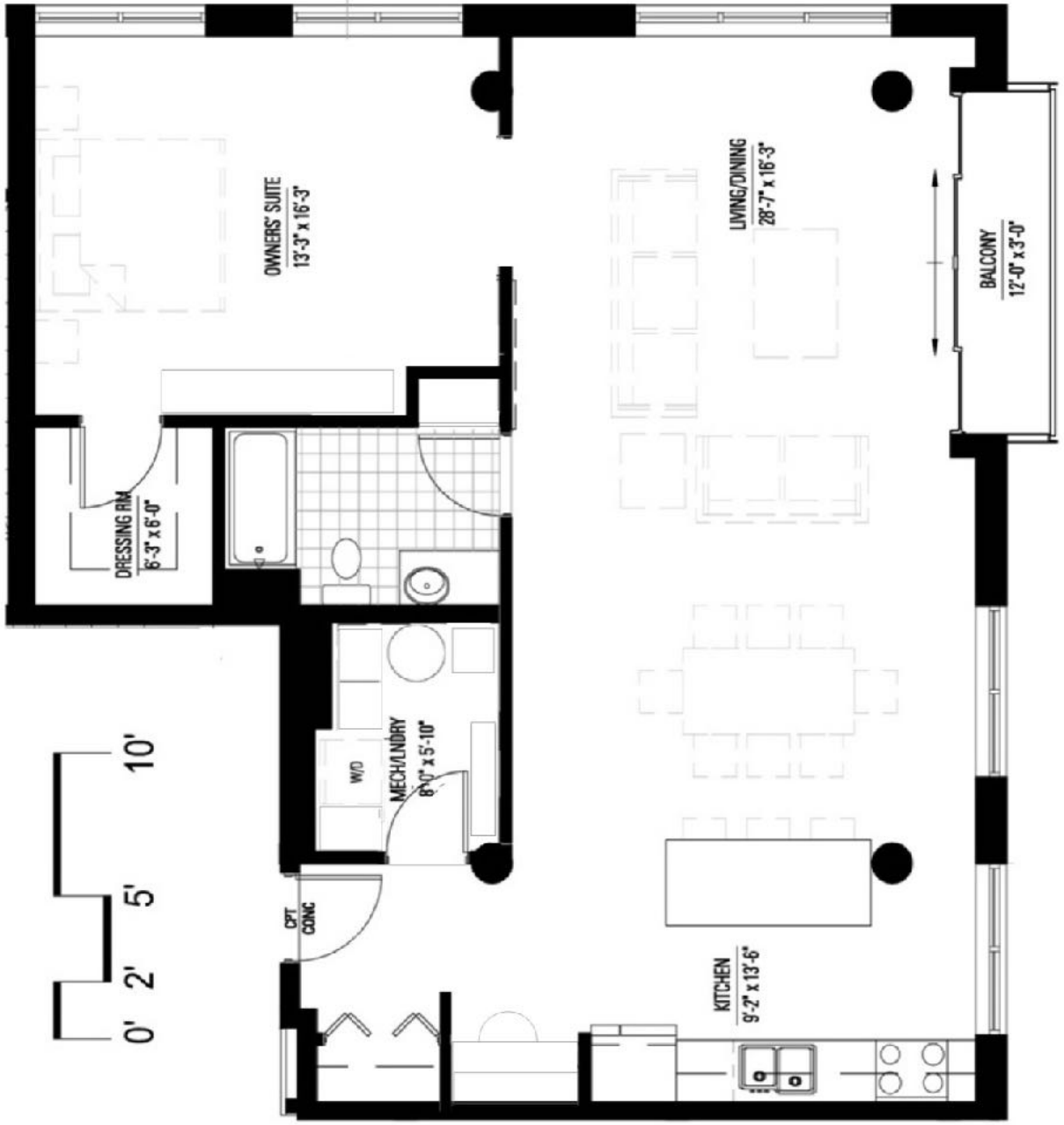


2nd



This is the developer's original marketing plan, dated March 2, 2004, and created before construction commenced. Details will have changed since construction and modifications by the current and past owners. It is provided for informational purposes only.

2 MARCH 2004





About the Building

In a world of high-rise, big box living, there's still something wonderful about homes built to a human scale with unique architecture, thoughtfully selected finishes, and proportions that charm rather than overwhelm. Park Avenue Lofts is the last of a unique collection of intimately-scaled and architecturally significant buildings in the heart of downtown Minneapolis' Historic Mill District. Designed by renowned local architect Julie Snow and developed by Brighton Development, Park Avenue is a stunning contemporary landmark in this world-class riverfront neighborhood.

Shared Amenities

- Resident Caretaker
- Large Landscaped Courtyard
- Dog Run
- Exercise Room
- Rooftop Deck
- Rooftop Party Room & Kitchenette
- Billiards Room
- Heated Underground Parking, Guest Parking & Bike Storage



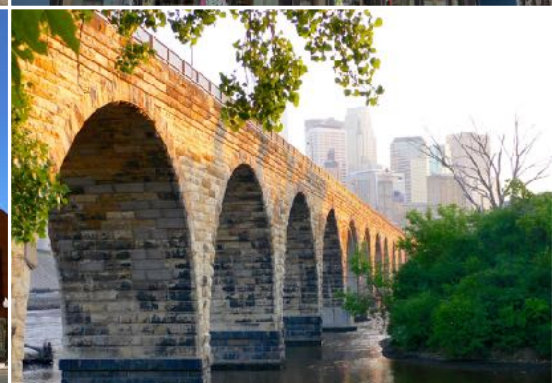


About the Neighborhood

Downtown Minneapolis' Historic Mill District is the historical and cultural center of Minneapolis. Its rich history and major cultural amenities make it THE most desirable residential downtown neighborhood. Located on the West Bank of the Mississippi River, the Mill District was the center of the flour and saw milling industry in Minneapolis. This historic area is now home to the award-winning Mill City Museum, the internationally acclaimed Guthrie Theater, Mill City Farmer's Market, and MacPhail Center for Music.

Area Highlights

- Guthrie Theater
- Mill City Museum
- Stone Arch Bridge
- Mill City Farmer's Market
- Gold Medal Park
- MacPhail Center for Music
- Open Book Literacy Center



Showing Instructions: Park Ave Lofts #201

- Garage P2**
- Storage - **Assigned Unit #10**
 - Car Wash
 - Trash & Recycling Center

- Garage P1**
- Parking - **Assigned Parking Stall #31**

- 1st Floor**
- Lobby
 - Mail Room
 - Exercise Room
 - Billiards Room
 - Dry Cleaning Closet (inside Billiards Room)

- 5th Floor**
- Party Room
 - Rooftop Deck

Call or text the listing agent below with questions



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REALTY.

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