

BARREL HOUSE

MILL DISTRICT



CRAFTING THE CREATIVE
BOUTIQUE WATERFRONT OFFICE | 111 3RD AVENUE SOUTH | MILL DISTRICT





“

IN ITS HEYDAY, BARREL HOUSE WAS
THE LARGEST MANUFACTURER OF
BARRELS IN THE COUNTRY - A KEY
COMPONENT TO MINNEAPOLIS'
BOOMING FLOUR MILL INDUSTRY

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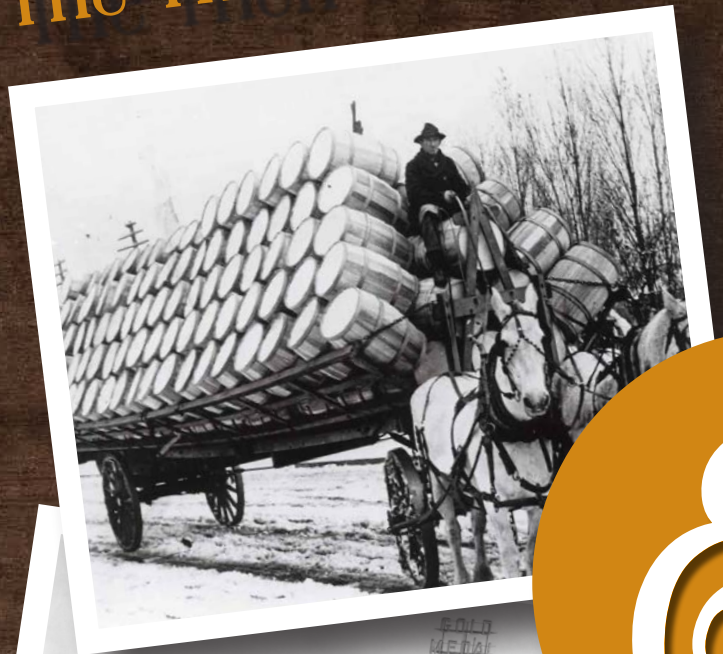


UNVEILING THE BARREL

The Then

THEN

- Built in 1880, the building played a significant role in the rise of Minneapolis' booming flour mill industry
- In its heyday... was the largest **barrel manufacturer** in the country, when barrels were **the most popular** container for shipping goods in the country
- The building was once located at the intersection of booming flour mills, key train lines and the Mississippi River



1913 Transit system





NOW

- ICM Realty's multi-million dollar renovation project restored the building to its authentic heritage, while creating new amenities vital to the needs of today's creative workforce
- Celebrating brick & timber raw materials utilized and exposed in unique ways
- Designed around connectivity
- Respect for the history and context of the building
- Numerous walkable amenities in one of downtown's hottest locations
- Contains today's next generation of creativity and innovation in the heart of one of Minneapolis' most dynamic neighborhoods

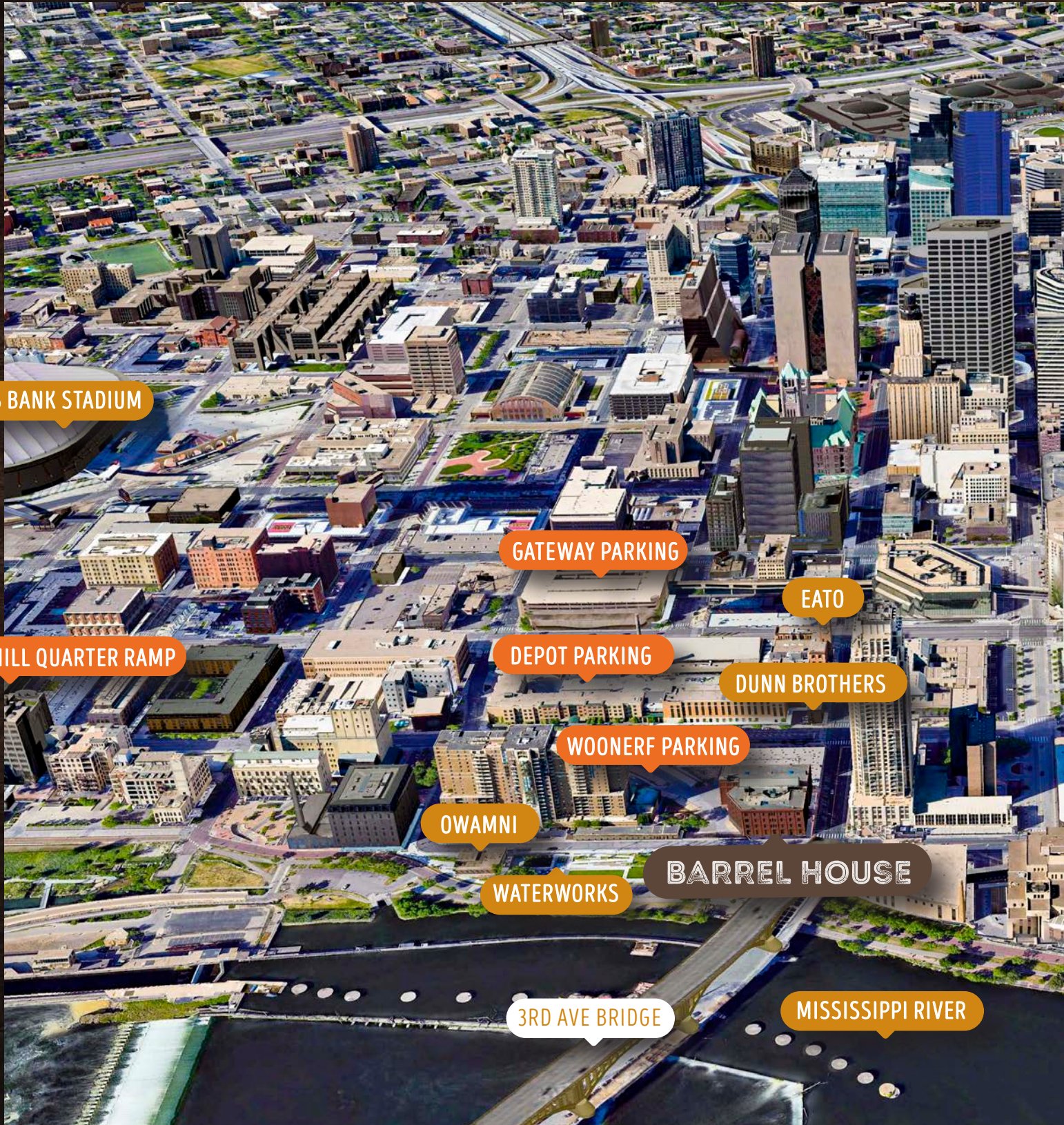
The Now



- ICM Realty's multi-million dollar renovation restored the former barrel factory to its authentic heritage with modern amenities to attract and inspire today's top creative minds
- The new design is centered around connectivity while celebrating old and new
- Walkable to landmark cultural institutions and desirable amenities in one of downtown's fastest growing neighborhoods



THE DOWNTOWN MAP



US BANK STADIUM

GATEWAY PARKING

EATO

MILL QUARTER RAMP

DEPOT PARKING

DUNN BROTHERS

WOONERF PARKING

OWAMNI

BARREL HOUSE

WATERWORKS

3RD AVE BRIDGE

MISSISSIPPI RIVER



THE NEIGHBORHOOD MAP



Mississippi River

Water Works

1st St S

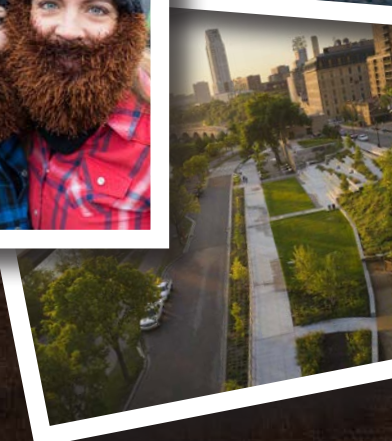
W River Parkway

5th Ave S

Portland Ave S



UNMATCHED AREA ACTIVATION





WATER WORKS

Barrel House is just across the street from the transformative Water Works park project. The new park overlooks the St. Anthony Falls and the Stone Arch Bridge that will bring significant new historic, cultural, and recreational amenities to the most iconic location in Minneapolis and the region.

Water Works represents the completion of a 30-year vision for the Minneapolis Park & Recreation Board's Mill Ruins Park, the third most popular park in Minneapolis with over **2.5 million visits annually**.





The team behind Barrel House has a strong track record transforming downtown by bringing several successful office/retail developments to the area.

OWNER

ICM Realty is a successful real estate investment firm focused on acquiring and managing commercial properties in the US and Canada



LEASING

Transwestern is Twin Cities' market-leading property management/commercial real estate services firm



FOR MORE INFORMATION CONTACT

VIEW OUR WEBSITE

JIM MONTEZ
612 359 1671
jim.montez@transwestern.com

BRETT DRAXLER
612 359 1692
brett.draxler@transwestern.com

WWW.BARRELHOUSEOFFICE.COM