REPOSITIONED HISTORIC OFFICE SPACE AVAILABLE NOW



The Second Secon

MIDWAY ❖ EST. 1926 •



the rose

The Merit is a historic brick and terracotta four-story building located in the Midway district of Minneapolis-St. Paul. Built in 1926, The Merit's unique, historic façade is covered in decorative rosettes, urns and playful figures that are reminiscent of the building's glory days as the home of the A.J. Krank Manufacturing Company (Krank's). Inside The Merit, prospective users will find newly white-boxed spaces that have been stripped to their original industrial bones, revealing unique historic features. The Merit offers tenants an urban-creative feel with a great value per square foot, abundant parking and convenient metro transit access.

of the midway







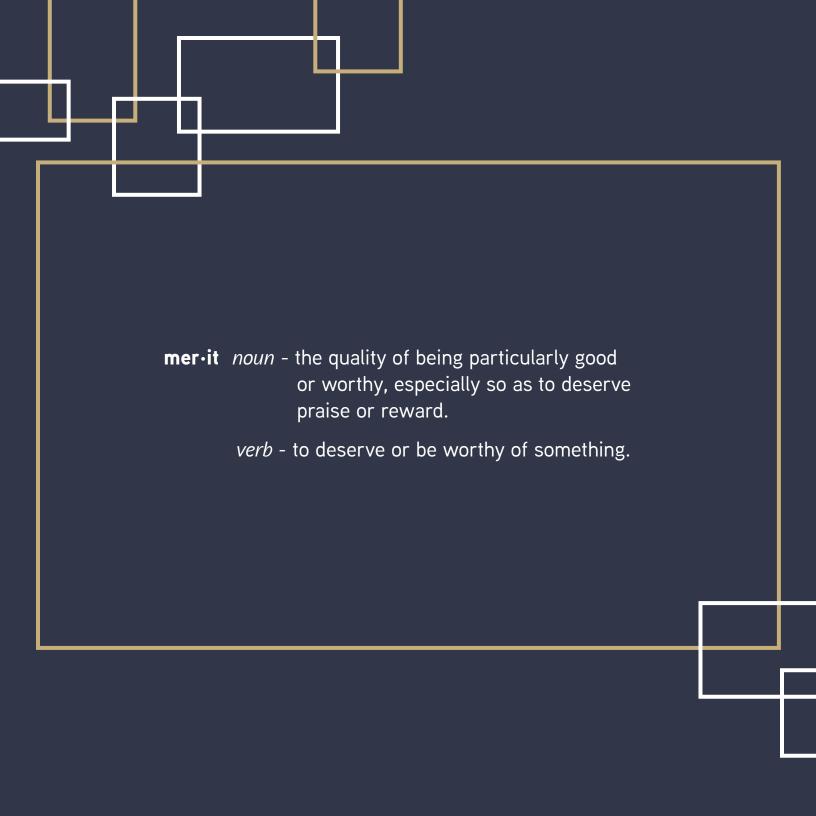




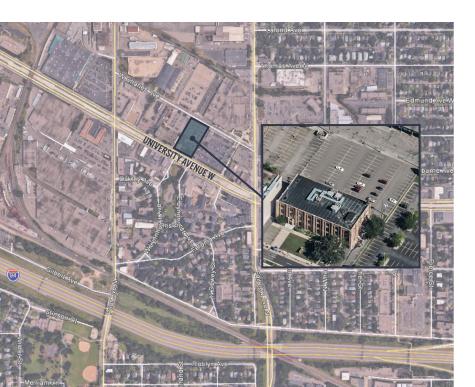


The new name for this historic property, "The Merit," comes from the A.J. Krank Manufacturing Company tagline that once adorned the sign above the building, "The Mark of Merit All Over the World." The rooftop sign that stood atop of The Merit in 1926 was not an exaggeration. The company of "Perfumers and Makers of High-Grade Toilet Requisites," had offices or warehouses in New York, San Francisco, London, Barcelona, Mexico City and Buenos Aires that manufactured, sold and distributed more than 50 hair tonics, creams, perfumes and barber and beauty shop supplies and furniture.

Historic documents recount the great pride that founder Alfred J. Krank took in the high-quality perfection of his products. The word "merit" in this context was certainly chosen to help communicate Krank's intention. It was obvious then that Krank's build-to-suit building, which is largely considered one of the finest and most sophisticated industrial buildings in the Midway district, deserved a name that would elevate and praise it for its architectural beauty and historical significance. The Merit is a name that pays homage to Krank's innovation and prized beauty products.



1885 Universit West | St. Pau







y Avenue

The Merit is conveniently located at the center of the up-and-coming Midway district of the Twin Cities, just a block off the main highway artery, I-94 that runs east/west connecting the two cities. The building sits at a great location for office commuters. It boasts an abundance of free, off-street parking and is also situated at the Fairview Avenue Station on the Metro Transit Green Line that runs the length of University Avenue.

The Midway district is quickly becoming the hippest area for new development with the entrance of the Minnesota United FC soccer stadium. Surrounding The Merit, buildings are being converted into multifamily housing, retail and office and further development shows no sign of slowing as it makes its way west to meet the already thriving University of Minnesota Dinkytown neighborhood. Dozens of breweries, shopping boutiques and restaurants are popping up along University Avenue, their success supported in part by the light rail that runs the path of this new development.





LOCATION: On bustling University Avenue with easy access to I-94, Highway 280

and Snelling Avenue

BUILDING SIZE: 52,481 total SF

AVAILABILITY: Spaces from 2,000 SF; ability for full floor or multi-tenant options

LEASE RATES: \$10.00-\$18.50 PSF net

2019 EST CAM & REAL ESTATE TAX: \$7.00 PSF

PARKING: 2/1000

SIGNAGE: Building signage for full floor users CUSTOMIZABLE: Build-to-suit suites available

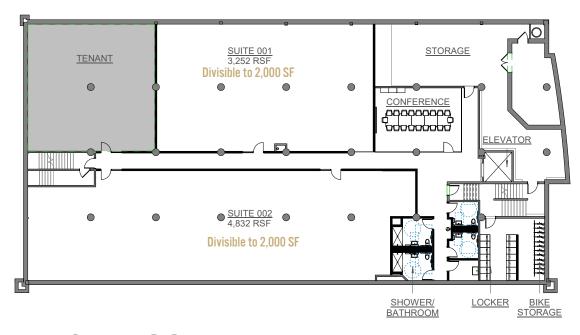
PUBLIC TRANSIT: METRO Transit bus stop and Green Line light rail in front of

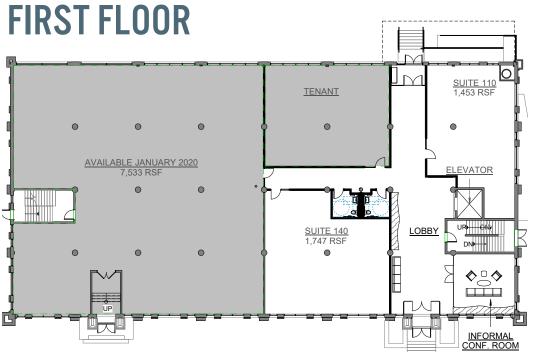
the building

AMENITIES: Building conference room, lobby with third workspaces, bike

storage and locker rooms

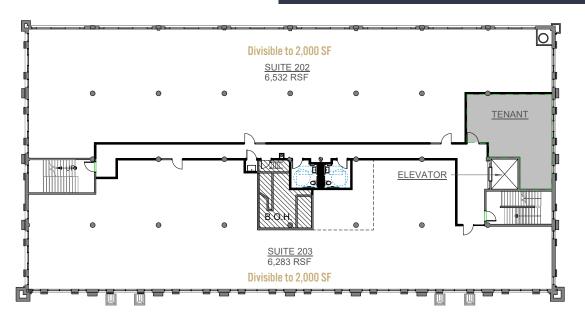




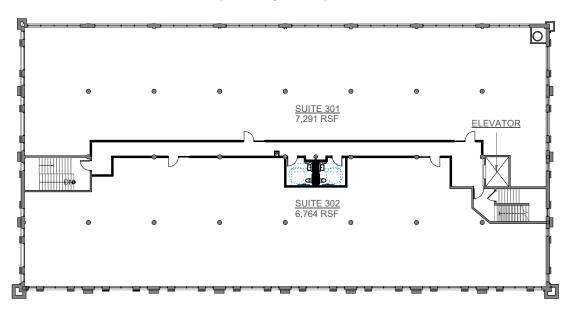


SECOND FLOOR

Lease Rates: \$16.50-\$18.50 PSF Net



THIRD FLOOR Option for Single Tenant space: 14,150 SF



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