

TRACTORWORKS BUILDING

800 Washington Avenue North
Minneapolis, MN 55401

NEWMARK

CITY
CENTER
REALTY PARTNERS

AWARD WINNING BUILDING

The TractorWorks Building is a two-time recipient of the prestigious The Outstanding Building of the Year (TOBY) award (2020 and 2021), recognizing its excellence in facilities, management, and renovation. Not stopping there, it has also been awarded the coveted BOMA 360 designation, demonstrating its outstanding performance in all areas of operation and management. These designations signify that the TractorWorks Building outshines the competition, providing an unparalleled workplace experience.

The TractorWorks Building's major upgrades are not just aesthetically pleasing, but also strategically designed to inspire businesses to think beyond the confines of a traditional office environment. These upgrades are a tribute to the building's historical roots as a Deere & Webber tractor showroom and warehouse, evident in its spacious corridors and open layout.





Cultivating Creativity,

Thoughtfully designed common area workspaces maximize the tenant experience, fostering collaboration, creativity, and productivity.





Fresh lobby renovations

Indoor bike storage & repair station

Expanded tenant lounge

Additional state-of-the-art
conference rooms & work spaces

Wellness rooms & North Loop
Fitness, 11,000 SF full service gym

Expanded art gallery with
rotating art work

Award winning
on-site management

On-site security

High-speed Internet

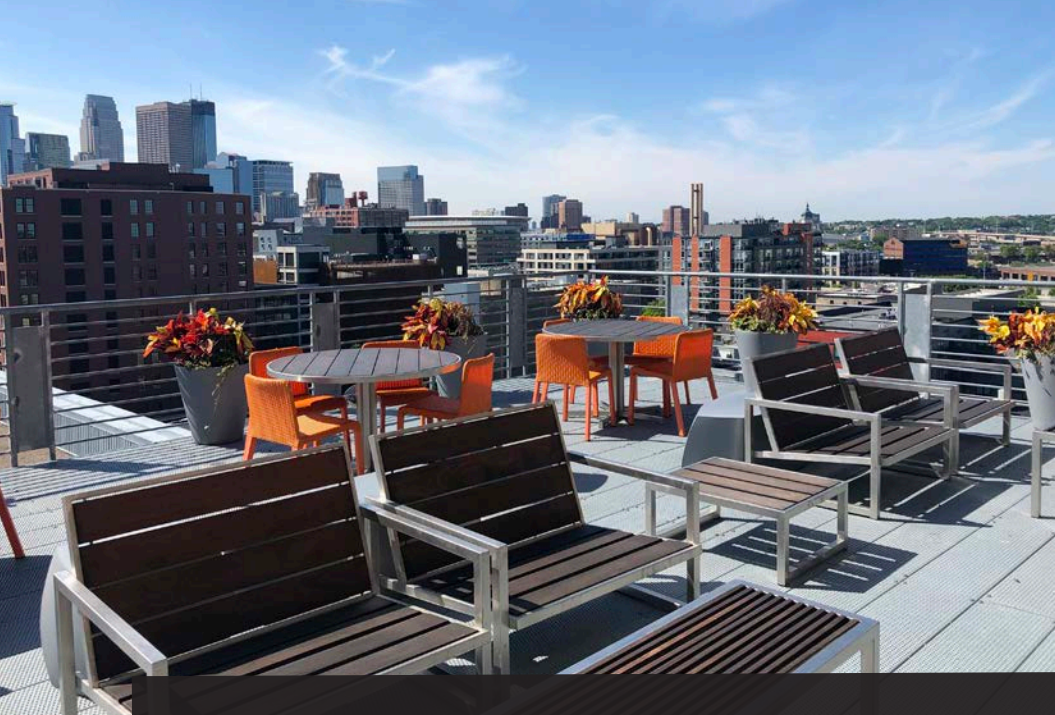
Award winning on-site restaurants
Bar La Grassa & Snack Bar



Comfort + Convenience

Fitness. Food. Fun.





TractorWorks' renovations have been designed for the forward-thinking tenant and boast amenities that attract a modern, health conscious workforce.



North Loop Fitness has expanded with new high-end equipment, group fitness area, locker rooms and showers.



Bar La Grassa, a critically acclaimed Italian restaurant and its sister-restaurant, **Snack Bar**, provide top-class dining on-site.



Rooftop patio that offers a unique view of downtown from the North Loop.

Canvas for Innovation

Historic brick/timber/concrete building

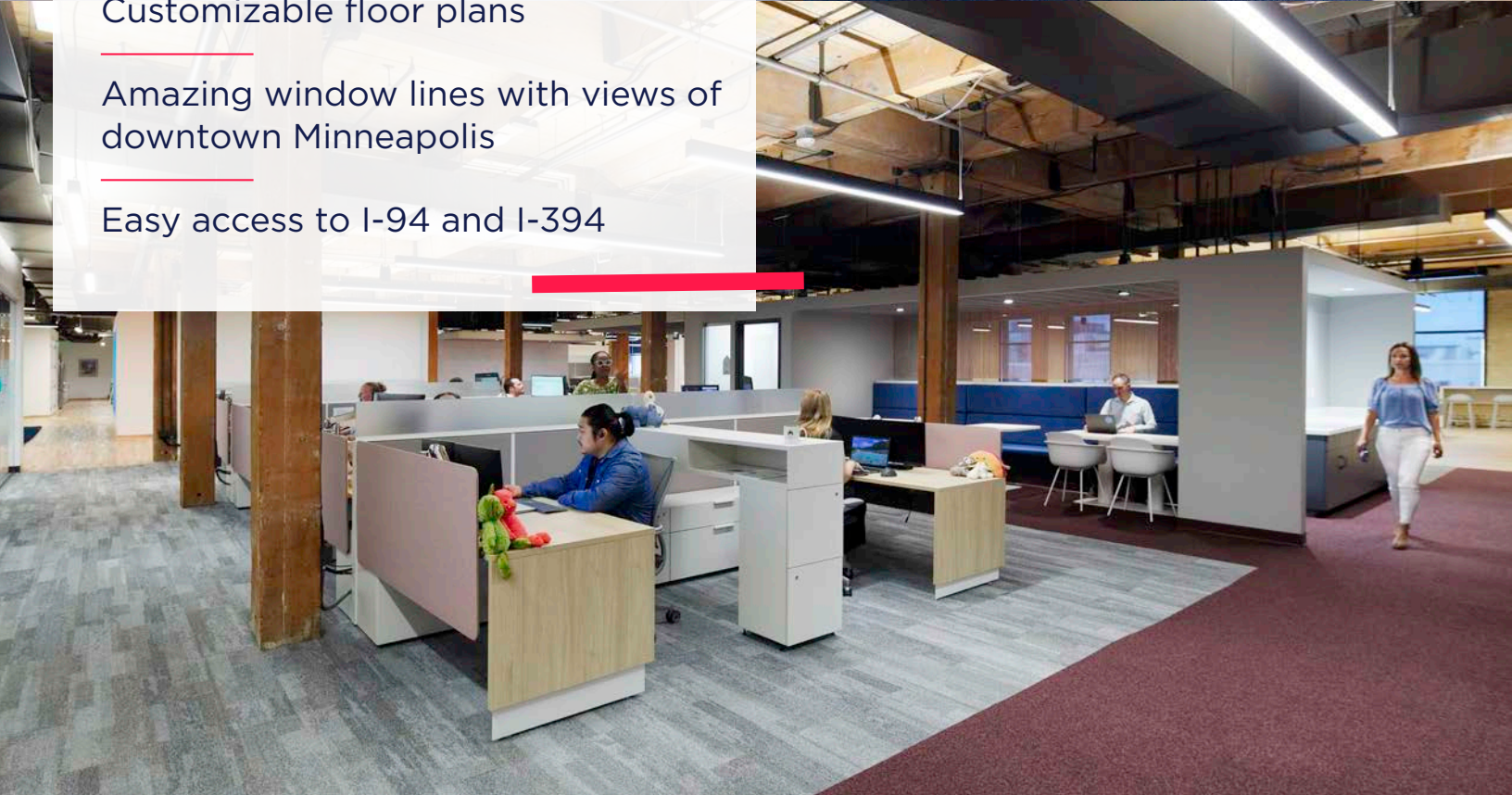
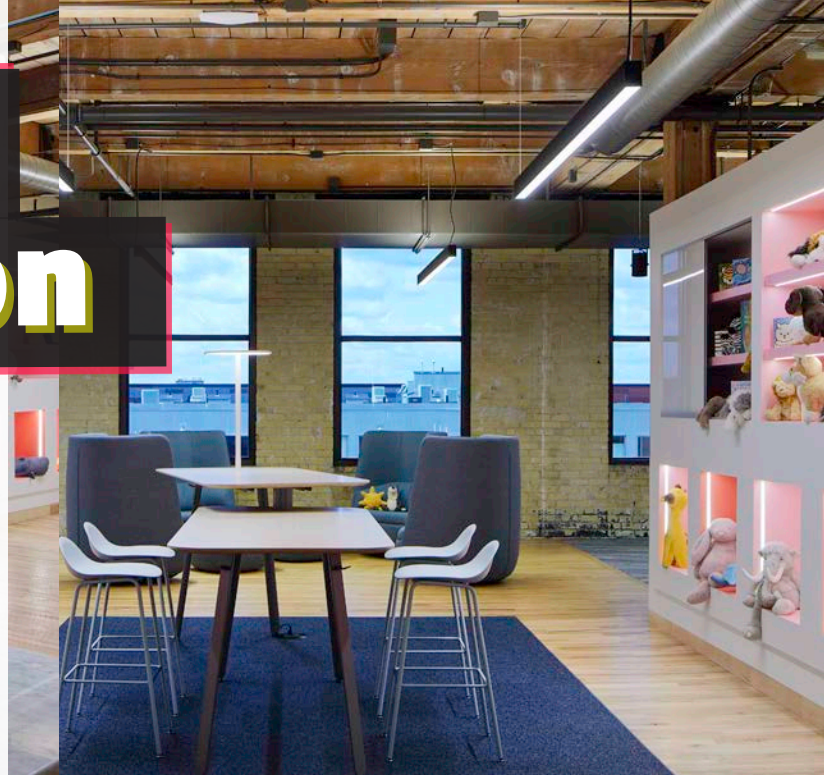
15 foot tall ceilings

Warehouse loft structure

Customizable floor plans

Amazing window lines with views of downtown Minneapolis

Easy access to I-94 and I-394





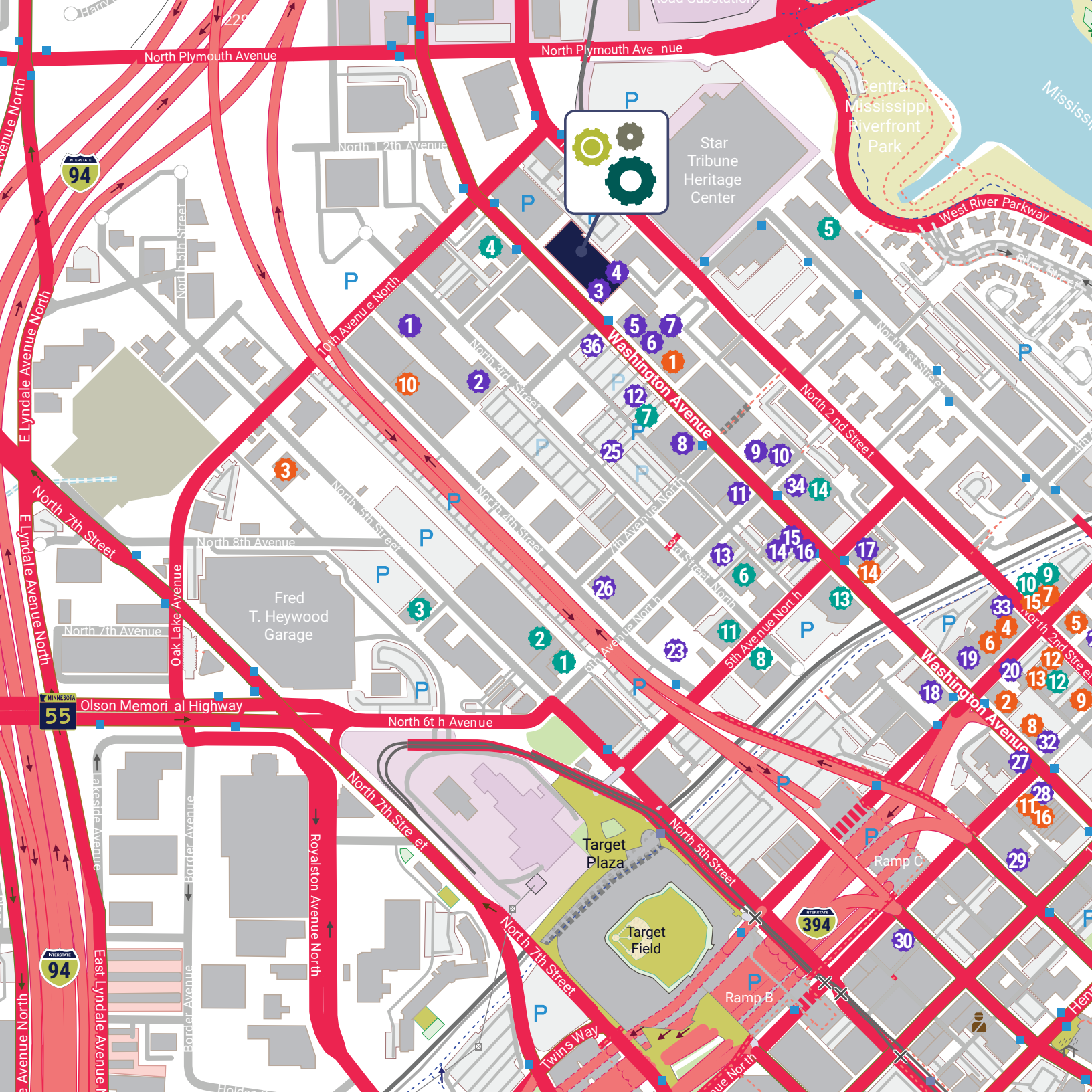


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The **Parking** garage at the TractorWorks Building provides a covered ramp with a skyway entrance to the building. Parking for visitors is available on an hourly basis with easy validation options. For tenants, a **2/1000 SF** leased parking ratio is available with additional month-to-month options.



North Plymouth Avenue

North Plymouth Avenue

North 12th Avenue

Star Tribune Heritage Center

Central Mississippi Riverfront Park

West River Parkway

E Lyndale Avenue North

10th Avenue North

Washington Avenue

North 2nd Street

North 7th Street

North 8th Avenue

Oak Lake Avenue

Fred T. Heywood Garage

Olson Memorial Highway

North 6th Avenue

North 7th Street

Target Plaza

Target Field

North 5th Street

Ramp C

East Lyndale Avenue North

Border Avenue

Royalston Avenue North

North 7th Street

Twin's Way

Ramp B





Welcome to the North Loop, Minneapolis' most dynamic neighborhood, where historic brick buildings whisper tales of industrial grit and modern lofts hum with creative energy and endless entertainment. It's a place where coffee roasters and bold restaurateurs fill the air with rich aromas, while trendy boutiques showcase local artisan wares.

Food + Tavern

1. C McGee's Deli
2. Butcher & The Boar
3. Bar La Grassa
4. Snack Bar
5. Parlour Bar
6. Jun Szechuan
7. Borough
8. Freehouse
9. The Loop MPLS
10. Black Sheep Pizza
11. Smack Shack
12. Wrecktangle Pizza
13. Rise Bagel Co.
14. NOLO's Kitchen & Bar
15. The Basement Bar
16. Cuzzy's Grill & Bar
17. Crisp & Green
18. The Office Pub & Grill
19. Tullibee
20. The Monte Carlo
21. Demi
22. Spoon & Stable
23. Graze

24. Billy Sushi
25. Thr3 Jack
26. First Draft + Burnt Chicken
27. Red Rabbit
28. Upstairs Circus
29. 112 Eatery
30. Pizza Luce
31. Maison Margaux
32. Edwards Desserts
33. Sweetgreen
34. Puralima Cantina
35. Red Cow
36. Bunker's

Coffee + Cocktails

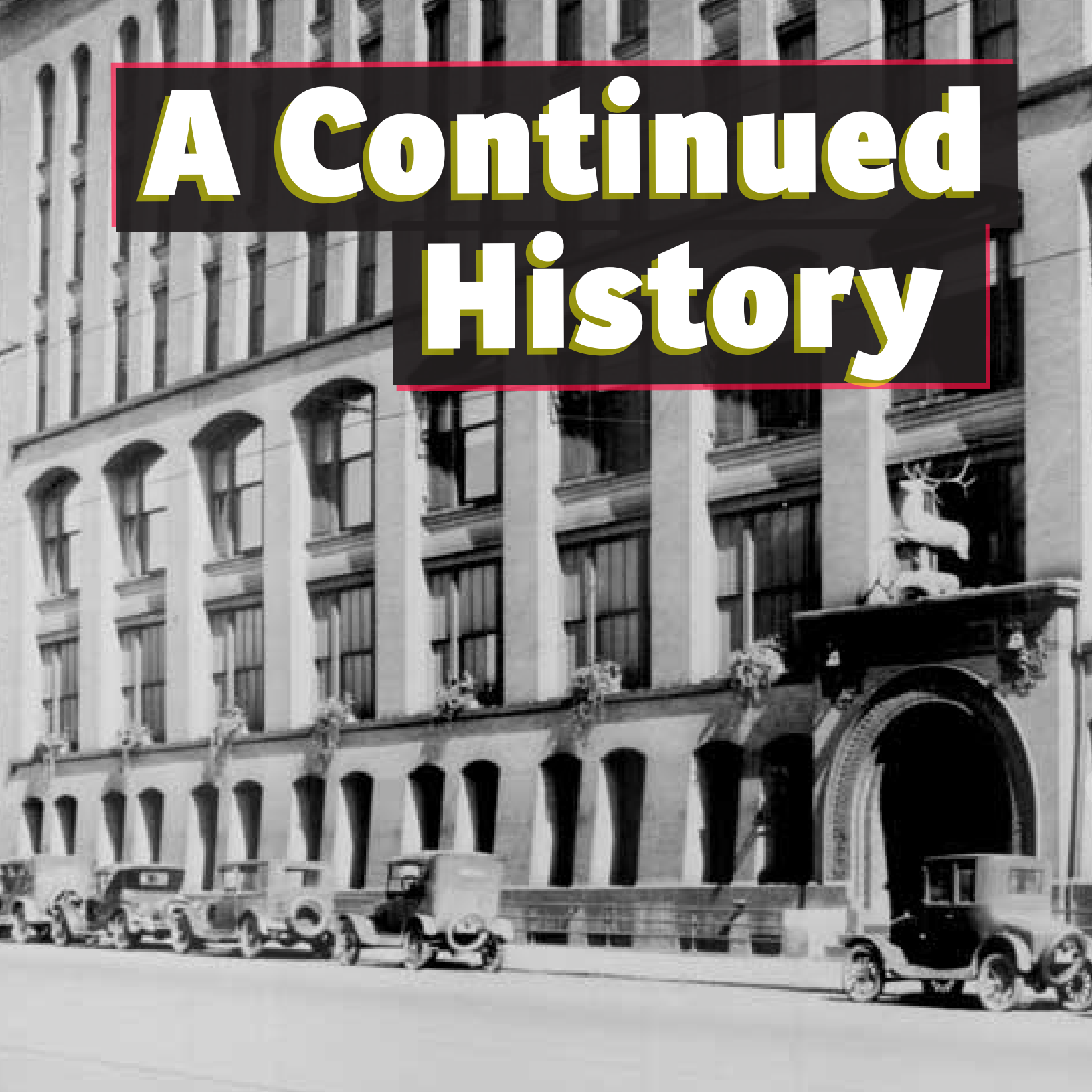
1. Fulton Brewery
2. Number 12 Cider
3. Inbound Brewery
4. Spyhouse Coffee
5. The Loop Coffee Co.
6. Corner Coffee
7. FRGMNT Coffee
8. Bricksworth Beer Co.

9. Fairgrounds Coffee
10. Stillheart Distillery
11. Modest Brewery
12. Cobble Social House
13. Axebridge Wine Co.
14. Backstory Coffee

Retail

1. Atmosfere
2. Jaxen Grey
3. Umei
4. MartinPatrick3
5. Parc Boutique
6. The Loupe
7. Lulu Lemon
8. Invision
9. D. Nolo
10. Salvation Army Store
11. Bonobos
12. Pacifier Boutique
13. Allbirds
14. Floyd's Berbershop
15. Madewell
16. ALTR
17. The Ten Spot

A Continued History



Born a titan of industry, the TractorWorks Building stands today as a vibrant hub of innovation. Its story began in 1904, when Deere & Webber, the tractor giant, erected this six-story landmark as its regional sales and distribution center. The imposing brick facade, punctuated by arched windows, held promises of horsepower and progress.

Six years later, ambition fueled an expansion. In 1910, a sleek nine-story concrete addition rose, embodying the company's unwavering spirit. For decades, the Deere-Webber Building hummed with the energy of commerce, its halls echoing with the clink of gears and the rumble of engines.

In 1963, a new chapter unfolded. The building changed hands, embarking on a transformation as remarkable as its past. Skillfully repurposed, its industrial bones were reinvented for the modern age. Today, the TractorWorks Building pulsates with the energy of a new generation. Startups hustle alongside established players, all drawn to the unique blend of history and dynamism within these walls.



TRACTORWORKSBUILDING.COM

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TRACTORWORKS
BUILDING



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