

crown—
arts
1331 tyler

A Creative Campus in
the heart of Minneapolis'
NE Arts District





1331 TYLER ST NE
The Shed Rendering

1331

TYLER ST NE

1331 Tyler NE is part of a collection of Historic Creative Office buildings located in the Northeast Arts District in Minneapolis, Minnesota.

BUILDING FEATURES

SIZE:	51,000 RSF
STORIES:	2
AVAILABLE SPACE:	3,000 – 33,000 RSF
DEDICATED PARKING:	Up to 4 per 1,000 SF

LOCATION:

NE Arts District – A creative community amongst the city’s best restaurants, breweries, distilleries and within five minutes of downtown Minneapolis.

AMENITIES:

Tenant Lounge. Outdoor Space, Fitness Center, Bike Room, Dogwood Coffee & Bauhaus Brewlabs On-site

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Campus Map

1331 TYLER ST NE

810+ TOTAL
PARKING SPACES

90 STREET PARKING SPACES

TYLER ST NE

PARKING

1227
TYLER ST NE

1229
TYLER ST NE

1321
TYLER ST NE



1323
TYLER ST NE

1331
TYLER ST NE

PARKING

DOGWOOD
COFFEE CO

1209
TYLER ST NE

BLDG
7

BLDG
8

PARKING

* 290 ADD'L PRIVATE SPACES
OFFSITE AT 1515 CENTRAL AVE
(4 MIN WALK)

PARKING

PARKING

BOHOS

1315 TYLER ST NE

PARKING

R2, ME

R2 COMPANIES

Neighborhood Map
NE ARTS DISTRICT

BETTY DANGER'S
Country Club

47

65

NE LOWRY AVE

MARSHALL ST NE

Psycho Suzi's
MOTOR LOUNGE

UNIVERSITY AVE NE

hal
hai

22ND AVE NE

TATTERSALL
distilling

SOCIABLE
CIDER WORKS
ESTD 2013

18TH AVE NE

NKB
NORTHROP KING BUILDING

65

BREWING
INDEED
COMPANY

47

Centro
AT POPOL VUH
POPOL VUH

BLU
DOT
Outlet

YOUNG | joni

DANGEROUS MAN
D M
BREWING CO
MINNEAPOLIS

NORTH EAST
SOCIAL

1331 Tyler St NE
CROWN ARTS

QUINCY HALL
NORTHEAST
EARL GILES

CENTRAL AVE NE

ABLE

BAHUS
BREW LABS

BROADWAY ST NE

DOGWOOD
COFFEE CO

sportsengine

612
BREW
MINNEAPOLIS
SPYHOUSE
Coffee Roasting Co

47

65

INTERSTATE
35W



—
1331 TYLER ST NE
Available Space



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1331 TYLER ST NE
Available Space



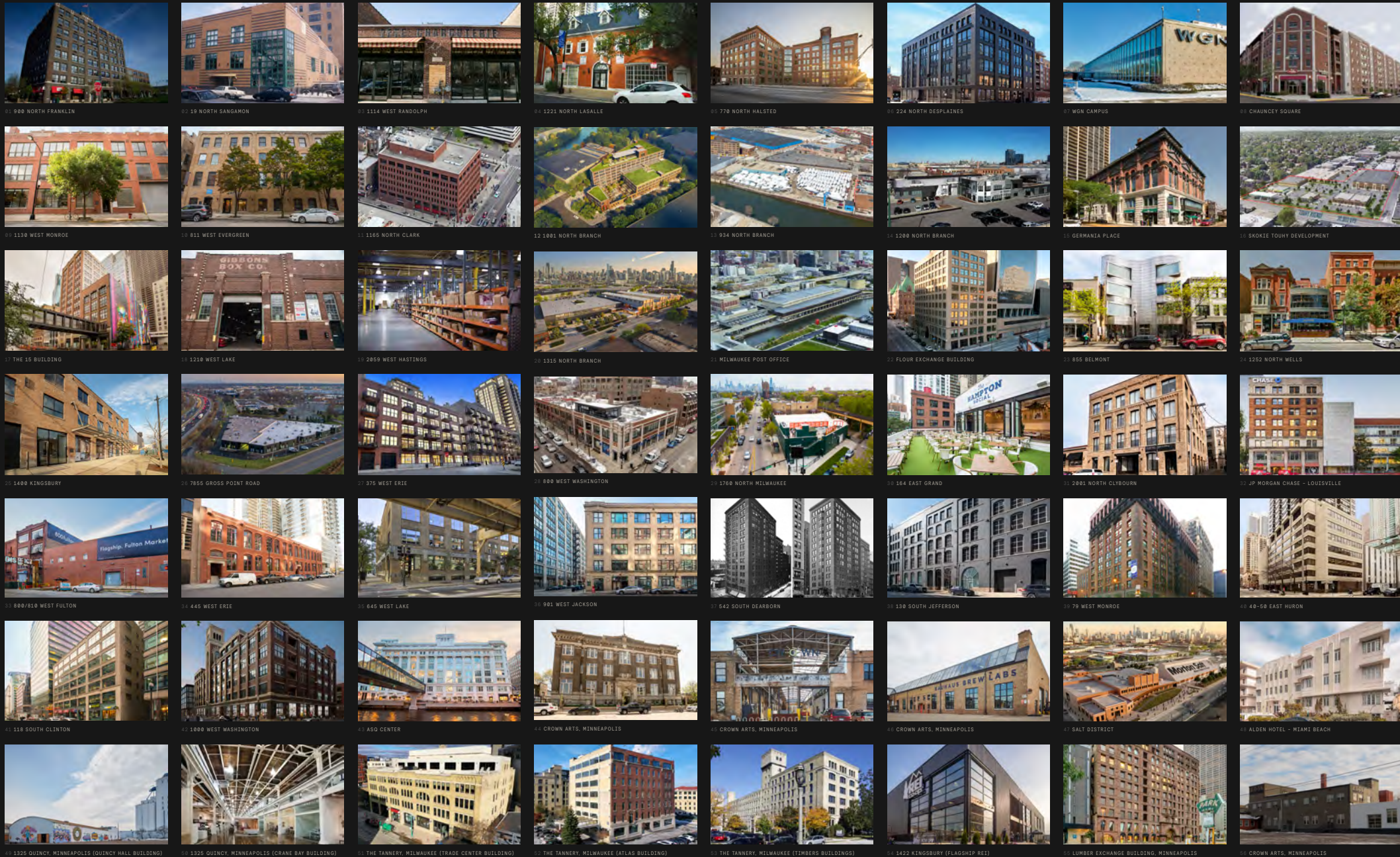
CROWN ARTS
The Shed Rendering



CROWN ARTS
Tenant Lounge Rendering



CROWN ARTS
Bike Room Rendering



01 900 NORTH FRANKLIN
 02 19 NORTH SANGAMON
 03 1114 WEST RANDOLPH
 04 1221 NORTH LASALLE
 05 770 NORTH HALSTED
 06 224 NORTH DESPLAINES
 07 WGN CAMPUS
 08 CHAUNCEY SQUARE
 09 1130 WEST MONROE
 10 811 WEST EVERGREEN
 11 1185 NORTH CLARK
 12 1001 NORTH BRANCH
 13 934 NORTH BRANCH
 14 1200 NORTH BRANCH
 15 GERMANIA PLACE
 16 SNOOZE TONUY DEVELOPMENT
 17 THE 15 BUILDING
 18 1210 WEST LAKE
 19 2059 WEST HASTINGS
 20 1315 NORTH BRANCH
 21 MILWAUKEE POST OFFICE
 22 FLOUR EXCHANGE BUILDING
 23 855 BELMONT
 24 1262 NORTH WELLS
 25 1400 KINGSBURY
 26 7855 GROSS POINT ROAD
 27 375 WEST ERIE
 28 800 WEST WASHINGTON
 29 1760 NORTH MILWAUKEE
 30 164 EAST GRAND
 31 2001 NORTH CLYBOURN
 32 JP MORGAN CHASE - LOUISVILLE
 33 800/810 WEST FULTON
 34 445 WEST ERIE
 35 640 WEST LAKE
 36 901 WEST JACKSON
 37 542 SOUTH DEARBORN
 38 130 SOUTH JEFFERSON
 39 79 WEST MONROE
 40 40-50 EAST HURON
 41 118 SOUTH CLINTON
 42 1000 WEST WASHINGTON
 43 ASO CENTER
 44 CROWN ARTS, MINNEAPOLIS
 45 CROWN ARTS, MINNEAPOLIS
 46 CROWN ARTS, MINNEAPOLIS
 47 SALT DISTRICT
 48 ALDEN HOTEL - MIAMI BEACH
 49 1325 QUINCY, MINNEAPOLIS (QUINCY HALL BUILDING)
 50 1325 QUINCY, MINNEAPOLIS (CRANE BAY BUILDING)
 51 THE TANNERY, MILWAUKEE (TRADE CENTER BUILDING)
 52 THE TANNERY, MILWAUKEE (ATLAS BUILDING)
 53 THE TANNERY, MILWAUKEE (TIMBERS BUILDINGS)
 54 1422 KINGSBURY (FLAGSHIP REI)
 55 LUMBER EXCHANGE BUILDING, MINNEAPOLIS
 56 CROWN ARTS, MINNEAPOLIS

R2 Companies

BY THE NUMBERS

5.2M
 Square Foot Portfolio

\$600M
 Assets Under Management

+40 Assets
 Currently Owned

3 Offices
 Chicago, Milwaukee, Minneapolis

50+
 R2 Operating Team

2007
 Year Founded

In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit R2.ME

R
2
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