

International Market Square

Minneapolis, MN



Integrity Built

This phased project consisted of interior renovations of five multi-tenant floors that include new restrooms, hospitality areas, walls, floors, ceilings, and upgraded LED lighting. The building remained fully occupied throughout construction. Exterior improvements included the removal of a porte-cochere, installation of a new glass canopy, and reconstruction of two surface parking lots.

The historic building of IMS has been home to several innovative and creative pioneers of Minneapolis design. Built in 1905, the IMS building was modeled after the San Francisco Design Center. Initially, the structure served as the manufacturing facility for Northwestern Knitting. It later housed the headquarters for Munsingwear Inc., a business that transformed the garment industry with its union suit. In 1985, International Market Square became Minnesota's largest renovated building.



Client - Eagle Ridge Partners

Architect - Speridies Reiners

Construction Cost - \$6.3 Million

Project Size - 118,000 SF

Loeffler Role - Construction Manager

Construction Completion - 2019