



# RSM

PLAZA

## RETAIL OPPORTUNITY



RSM Plaza lies in the heart of activity in the dynamic Minneapolis Central Business District, with an iconic “Main and Main” location along the coveted Nicollet Mall.

For more information about **RETAIL LEASING**, please contact:



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# OVERVIEW

## PROPERTY INFORMATION:

Location	8th Street and Nicollet Mall (Minneapolis CBD)
Description	Mixed use - Retail / Office
Building GLA	415,000 sf of Mixed-Use Space
Building Population	Approx. 4,000 people
Cam/Tax	\$6.22 psf Tax
	<u>\$9.33 psf Operating Expenses</u>
	<b>\$15.55 psf Total</b>

## AVAILABLE FOR LEASE:

- Suite 100:	11,180 SF - Street Level
- Suite 114:	1,286 SF - Skyway
- Suite 201:	1,435 SF - Skyway
- Suite 200:	3,241 SF - Skyway
- Suite 250:	4,373 SF - Skyway

## DEMOGRAPHICS:

	1 MILE	2 MILES	3 MILES
Population	34,121	125,112	236,048
Median HH Income	\$39,655	\$34,002	\$36,829
Average HH Income	\$64,597	\$55,257	\$56,581

## EMPLOYEE COUNTS:

	1 BLOCK	2 BLOCKS	3 BLOCKS
By Block Radius	27,963	48,075	69,435

\*Employee counts estimated based on currently occupied square feet and industry recognized square feet per employee standards for each property type in the study area. All attempts were made at accuracy, but the numbers are estimates.

## TRAFFIC GENERATORS:

**TARGET FIELD:** 39,504 Capacity • 81 Home Twins Games

**LIGHT RAIL:** 19 Stops • 10 Million Rides • 30,500 Average Rides Per Weekday

**TARGET CENTER:** Averages 225 Event Days Per Year

**NICOLLET MALL:** \$50 Million Dollar Renovation now Complete

**MN ORCHESTRA:** 70 Events Per Year

**SKYWAY CONNECTS:** 80 Blocks • 1,000 Businesses • 200,000 Pedestrians Per Day

**HENNEPIN THEATRE TRUST:** 3 Theatres • 5,729 Seats • 230 Event Days Per Year

**UPSCALE HOTELS:** 8 Within Walking Distance • 4,100 Rooms

**US BANK STADIUM:** 73,000 Capacity

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## KEY HIGHLIGHTS

- Outstanding skyway opportunities at Nicollet Mall & 8th Street
- Dynamic location in downtown on Nicollet Mall
- Skyway connected to IDS Center/Crystal Court and the historical Young Quinlan building
- Prominently positioned between Target's flagship retail store and 700 Nicollet's major retail redevelopment
- Ample above and below ground parking
- Popular area restaurants including: Manny's Steakhouse, Mission, The Local, Zelo, Oceanaire, The News Room, Brit's Pub, Barrio, and McCormick & Schmick's

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## IDEAL NICOLLET MALL LOCATION



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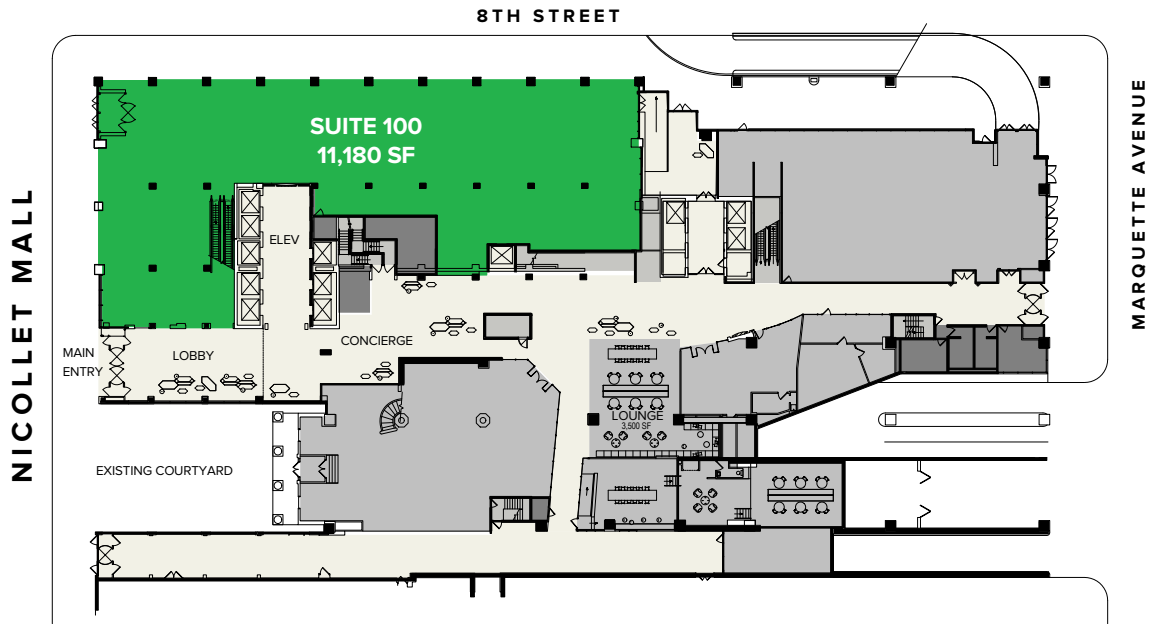




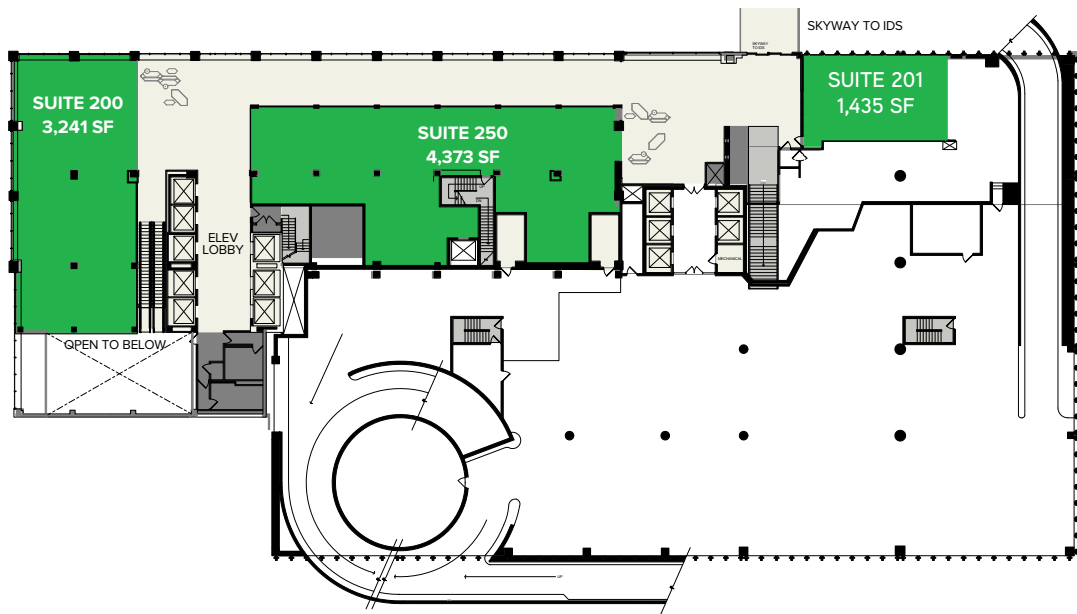
# Available - 21,515 SF

- Suite 100, Suite 114, Suite 200, Suite 201, Suite 250
- Demisable Space - 4 retail spaces on 2nd Floor

1<sup>st</sup>  
FLOOR



2<sup>nd</sup>  
FLOOR



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