

FOR LEASE | OFFICE SPACE

Fifty South Sixth

NICOLLET MALL AND 6TH



FIFTY
SOUTH
SIXTH

EXCEPTIONAL

- Fine and casual dining options
- Daycare center, coffee shop, and a convenience store
- Direct skyway and light rail access
- LEED-Gold certified with many sustainable and energy-saving features
- World-class management
- 24/7 security
- Steps away from the revitalized Nicollet Mall
- Within blocks of multiple housing options

LOCATION AND VALUE
CONTRIBUTE TO LOYALTY
AND COMMITMENT



NILS SNYDER CCIM, SIOR
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Property Fact Sheet



FIFTY
SOUTH
SIXTH

PROPERTY ADDRESS:

50 South Sixth Street
Minneapolis, MN 55402

CURRENTLY AVAILABLE:

Opportunities from 1,500 square feet to
21,000 square feet

DIVISIBLE TO:

2,000 square feet

YEAR BUILT:

2001

BUILDING SQUARE FEET:

690,000 square feet total

NET RENTAL RATES:

\$16.00 - \$22.00 net per square foot

2018 EST. CAM & REAL ESTATE TAX:

\$ 8.99 per square foot CAM

\$ 8.32 per square foot Tax

\$ 17.31 total per square foot

+ 3% of gross rent (management fee)

FEATURES:

- Excellent parking ratio
- 14 passenger elevators, 2 service elevators
- State-of-the-art HVAC: floor by floor air handling units, and low noise, on-floor terminal units
- 24/7 security staff
- Skyway connected at four locations
- Common conference room available for tenants
- Comprehensive life safety systems, including fully sprinklered fire management system
- Central location on Nicollet Mall

**AMENITIES:**

Oceanaire
Seafood Room



Chipotle Mexican Grill



Caribou Coffee



BMO Harris Bank



Ike's Food and Cocktails



Brothers' Deli



Kinderberry Hill Child
Development Center



E*TRADE Financial
Services

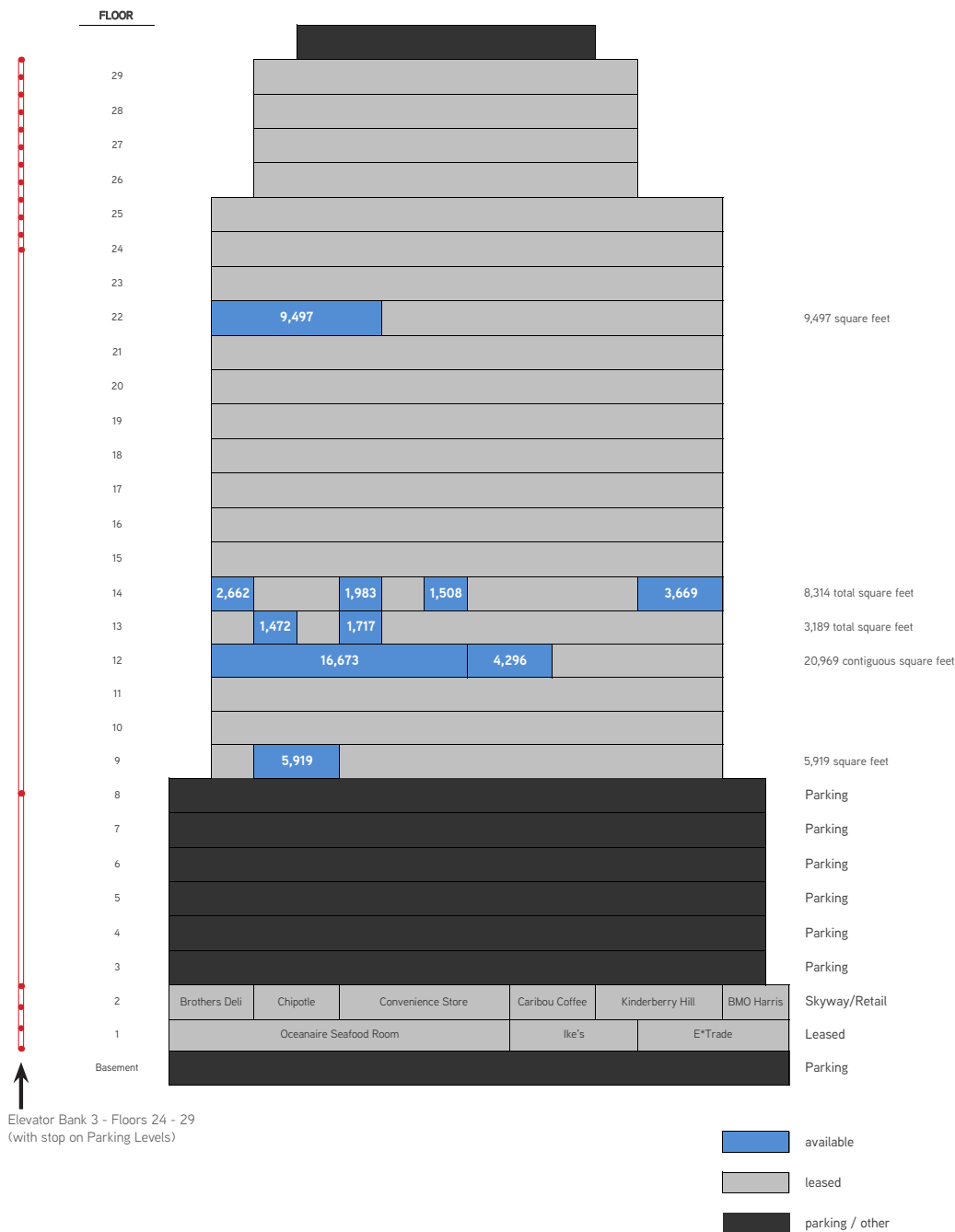
- Goodio's Convenience Store
- Bicycle Parking

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Colliers
INTERNATIONAL
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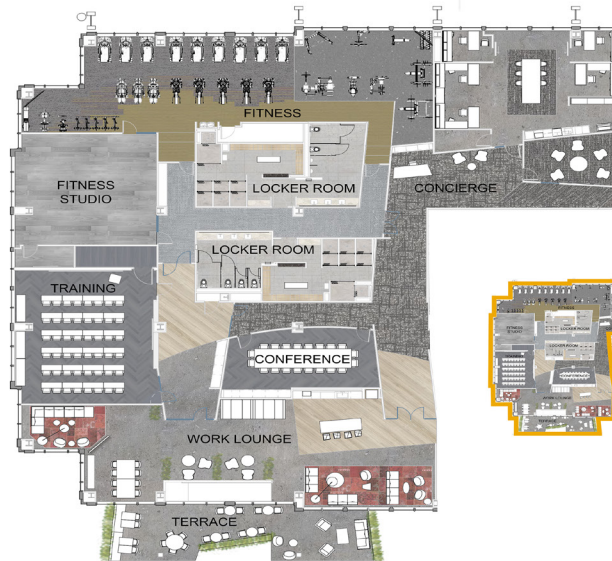
Stacking Plan



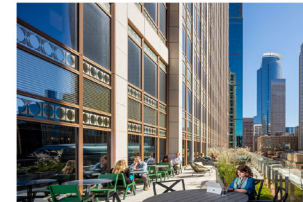
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FIFTY
SOUTH
SIXTH
Amenity Center



FIFTY
SOUTH
SIXTH

MANAGED BY:

Hines
T 612.322.1222

LEASED BY:



PREPARED BY:

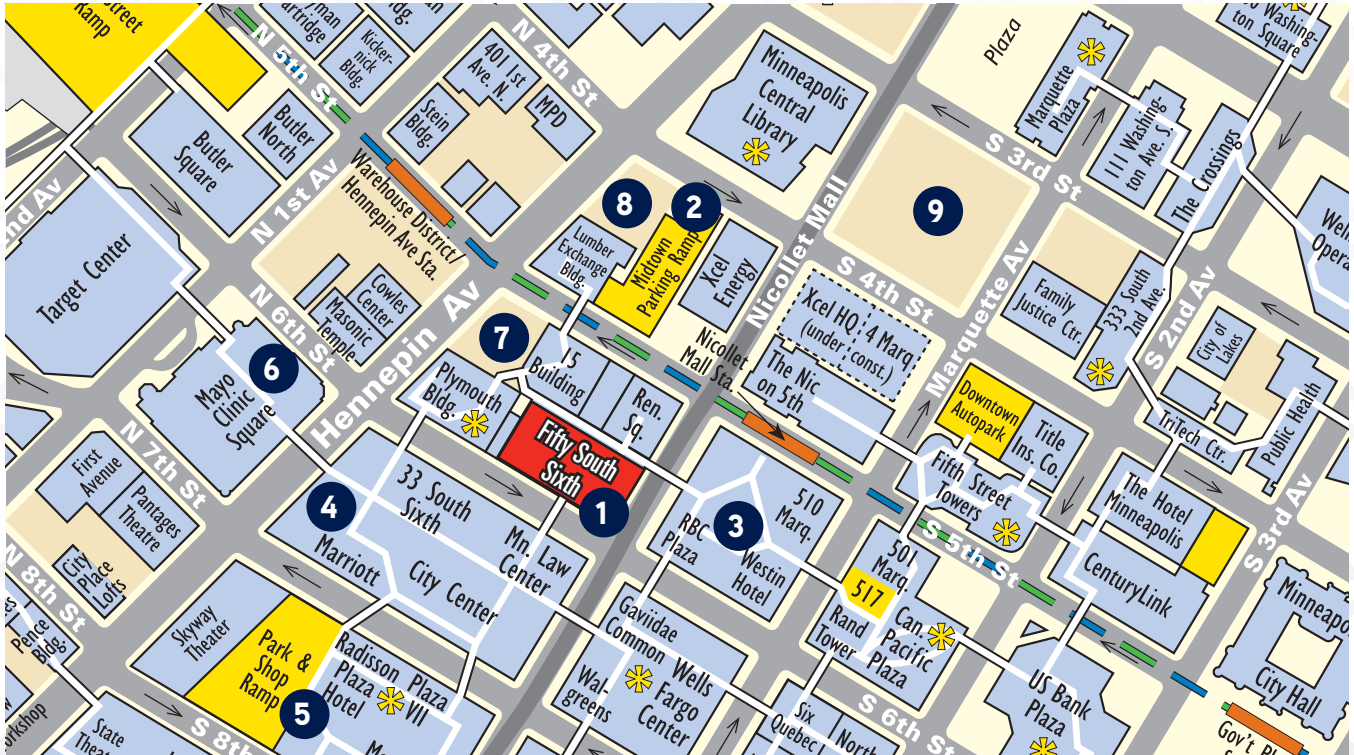


AMENITY CENTER



FIFTY
SOUTH
SIXTH

PARKING



FIFTY SOUTH SIXTH (1)

612 371 0938
600 Stalls

CITY CENTER (4)

612 435 3169
760 Stalls

509 HENNEPIN AVE LOT (7)

612 330 0422
100 Stalls

MIDTOWN RAMP (2)

612 332 0391
800 Stalls

PARK & SHOP (5)

612 672 0149
750 Stalls

CENTRAL LIBRARY LOT (401 HENNEPIN AVE) (8)

612 332 0391
68 Stalls

GAVIIDAE & RBC PLAZA (3)

612 490 1622
490 Stalls

MAYO CLINIC SQUARE (FORMERLY BLOCK E) (6)

612 455 0702
350 Stalls

MARQUETTE/NICOLLET LOT (9)

612 332 0391
400 Stalls

Note - Minneapolis Ramps A, B and C are also available - located just off First Avenue North at Target Field and Target Center (5th - 10th Streets)