

RETAIL OPPORTUNITIES FOR LEASE >

CITY CENTER

600 Nicollet Mall | Minneapolis, MN 55402



Accelerating success.



CONTACT US

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FOR LEASE

> 234 - 40,000 sf

EXPENSES (2018 EST.)

- > \$18.13 psf Total
- > \$5.33 psf Taxes
- > \$12.80 psf Ops

Six Skyway connections link City Center to the Office, Retail, and Entertainment cores of Downtown Minneapolis

Convenient access to Interstates 94, 394, 35W and Highway 55

Over One (1) million square feet and Fifty (50) stories of Class A Office space on Nicollet Mall

Built in 1983, renovated in 2005

Target Corporation anchored on 34 floors of Office space

Minneapolis Marriot Hotel, 583 room full-service recently renovated

Parking facility with approximately 687 stalls

Onsite security both electronic and foot patrol

Light Rail just one block north of the building

SITE INFORMATION

Location: 600 Nicollet Mall (Minneapolis CBD)
Description: Mixed-use Retail | Office
Building GLA: 1,600,000 sf
Retail GLA: 250,000 sf

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	22,155	218,199	430,263
Median HH Income	\$32,571	\$31,776	\$40,844
Average HH Income	\$58,135	\$50,396	\$60,782
Radius	1 Block	2 Blocks	3 Blocks
Employee Counts	15,806	25,757	44,939

* Employee counts were 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 just estimates.

SKYWAY PEDESTRIAN COUNTS

City Center’s six access points generate average Monday-Friday daily counts of 80,000+; the four street level entrances entice additional pedestrian traffic

> To Gaviidae	15,900 people per day
> To 700 Nicollet	15,100 people per day
> To Mayo Clinic Square	7,634 people per day
> To Fifty S. 6th	6,000 people per day
TOTAL	44,634 people per day

* Source: Community Enhancement / 2013 Pedestrian Studies

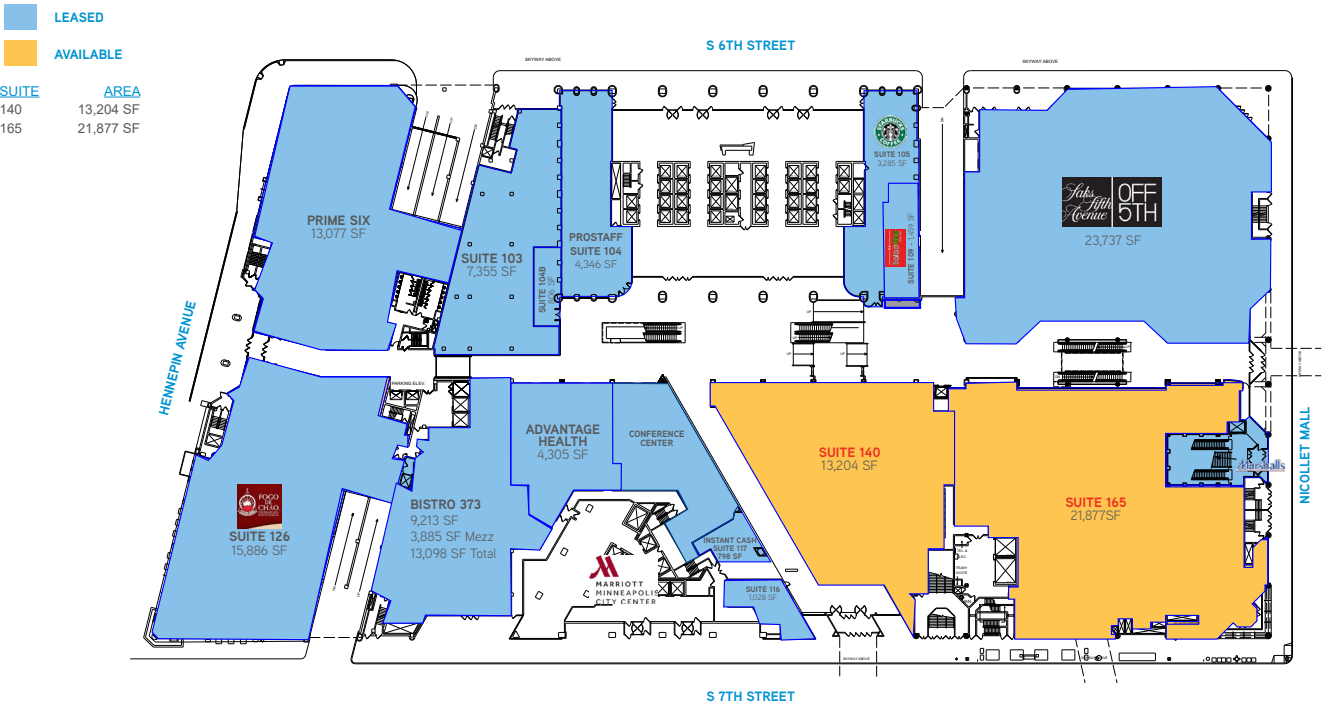
TENANTS

- | | | | |
|------------------|---------------------|-------------------|-------------|
| > Marshalls | > Saks Off 5th | > Cardigan Donuts | > Union 73 |
| > Fogo de Chao | > Veil Orthodontics | > City Market | > UPS Store |
| > Marriott Hotel | > Brooks Brothers | > Naf Naf Grill | > Starbucks |
| > Allen Edmonds | > Leeann Chin | > GNC | > Pacifier |

TRAFFIC GENERATORS

Target Field | 39,504 Capacity | 81 Home Twins Games
Light Rail | 19 Stops | 10 Million Rides | Averages 30,500 Rides Per Weekday
Target Center | Averages 225 Event Days Per Year
Nicollet Mall | Major renovation to be complete summer 2017
Cities of Minneapolis & St. Paul | 30.9 M Visitors In 2014 | Spent \$7.4 B
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

Level 1 Nicollet Mall Connection / Commercial Space





CITY CENTER > DOWNTOWN MAP

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