



CITY CENTER
33 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55402

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Colliers
INTERNATIONAL

U.S BANK STADIUM

8 BLOCKS AWAY
1.4M VISITORS (2017)

HENNEPIN AVE

THEATER DISTRICT

CITY CENTER

MARRIOTT HOTEL - 583 ROOMS
TARGET CORP - 34 FLOORS

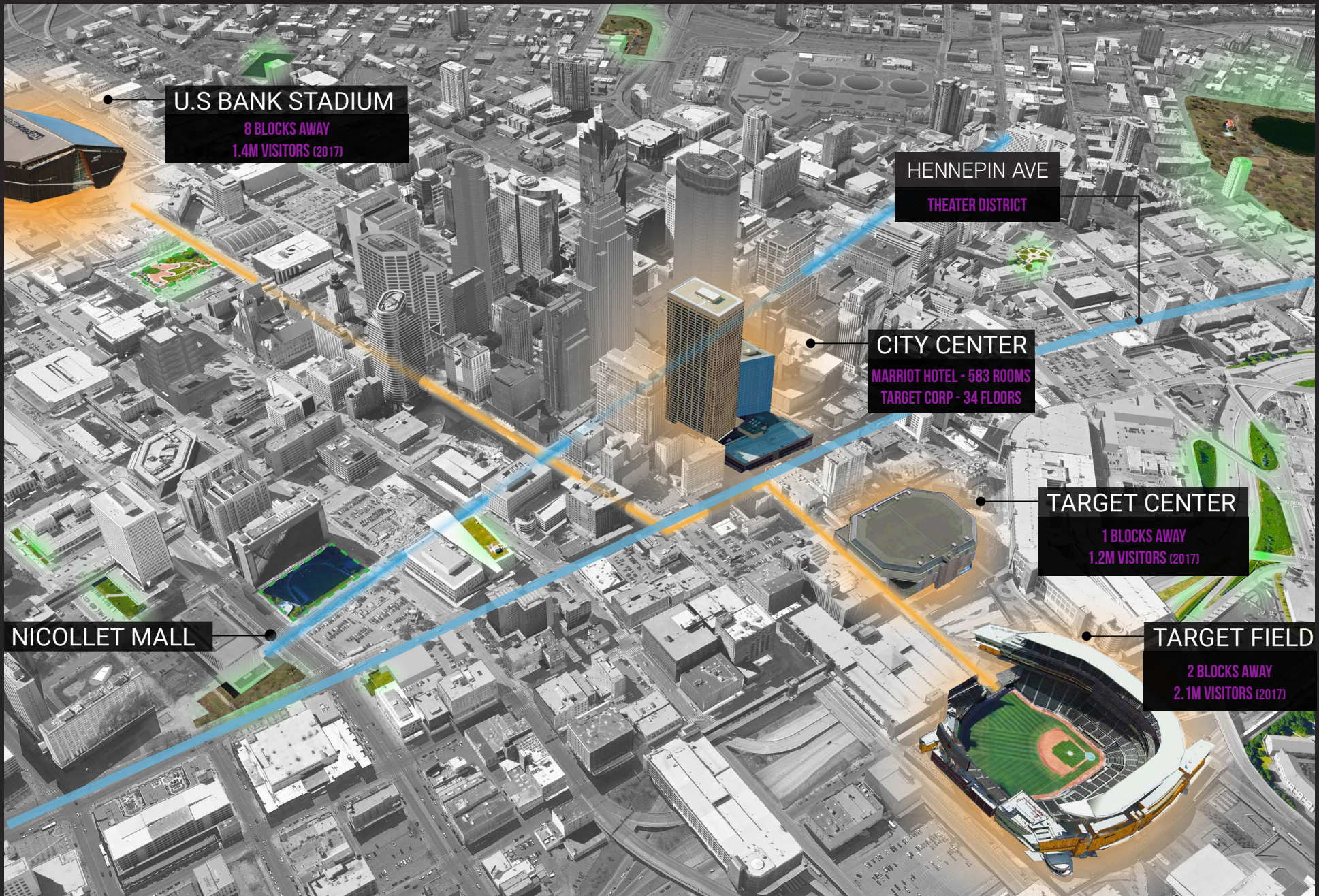
TARGET CENTER

1 BLOCKS AWAY
1.2M VISITORS (2017)

NICOLLET MALL

TARGET FIELD

2 BLOCKS AWAY
2.1M VISITORS (2017)





THEATER



COMMUNITY



HERE'S TO THE
AFTER HOURS
ATHLETE



LIFESTYLE



WELLNESS





SITE INFORMATION

LOCATION: 33 South Sixth Street | Minneapolis CBD
DESCRIPTION: Mixed-use Retail | Office
BUILDING GLA: 1,600,000 sf
RETAIL GLA: 250,000 sf
PARKING: 687 stalls
SECURITY: Onsite (electronic and foot patrol)
LIGHT RAIL: One block north



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 BLOCK	3 BLOCK
EMPLOYEE COUNTS	15,806	25,757	44,939

* Employee counts were estimated based on currently occupied sf and industry recognized sf 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 6 access points generate avg Mon-Fri daily counts of 80,000+;

the 4 street level entrances entice additional pedestrian traffic to

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



FOR LEASE

LEVEL ONE > Suite 140: 13,204 sf
Suite 165: 21,877 sf

LEVEL TWO > Suite 203B: 1,394 sf
Suite 209: 1,021sf
Suite 210: 7,536 sf
Suite 221: 983 sf
Suite 240: 234 sf
Suite D: 1,995 sf



EXPENSES (2018 EST.)

TAX & OPS > \$18.13 psf Total



TENANTS





DISCOVERY

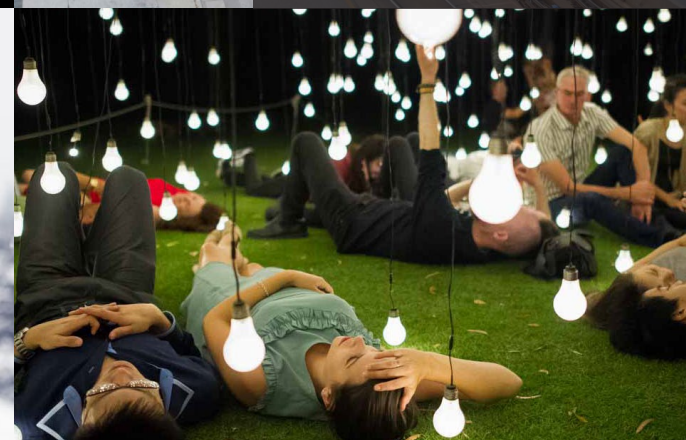
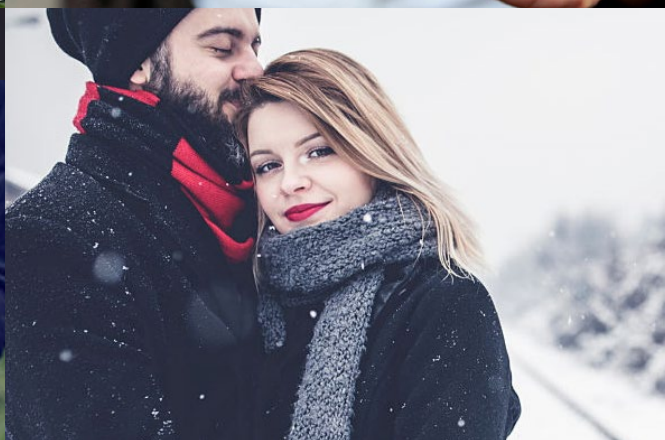


LOCAL



INTEGRATED

ROOTED



CURRENT LOOK

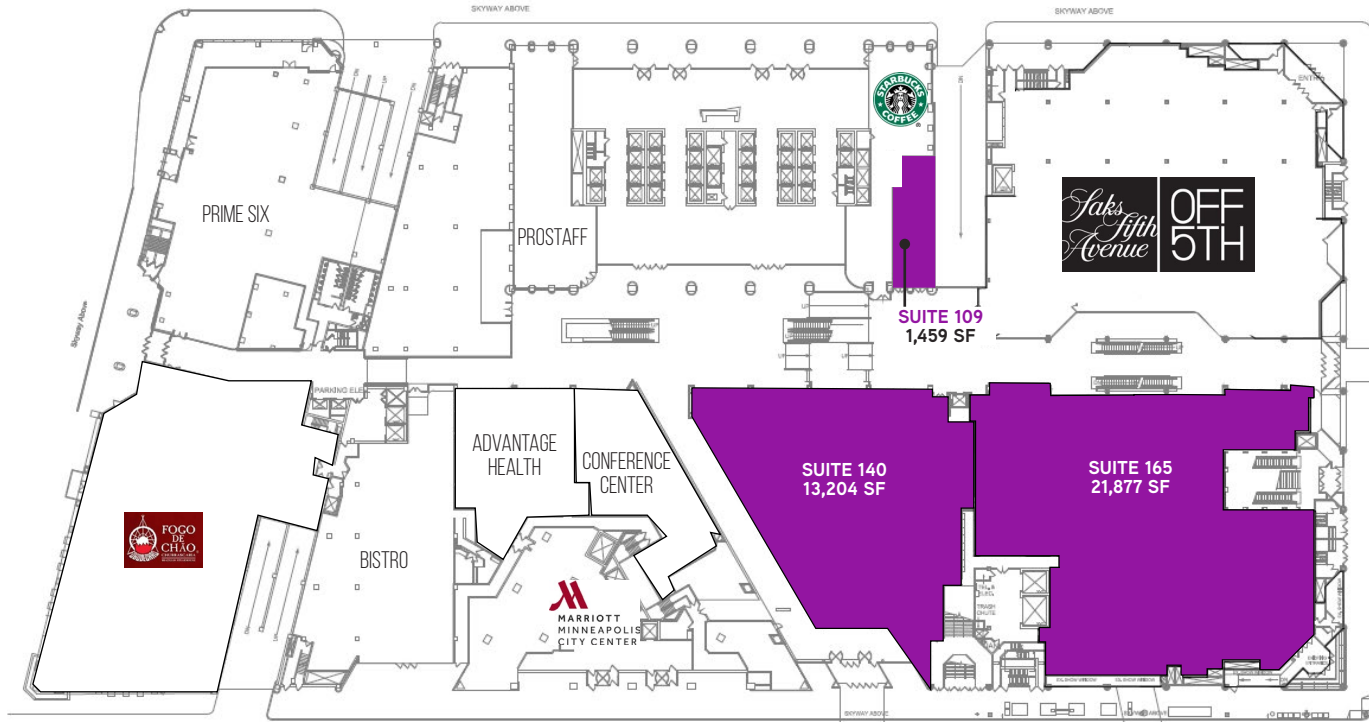


CREATIVE OPTIONS



EXTERIOR
INTERIOR





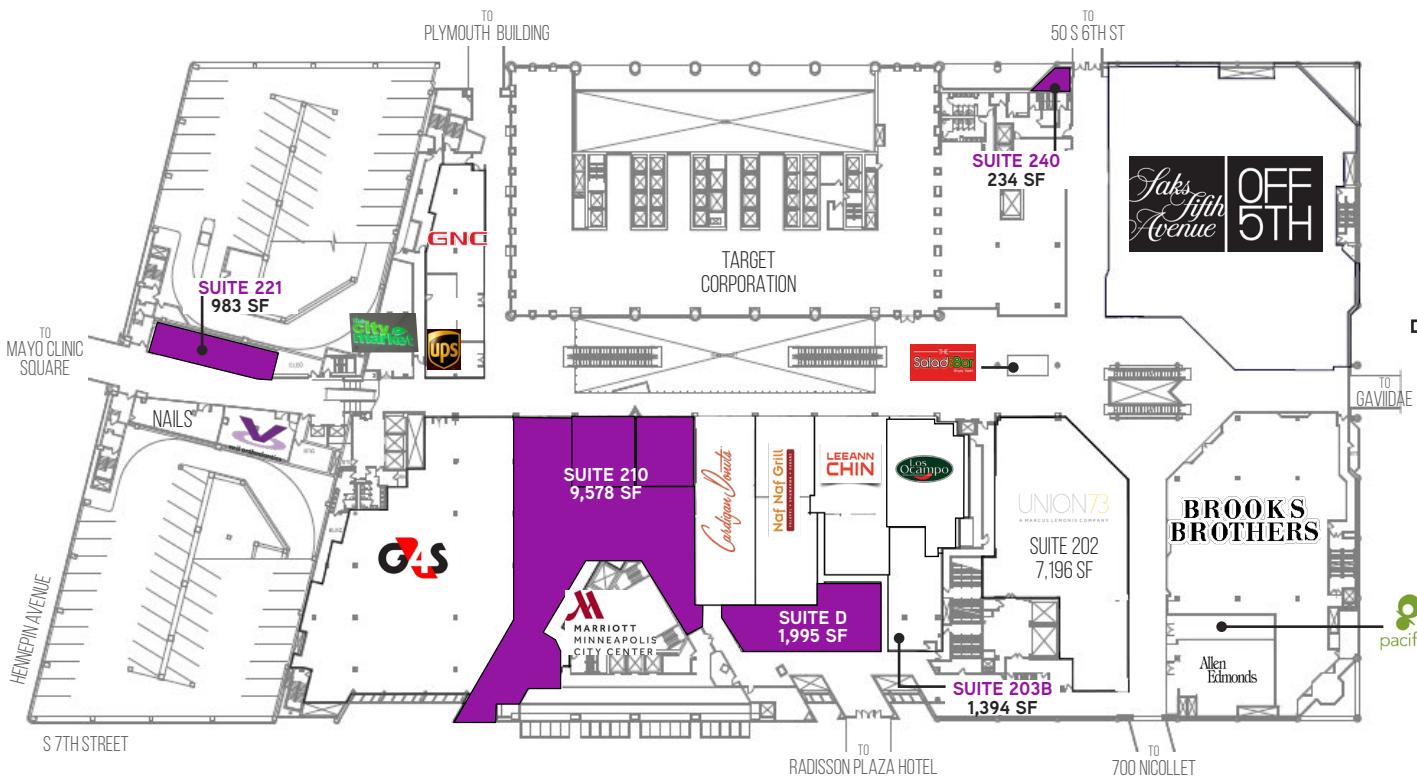
 **AVAILABLE**

SUITE 109 | 1,459 SF

SUITE 140 | 13,204 SF

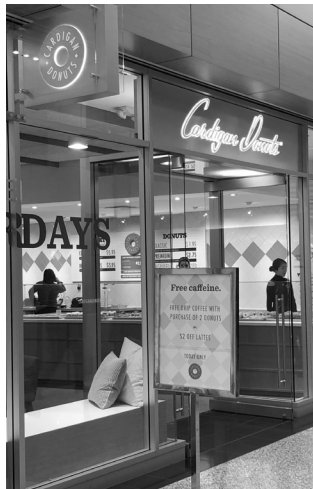
SUITE 165 | 21,877 SF

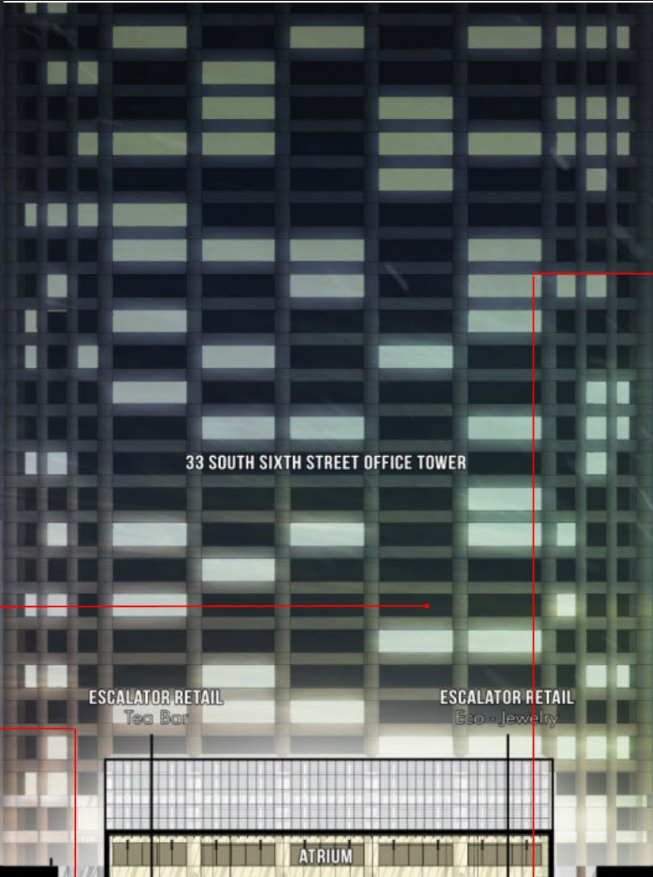




AVAILABLE

- SUITE D | 1,995 SF
- SUITE 210 | 9,578 SF
- SUITE 221 | 983 SF
- SUITE 240 | 234 SF





33 SOUTH SIXTH STREET OFFICE TOWER



ESCALATOR RETAIL
Tea Bar

ESCALATOR RETAIL
Eco Jewelry



ATRIUM

SOCIAL LOUNGE

POP-UP
RETAIL/WINE BAR



ROOF CANOPY

ROOFTOP SPORTS LOUNGE

LAW CENTER

LAW CENTER

SKYWAY RETAIL

LOCAT

SKYWAY RETAIL

ENT

RETAIL OPPORTUNITY

SKYWAY

NICOLL
AVE

SKYWAY

ENNEPIN AVE

FOGO DE CHAO

FHIMA'S

ROOF TOP
OPPORTUNITY

ROOF PARKING

PARKING

PARKING



PROGRAMMING



CHARACTER



REDEFINED

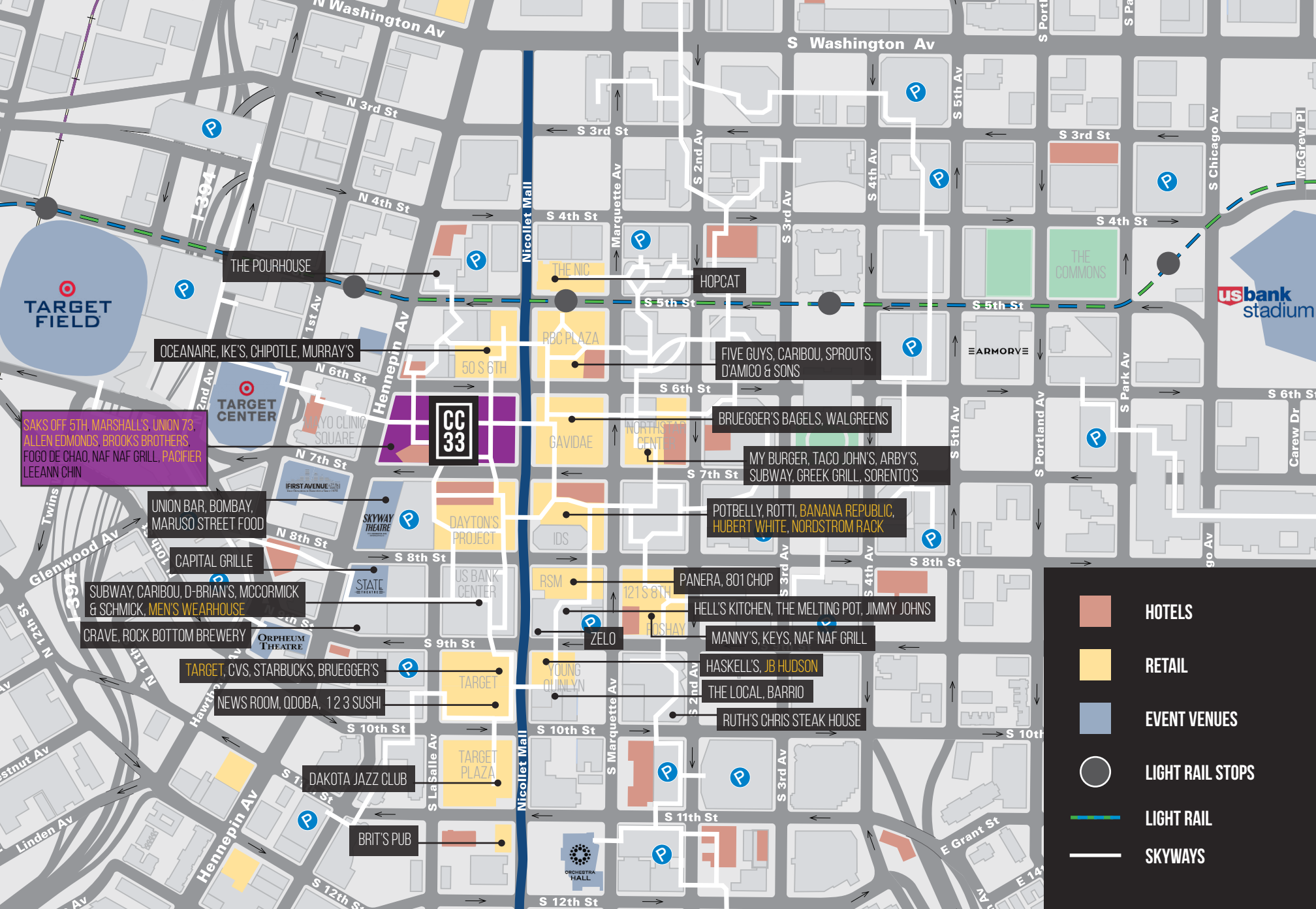


ATMOSPHERE



VANTAGE





TARGET FIELD

SAKS OFF 5TH, MARSHALL'S, UNION 73, ALLEN EDMONDS, BROOKS BROTHERS, FOGO DE CHAO, NAF NAF GRILL, PACIFIER, LEEANN CHIN

THE POURHOUSE

OCEANAIRE, IKE'S, CHIPOTLE, MURRAY'S

UNION BAR, BOMBAY, MARUSO STREET FOOD

SUBWAY, CARIBOU, D-BRIAN'S, MCCORMICK & SCHMICK, MEN'S WEARHOUSE

CRAVE, ROCK BOTTOM BREWERY

TARGET, CVS, STARBUCKS, BRUEGGER'S

NEWS ROOM, QDOBA, 12 3 SUSHI

DAKOTA JAZZ CLUB

BRIT'S PUB

CC 33

THE NIC

RBC PLAZA

GAVIDAE

DAYTON'S PROJECT

RSM

YOUNG QUINLYN

ORCHESTRA HALL

HOPCAT

FIVE GUYS, CARIBOU, SPROUTS, D'AMICO & SONS

BRUEGGER'S BAGELS, WALGREENS

MY BURGER, TACO JOHN'S, ARBY'S, SUBWAY, GREEK GRILL, SORENTO'S

POTBELLY, ROTTI, BANANA REPUBLIC, HUBERT WHITE, NORDSTROM RACK

PANERA, 801 CHOP

HELL'S KITCHEN, THE MELTING POT, JIMMY JOHNS

MANNY'S, KEYS, NAF NAF GRILL

HASKELL'S, JB HUDSON

THE LOCAL, BARRIO

RUTH'S CHRIS STEAK HOUSE

 HOTELS

 RETAIL

 EVENT VENUES

 LIGHT RAIL STOPS

 LIGHT RAIL

 SKYWAYS

AERIAL



FOR RETAIL LEASING
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