

RETAIL OPPORTUNITIES FOR LEASE >



465 Nicollet Mall | Minneapolis, MN 55401



Accelerating success.



CONTACT US

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Owned by:
 AEW



253-unit 26-story luxury
apartment tower

Featuring two floors of retail
space (almost 25,000 sf)

Convenient access to I-94,
I-394, I-35W and Hwy 55

Established in 2014

Located on Nicollet Pedestrian
Mall

Building is LEED certified

Parking facility with approx. 48
dedicated retail parking stalls

On-site security both electronic
and foot patrol

Light Rail access in front of
building

BUILDING TENANTS



SITE INFORMATION

Location: 465 Nicollet Mall (Minneapolis CBD)
Description: Mixed-use Retail | Office | Residential
Building GLA: Over 700,000 sf
Retail GLA: 25,000 sf

AVAILABLE FOR LEASE

- > 5,714 sf | Skyway/Office with window on Nicollet Ave
- > 2,526 sf | Skyway/Office with window on 5th Street
- > 4,017 sf | 5th Street

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	\$85,135	\$50,396	\$60,782



Radius	1 Block	2 Blocks	3 Blocks
Employee Counts	15,806	25,757	44,939
Median HH Income	\$32,571	\$31,776	\$40,844

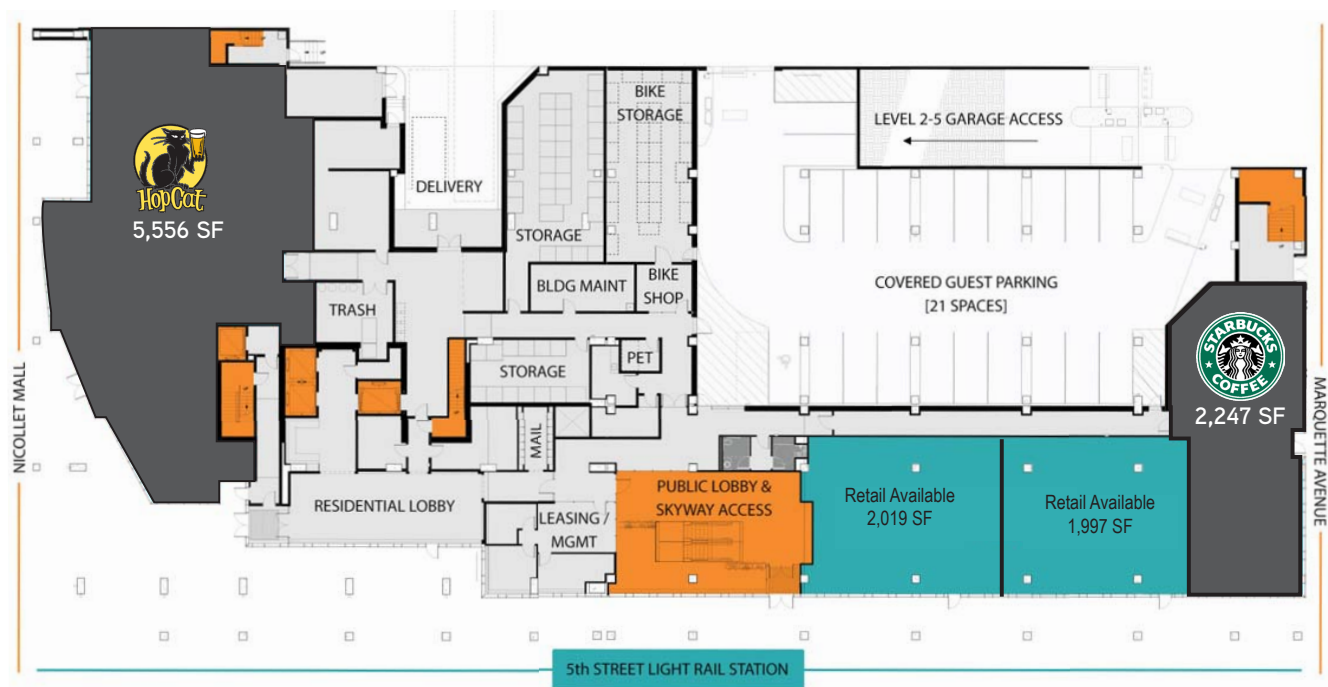
AREA TENANTS

- > HOP CAT
- > GUARANTY TITLE
- > STARBUCKS
- > Marriott Hotel
- > Nordstrom Rack
- > Fogo de Chao
- > Marshalls
- > Brooks Brothers
- > Loews Hotel
- > Westin Hotel
- > Target
- > Oceanaire
- > Marquette Hotel
- > Xcel Energy
- > Mayo Clinic Square
- > Centerpoint
- > Walgreens
- > Minneapolis Central Library

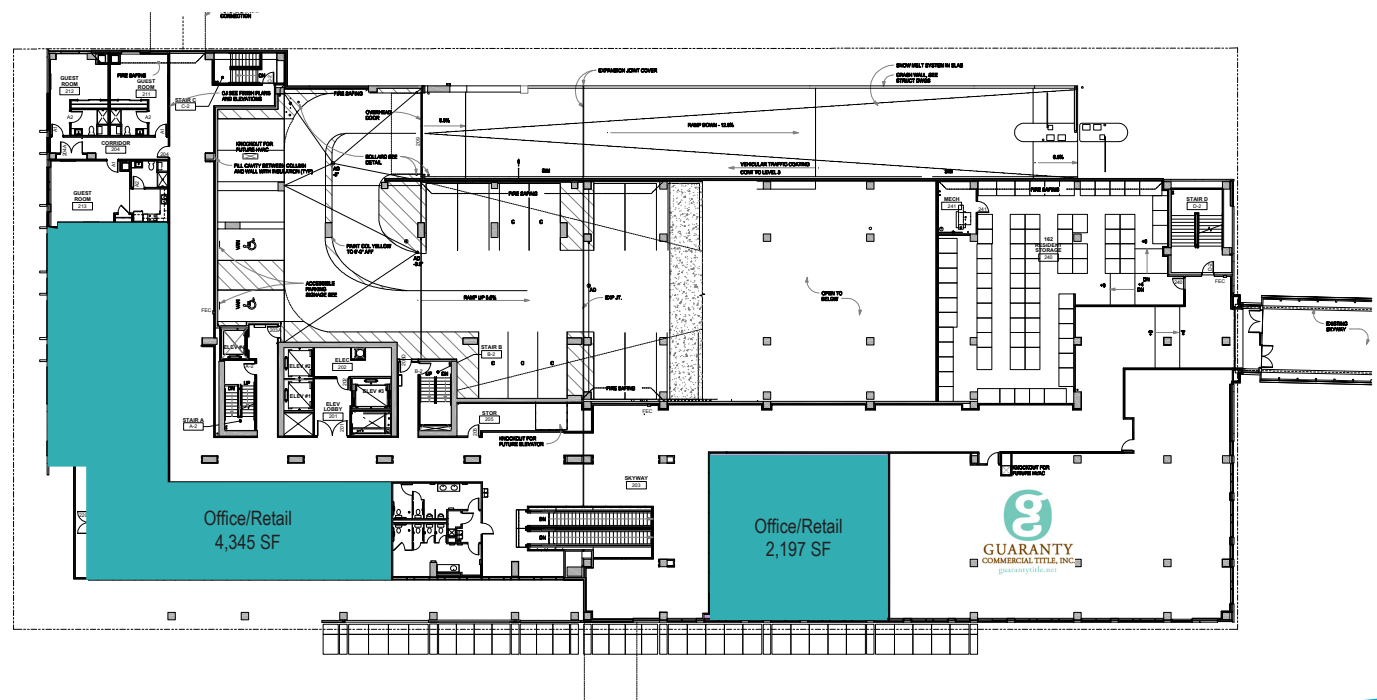
TRAFFIC GENERATORS

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 Lobby / Commercial Space / Guest Parking



Level 2 Skyway Connection / Commercial Space





THE NIC > DOWNTOWN MAP

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