



AT THE CENTER
of everything.



usbank
stadium
8 Blocks away
1.27M Visitors (2023)

HENNEPIN AVE
HENNEPIN THEATRE TRUST
STATE * ORPHEUM * PANTAGES

CITY CENTER
Marriot - 583 rooms

4MARQ
400 MARQUETTE

365
NICOLET

NICOLLET MALL

TARGET CENTER
1 Block away
322k Visitors (2023)

TARGET FIELD
2 Blocks away
2.3M Visitors (2023)

contact

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— local —



— connected —



— integrated —



— rooted —





site details

ADDRESS: **33 South Sixth Street | Minneapolis CBD**
 BUILDING GLA: **1.6M sq. ft. | 51-story office tower**
 RETAIL GLA: **400,000 sq. ft.**
 ACCESS: **4 street entrances + 6 skyway access points**
 SECURITY: **24-hour On-site (electronic + foot patrol)**
 LOADING: **Largest, most efficient loading docks | 10 bays**
 PARKING: **687 stalls | 7 level parking ramp**
 LIGHT RAIL: **One block north**



skyway pedestrian counts

(PRE-PANDEMIC)

6 CONNECTION POINTS
 TO GAVIIDAE: **15,900 people/day**
 TO 700 NICOLLET: **15,100 people/day**
 TO MAYO CLINIC SQ: **7,634 people/day**
 TO FIFTY S. 6TH: **6,000 people/day**
TOTAL: 44,634 people/day

*SOURCE: COMMUNITY ENHANCEMENT / PEDESTRIAN STUDIES



retail space available

Powerful 2-level opportunity along Nicollet Mall with dedicated freight elevator to dock and escalator connecting floors.

STREET LEVEL: **1,408 - 23,687 sq. ft.**
 SKYWAY LEVEL: **226 - 16,726 sq. ft.**
 CONCOURSE: **50,163 sq. ft.**
 TAX & OPS: **\$16.19 psf (2025 est.)**

tenants



demographics

POPULATION (1-3-5 MILES):
38,816 - 253,080 - 480,864
 MEDIAN HH INCOME (1-3-5 MILES):
\$55,713 - \$48,845 - \$60,807
 AVERAGE HH INCOME (1-3-5 MILES):
\$94,119 - \$77,741 - \$91,121

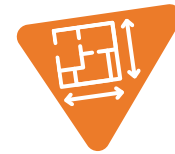
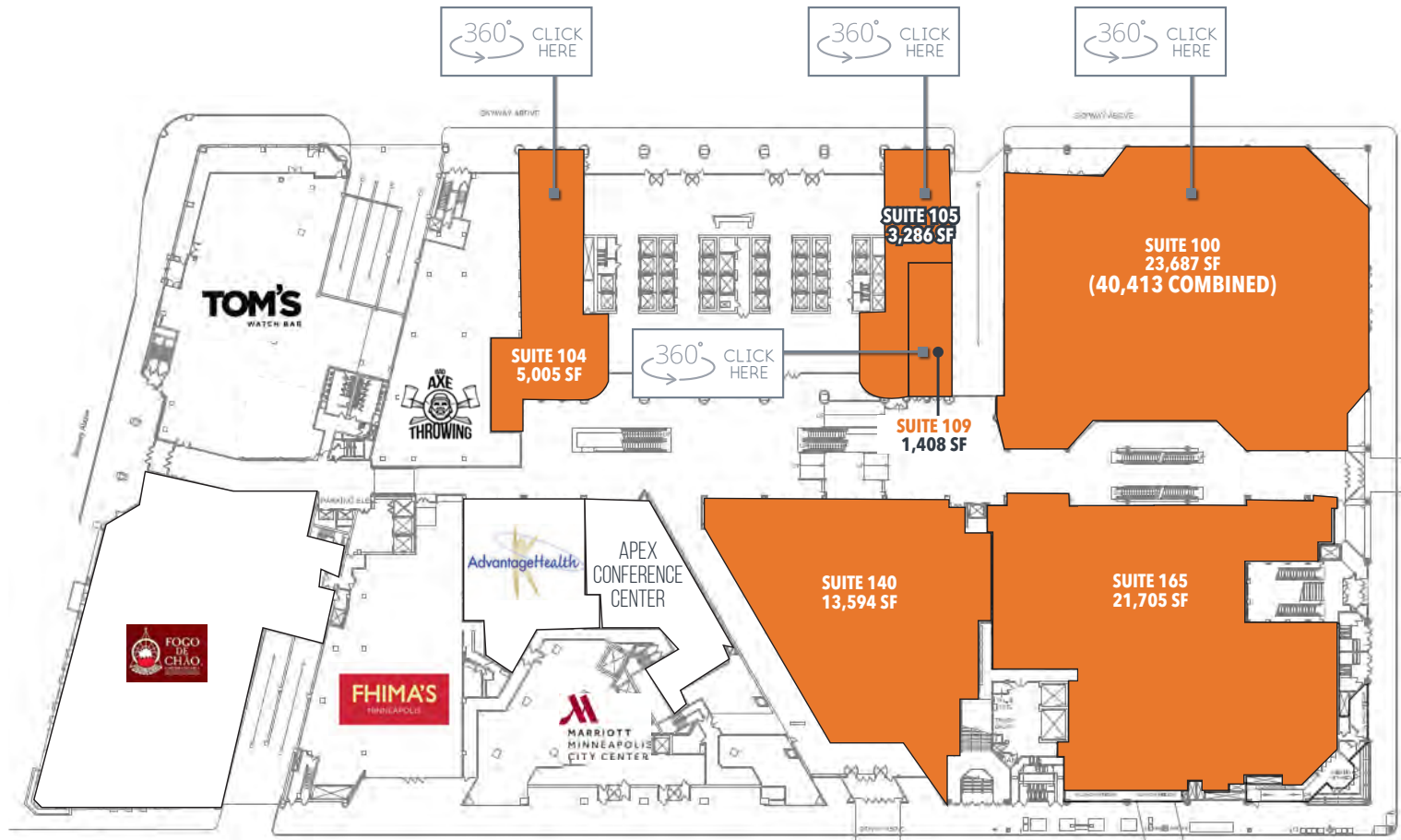
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TRANSWESTERN

street level



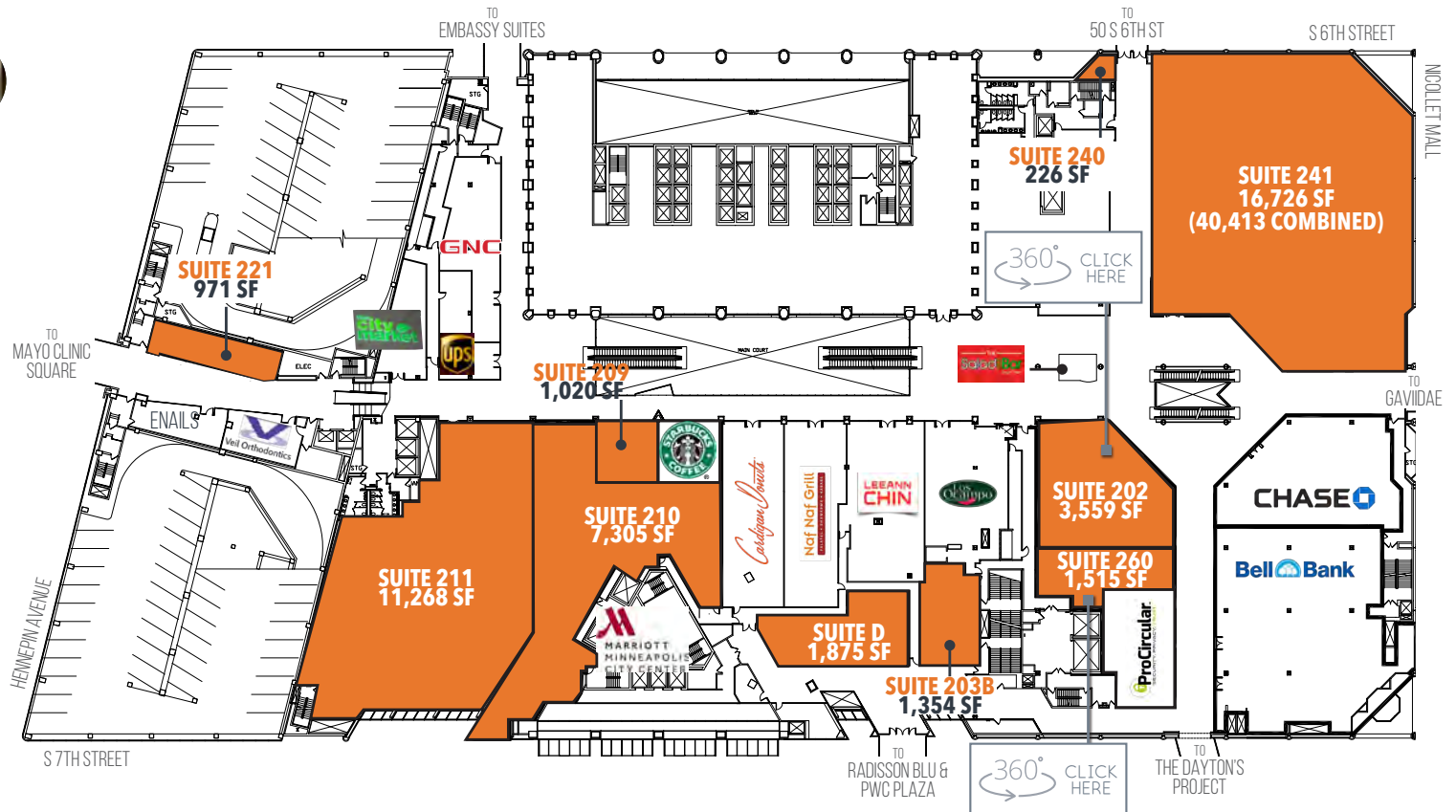
availabilities

- SUITE 100 | 23,687 sf
- SUITE 104 | 5,005 sf
- SUITE 105 | 3,286 sf
- SUITE 109 | 1,408 sf
- SUITE 140 | 13,594 sf
- SUITE 165 | 21,705 sf



availabilities

- SUITE D | 1,875 sf
- SUITE 202 | 3,559 sf
- SUITE 203B | 1,354 sf
- SUITE 209 | 1,020 sf
- SUITE 210 | 7,305 sf
- SUITE 211 | 11,268 sf
- SUITE 221 | 971 sf
- SUITE 240 | 226 sf
- SUITE 241 | 16,726 sf
- SUITE 260 | 1,515 sf



skyway
— level —



CITY CENTER

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 **TRANSWESTERN**

MANAGED BY

RYAN

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