



THE N NIC

EST°2014

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9N5TH

RETAIL SPACE FOR LEASE | MINNEAPOLIS CBD

RESTAURANT
OPPORTUNITY



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 + Hwy 55

Located on Nicollet Pedestrian Mall

Parking facility with approx. 48 dedicated
retail parking stalls

On-site security both
electronic + foot patrol

Light Rail access in front of building

OWNED BY:



LEASING BY:



TRANSWESTERN

RETAIL LEASING - CONTACT:

KRIS SCHISEL 612.359.1691
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SITE DETAILS

LOCATION	465 Nicollet Mall, Minneapolis, MN (Corner of 5th St & Nicollet Mall - Mpls CBD)
DESCRIPTION	Mixed-Use Retail Office Residential
BUILDING GLA	Over 700,000 SF
2025 CAM/TAX	9.16 PSF Total
AVAILABILITY	STREET LEVEL: 5,765 SF w/ 1,900 SF mezzanine + 1,808 SF patio Former Restaurant Move-in ready all seating in place, freight elevator, cooler + freezer patio furniture in storage, state-of-art kitchen SKYWAY LEVEL: 2,197 SF Office/Retail + 2,145 SF Office

DEMOGRAPHICS

1-mile



42,140
population



\$82,541
median hh
income



163,592
total
employees



5,399
total
businesses

ANNUAL HH SPENDING

1-mile



\$8,123
groceries



\$7,606
health care



\$4,754
dining out

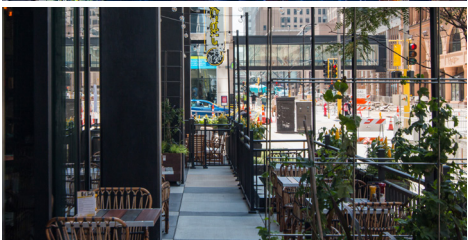
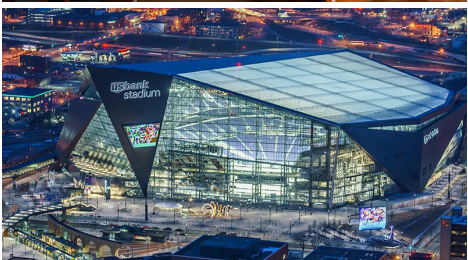
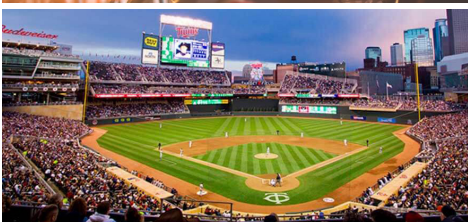
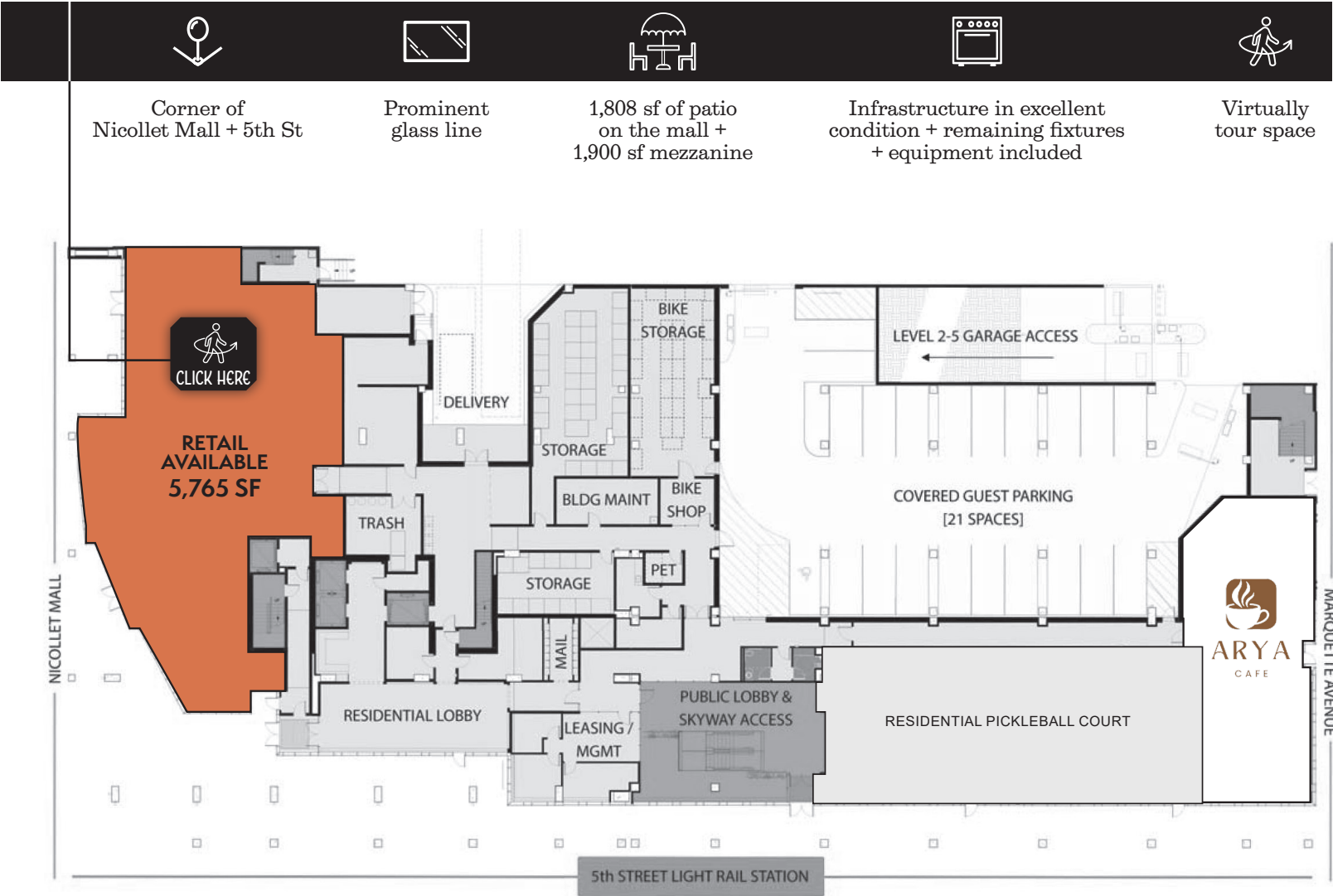


\$2,840
apparel +
services

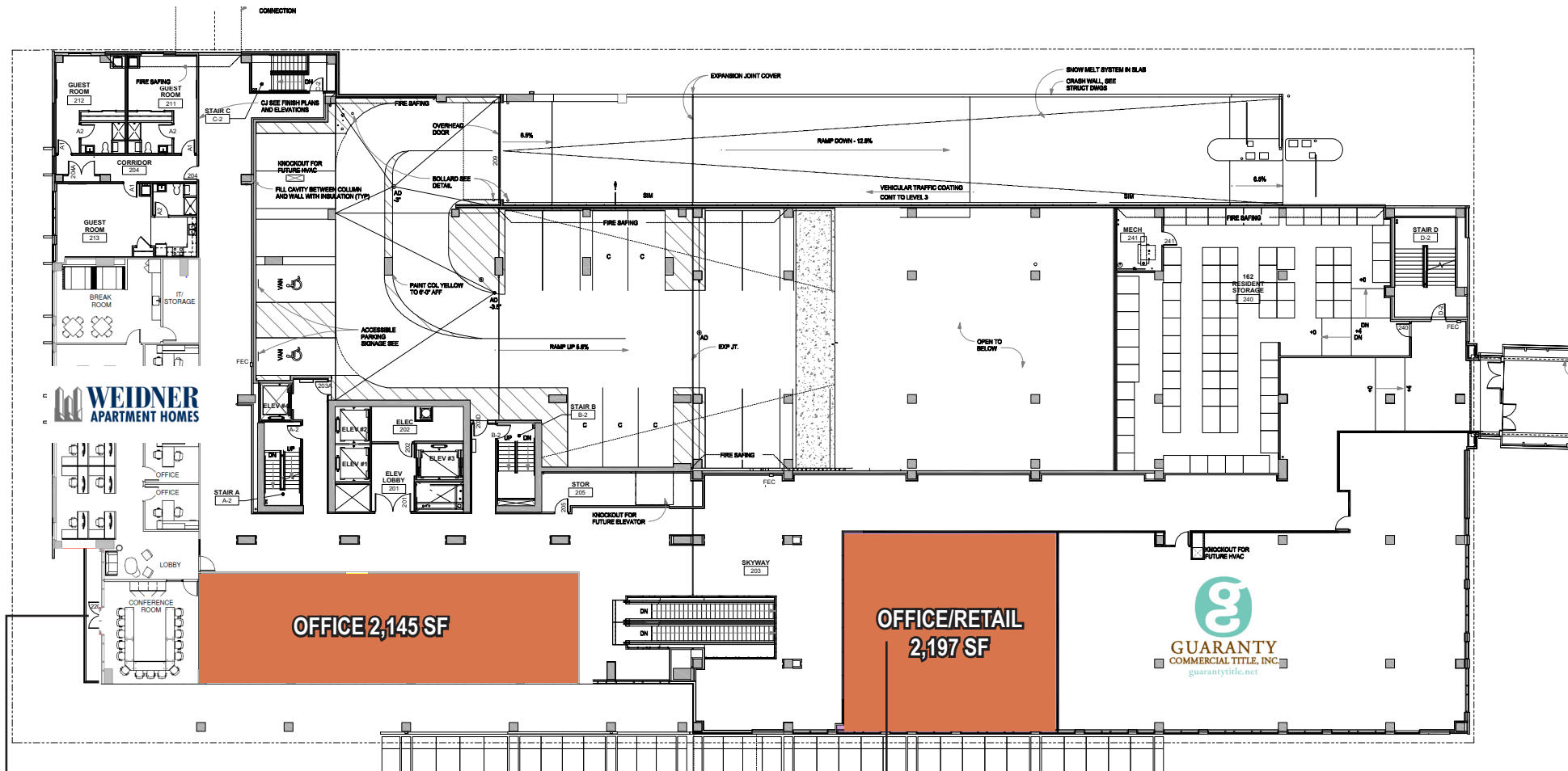


STREET LEVEL PLAN

SECOND GEN RESTAURANT



SKYWAY LEVEL PLAN



OFFICE | NICOLLET MALL

OFFICE | 5TH ST



2,145 sf



skyway



small
balcony

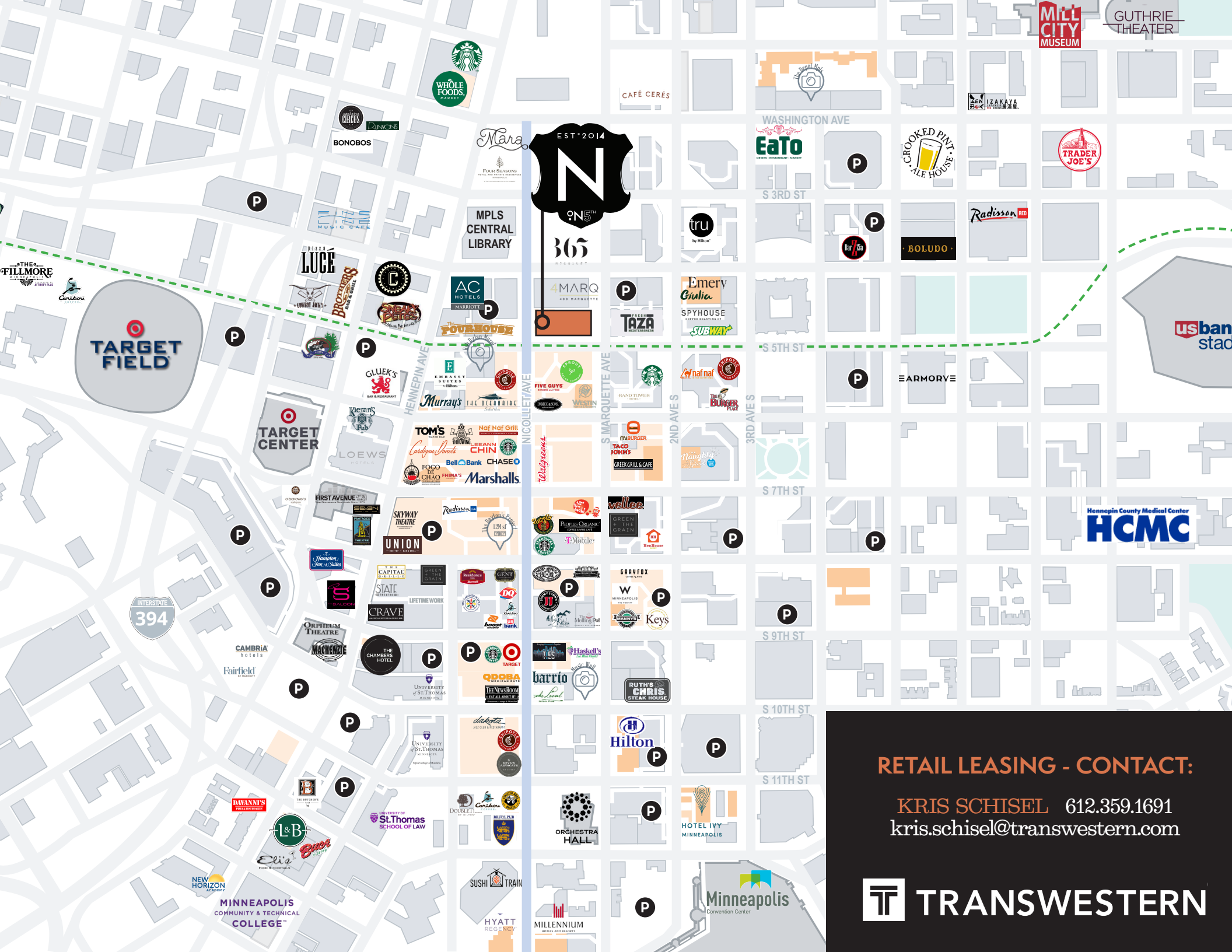


2,197 sf



skyway





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