



**U.S. BANCORP**  
CENTER

**RETAIL FOR LEASE**  
800 Nicollet Mall | Minneapolis, MN



# Located in the Heart of Downtown Minneapolis

## POPULATION

216,141 employees | 56,077 Residents

## HOTELS

34 hotels | 9,000 rooms

## SKYWAY

9.5 miles of connected walkways  
80 connected city blocks  
72 degrees year round

## SPORT VENUES

Home to 4 of 6 professional teams  
Target Field | 39,504 capacity | 81 games  
Target Center | 86 events | 750k attendance  
U.S. Bank Stadium | 73,000 capacity

## PERFORMANCE VENUES

Hennepin Theatre | 3 Theatres | 230 event days/yr  
Guthrie | 655 shows | 370k attendance  
First Ave | 550+ shows | 1,800 capacity  
The Armory | 8,400 capacity  
Minneapolis Convention Center | 316k attendees

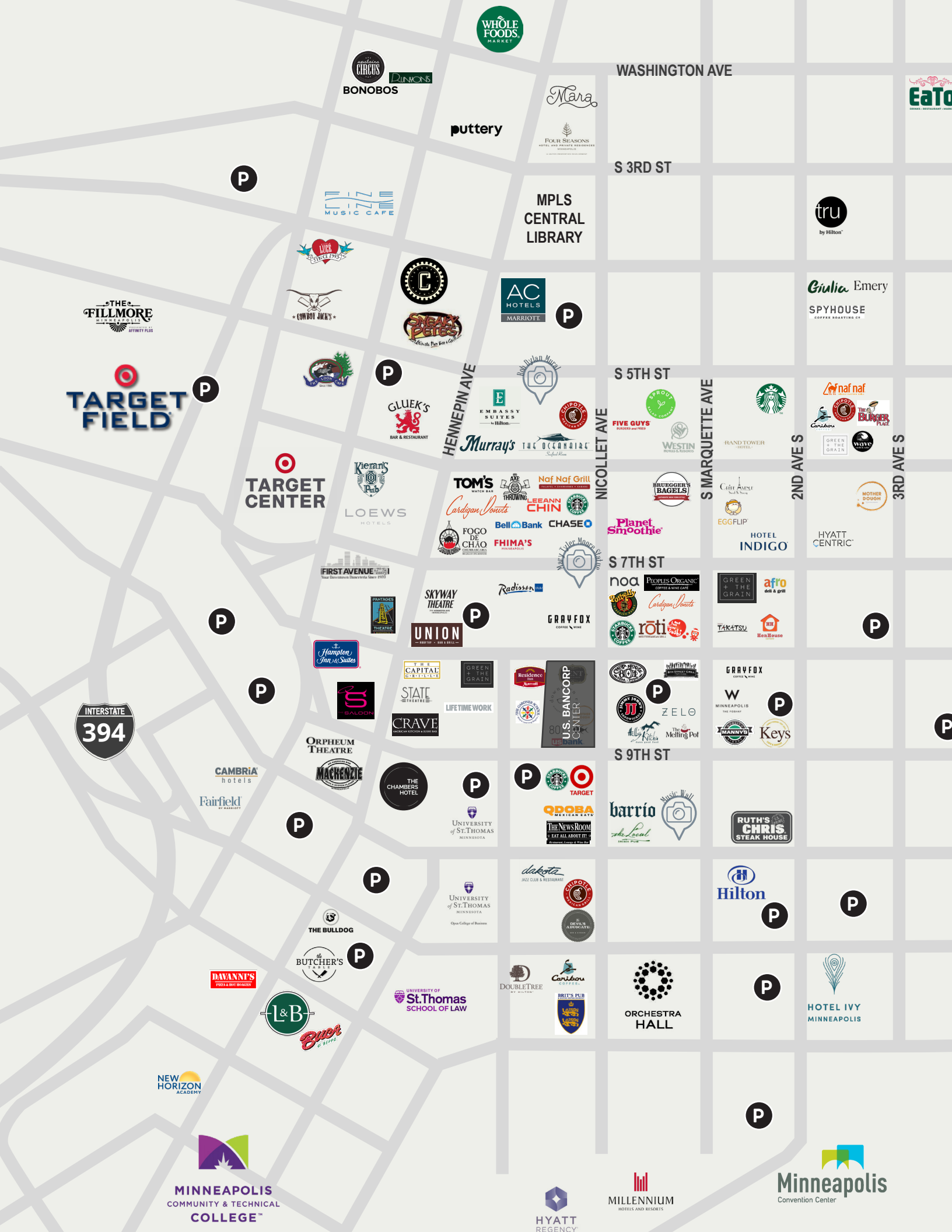
## LIGHT RAIL

Blue Line | 32,928 average weekday riders  
Green Line | 44,004 average weekday riders  
Northstar | 300 average weekday riders

## PARKING

70+ parking ramps  
36 parking lots  
52k+ parking spaces





WASHINGTON AVE

puttery



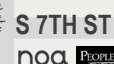
S 3RD ST



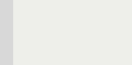
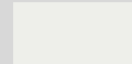
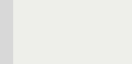
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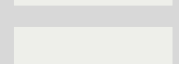
S 5TH ST



S 7TH ST



S 9TH ST





## PROPERTY DETAILS

**LOCATION** 800 Nicollet Mall | Minneapolis CBD  
Centrally located on Nicollet Mall

**U.S. BANCORP  
CENTER GLA** 937,028 sf Mixed-use Office-Retail

**SKYWAY** 3 access points

**OFFICE/RETAIL  
WITHIN 1 BLOCK** 6.2M sf of Office  
245k sf of Retail

## AVAILABILITY

**SKYWAY** Suite 205: 851 usf ([click here for view tour](#))  
Suite 280: 1,366 usf ([click here for view tour](#))

**TAX+OPS** \$15.46 psf (2025 est.)

## USBC CENTER RETAILERS

801 | 



downtown eyes  
MINNEAPOLIS

NICOLLET  
GRILLE

LA BOTANA  
mexican grill



## RETAIL LEASING CONTACTS

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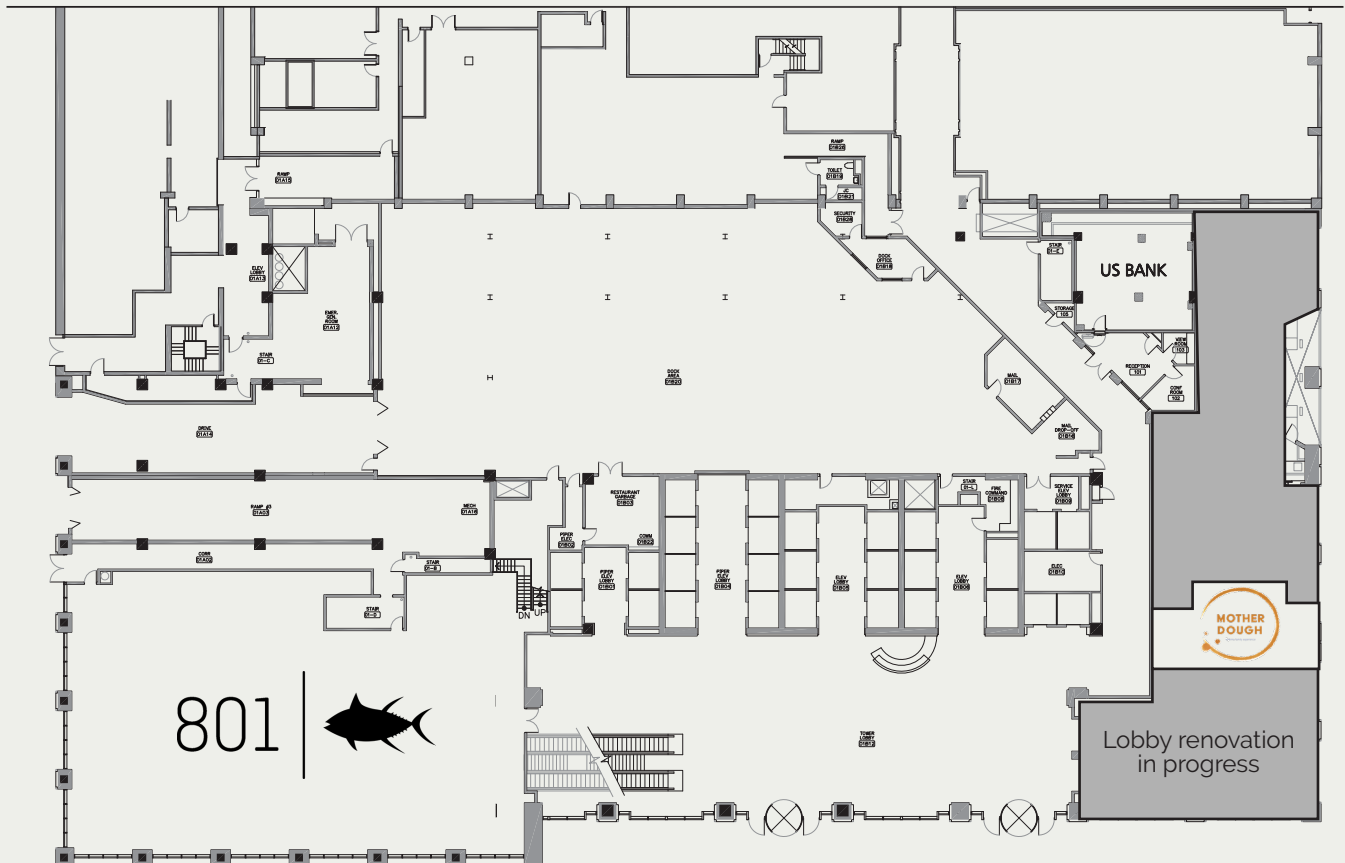
 TRANSWESTERN

 REALTY  
RESOURCES  
MEMBER

# SKYWAY LEVEL



# STREET LEVEL



# U.S. BANCORP CENTER

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For more  
information,  
contact:

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