



AT THE CENTER  
**of everything.**



## contact

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## 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 GAVIIDA: **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.**  
 TAX & OPS: **\$15.35 psf (2022 est.)**

## tenants

**TOM'S**  
WATCH BAR

**Marshalls**

*Cardigan Points*



**FOGO DE CHÃO**  
BRAZILIAN STEAKHOUSE

**LEEANN CHIN**

**Naf Naf Grill**  
TALATEL • SHAWARMA • KEBABS

**Bell Bank**

**MARRIOTT**  
MINNEAPOLIS  
CITY CENTER



**CHASE**



## 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**

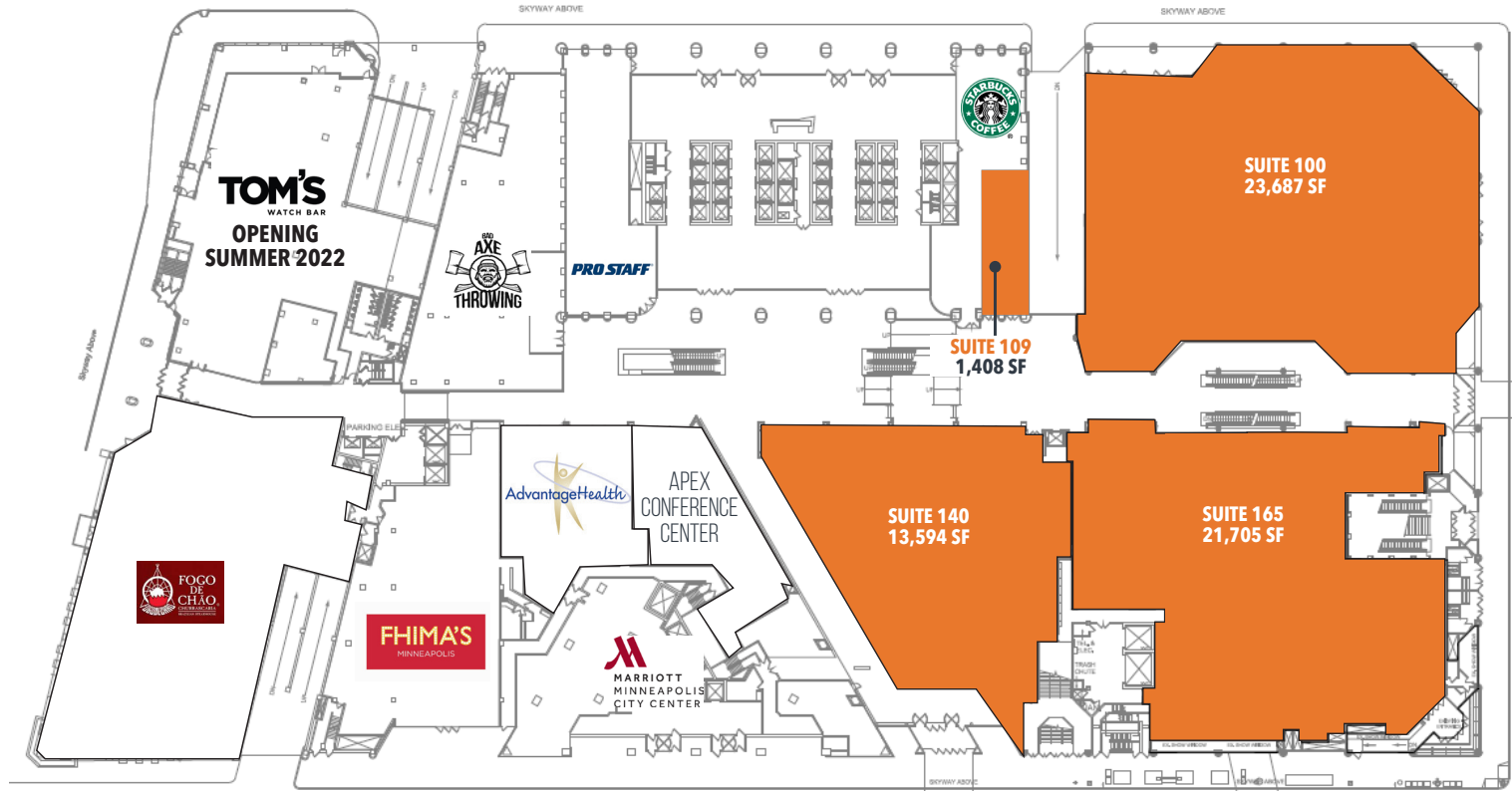
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**TRANSWESTERN**

# street — level —



## availabilities

- SUITE 100 | **23,687 sf**
- SUITE 109 | **1,408 sf**
- SUITE 140 | **13,594 sf**
- SUITE 165 | **21,705 sf**

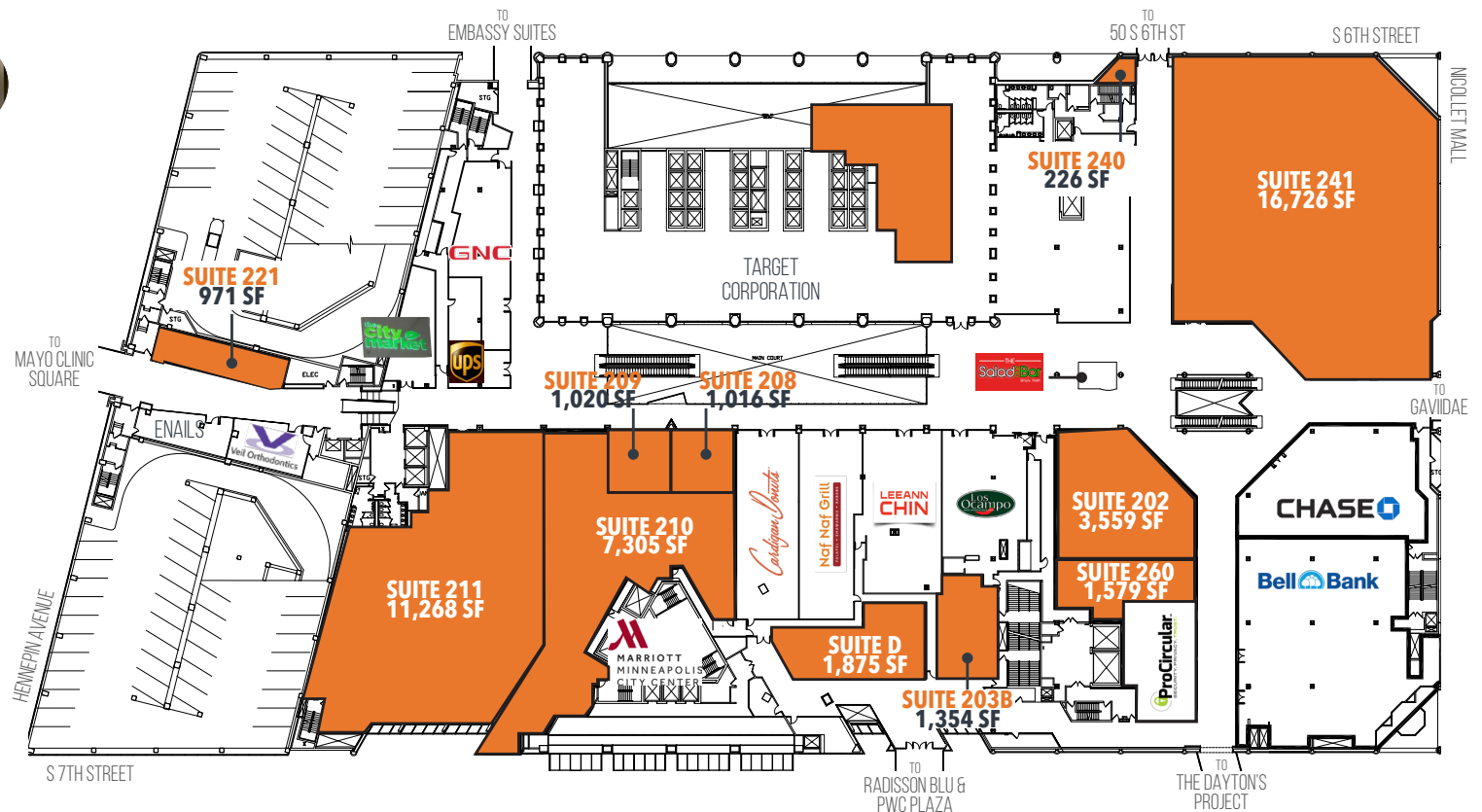


## availabilities

|            |  |           |
|------------|--|-----------|
| SUITE D    |  | 1,875 sf  |
| SUITE 202  |  | 3,559 sf  |
| SUITE 203B |  | 1,354 sf  |
| SUITE 208  |  | 1,016 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  |  | 1,579 sf  |



skyway  
— level —





RETAIL

ARTS + ENTERTAINMENT

HOTELS

PARKS

LIGHT RAIL

TRANSIT STATIONS

TRANSWESTERN

Minneapolis  
Convention Center



AT THE CENTER  
**of everything.**

 **TRANSWESTERN**

MANAGED BY

**RYAN**

FOR RETAIL LEASING CONTACT:

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