



AT THE CENTER
of everything.



contact

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— local —



— integrated —



— redefined —



— rooted —



— integrated —



— redefined —



— rooted —



— integrated —



— redefined —



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: **\$17.36 psf (2023 est.)**

tenants

TOM'S
WATCH BAR

Marshall's

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

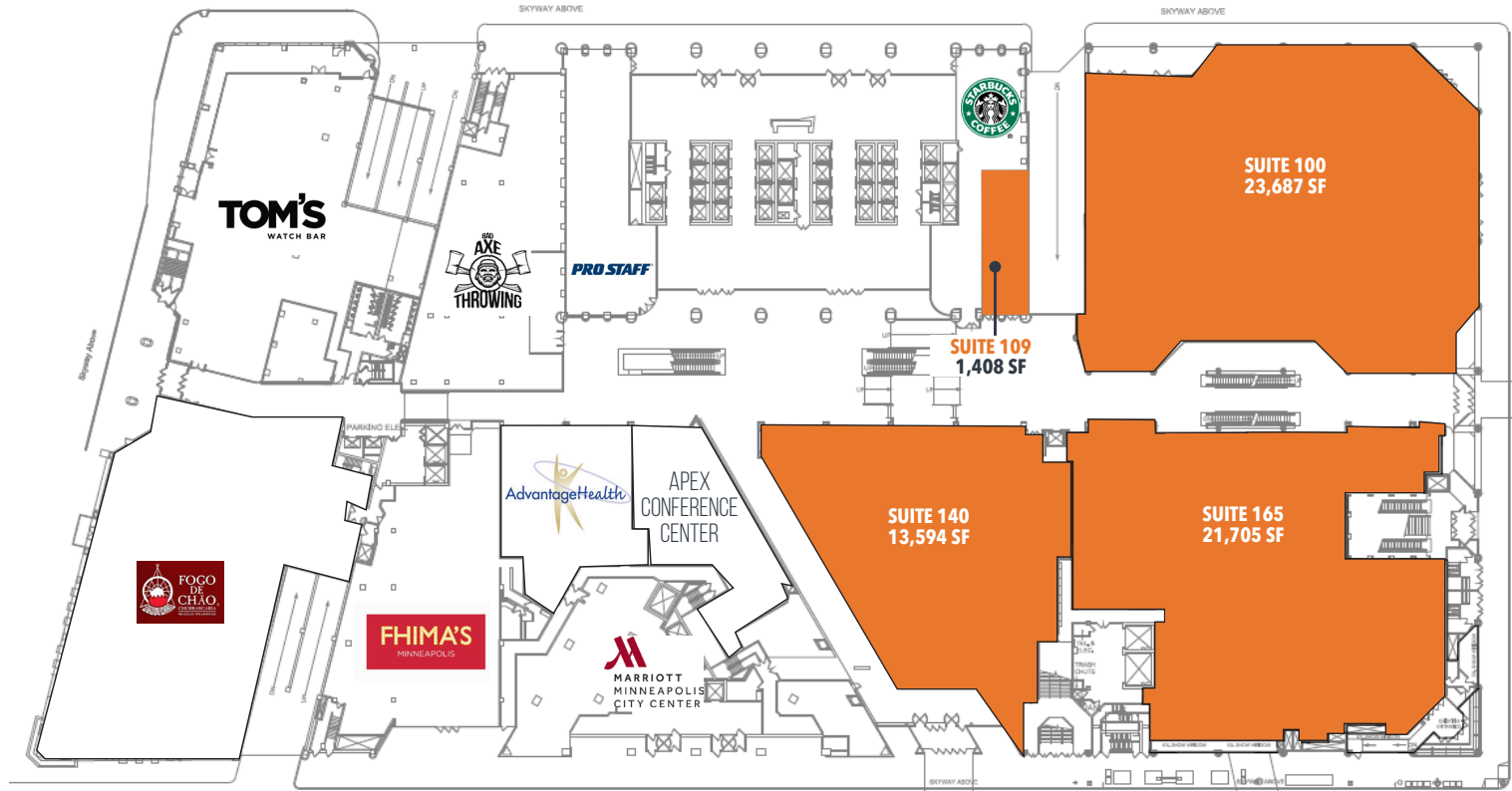
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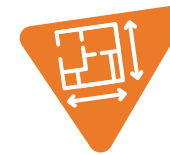
TRANSWESTERN

street — level —



availabilities

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

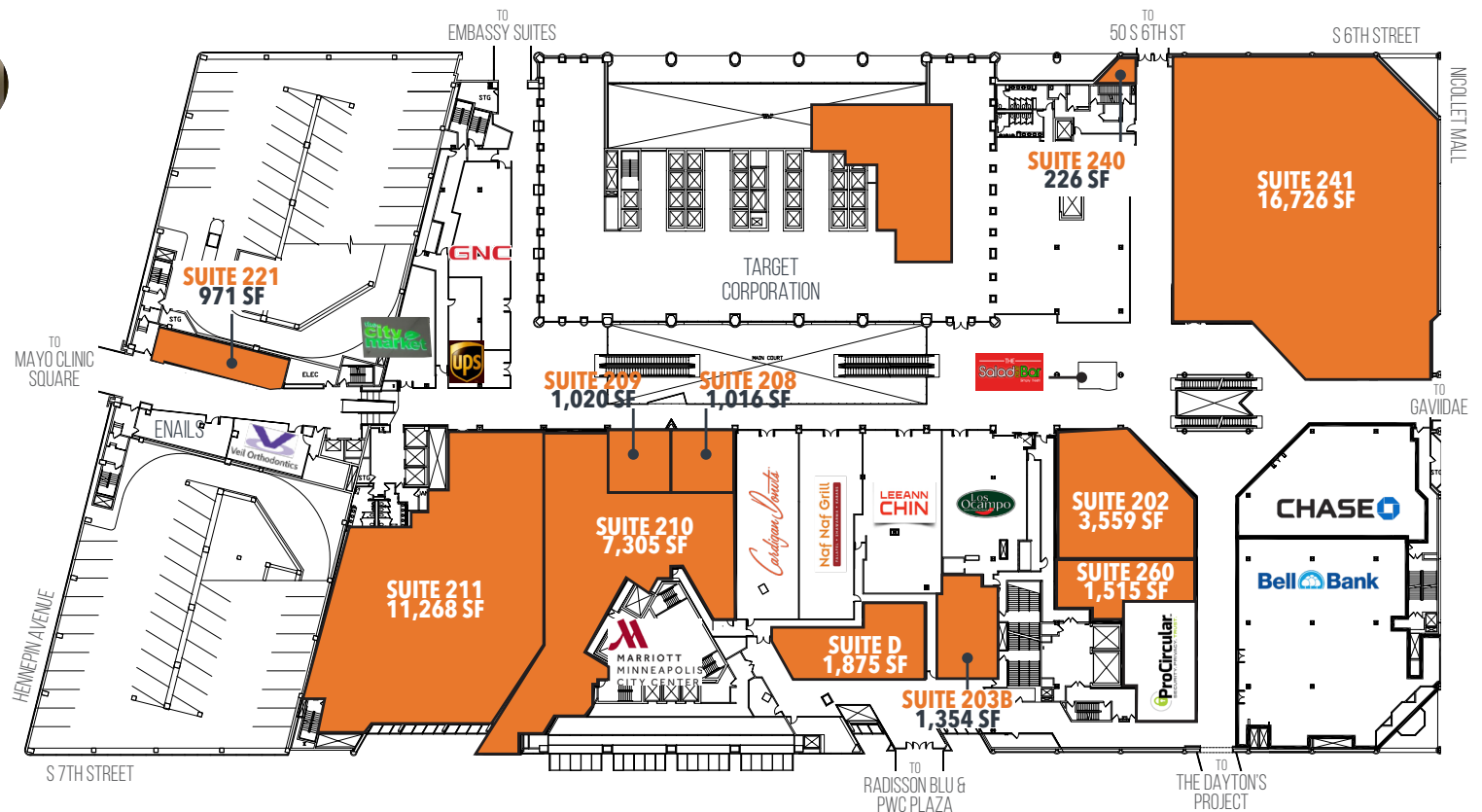


availabilities

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		1,515 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

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