



THE N NIC

EST. 2014

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ON5TH

RETAIL SPACE FOR LEASE | MINNEAPOLIS CBD

RESTAURANT
OPPORTUNITY

COFFEE CAFE
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:

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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

2023 CAM/TAX

\$14.00 PSF Total
(\$7.00 PSF CAM | \$7.00 PSF Tax)

AVAILABILITY

STREET LEVEL:

2,247 SF | Former Coffee Shop

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 + 4,346 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

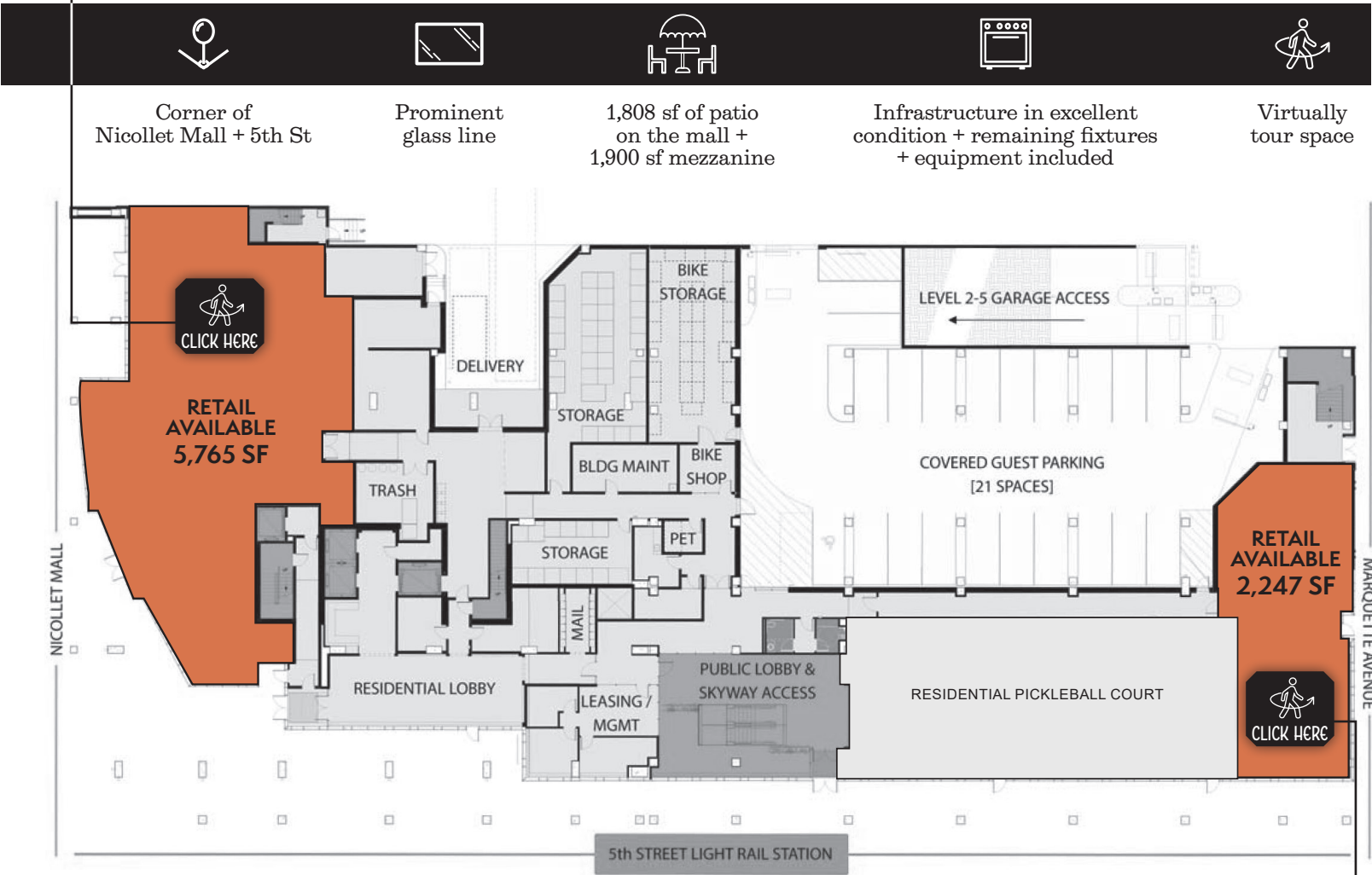


\$2,840
apparel +
services

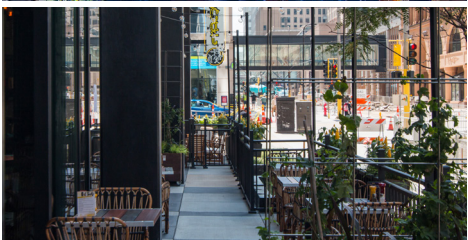
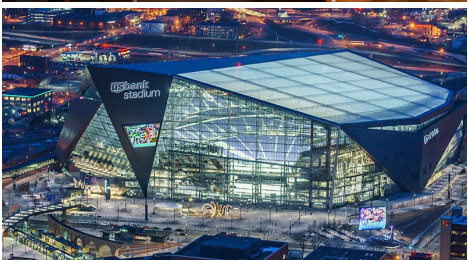
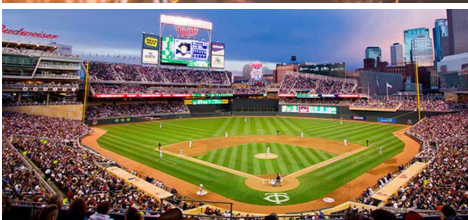


STREET LEVEL PLAN

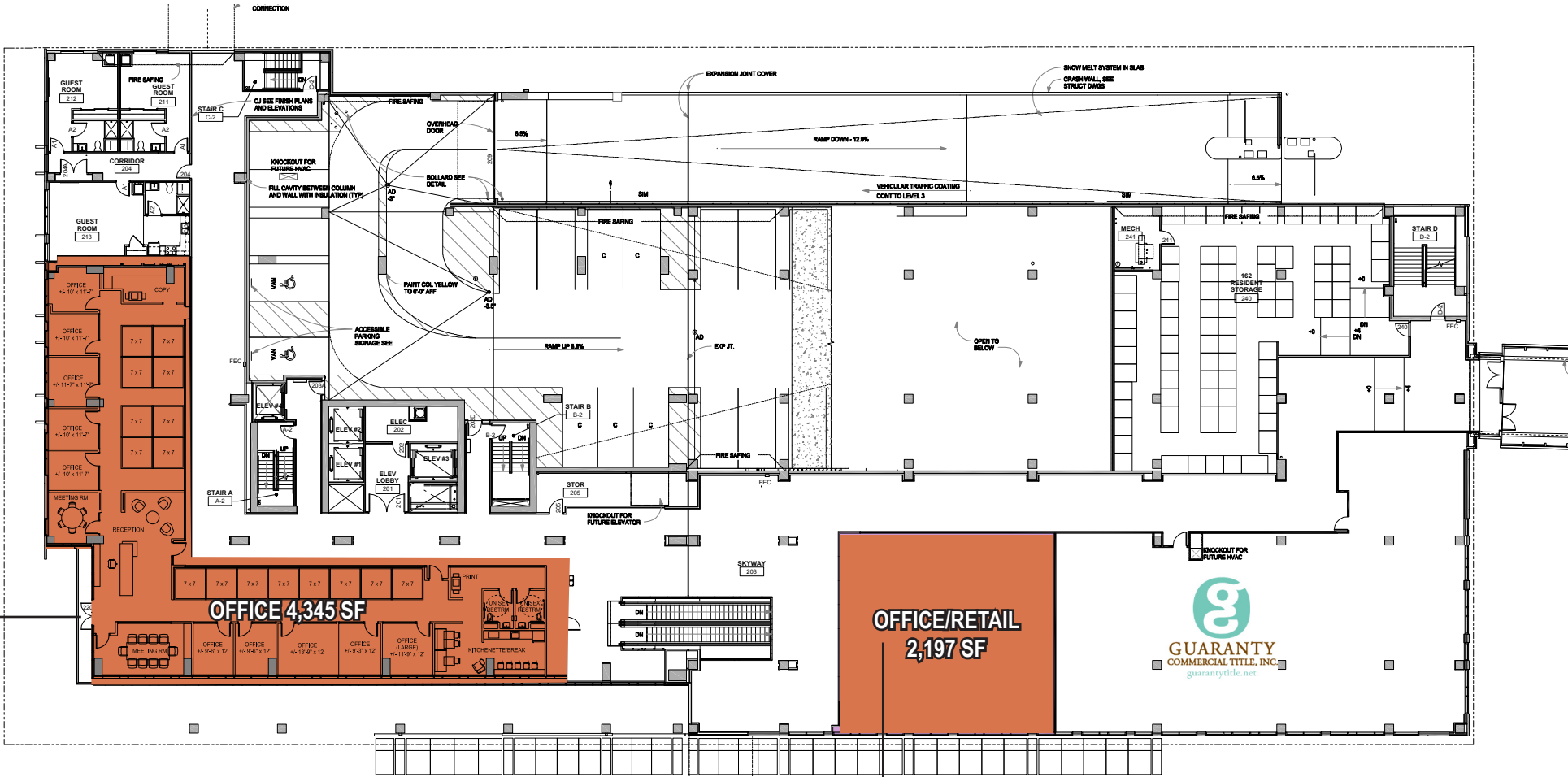
SECOND GEN RESTAURANT



Corner of Nicollet Mall + 5th St	Prominent glass line	2,247 sf	Close parking options	Virtually tour space



SKYWAY LEVEL PLAN



OFFICE | NICOLLET MALL

OFFICE | 5TH ST



4,345 sf



skyway



small balcony

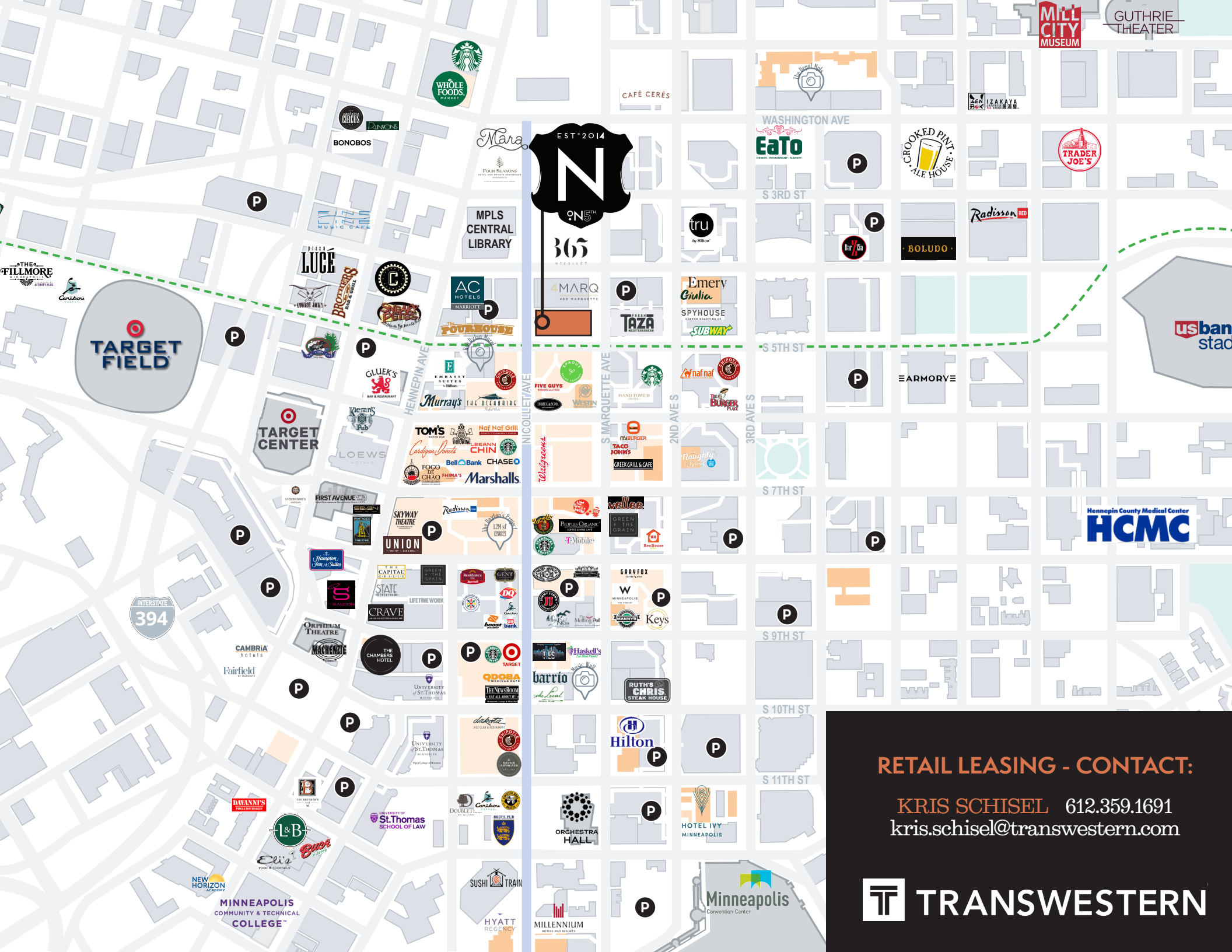


2,197 sf



skyway





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