



retail available

365
NICOLLET



the opportunity

365 Nicollet provides a sought after live, work, play atmosphere with it's co-working spaces, coffee bar & 24-hour attended lobby. It is perfectly located for ease of access at the intersection of S 4th Street & Nicollet Mall.

Building GLA: 327,000 Sq. Ft.

Retail GLA: 9,506 Sq. Ft.

Parking: Attached covered parking

Exposure: Light Rail - 1 block south

11,600 vpd - 4th Street So

3,800 vpd - Marquette Ave

the community

Downtown Offices 27.6M sq. ft.

Downtown Hotels 39 hotels | 9,120 rooms

	3 mile	5 mile	10 mile
Population	259,802	488,139	1,269,176
Daytime Pop.	332,237	564,843	1,467,468
Households	113,300	210,968	533,823

retail contact

Tony Strauss | 612 359 1694



the space

Street Level - West:

#100: **5,803 sq. ft.**

[\(click for virtual tour\)](#)

Street Level - East:

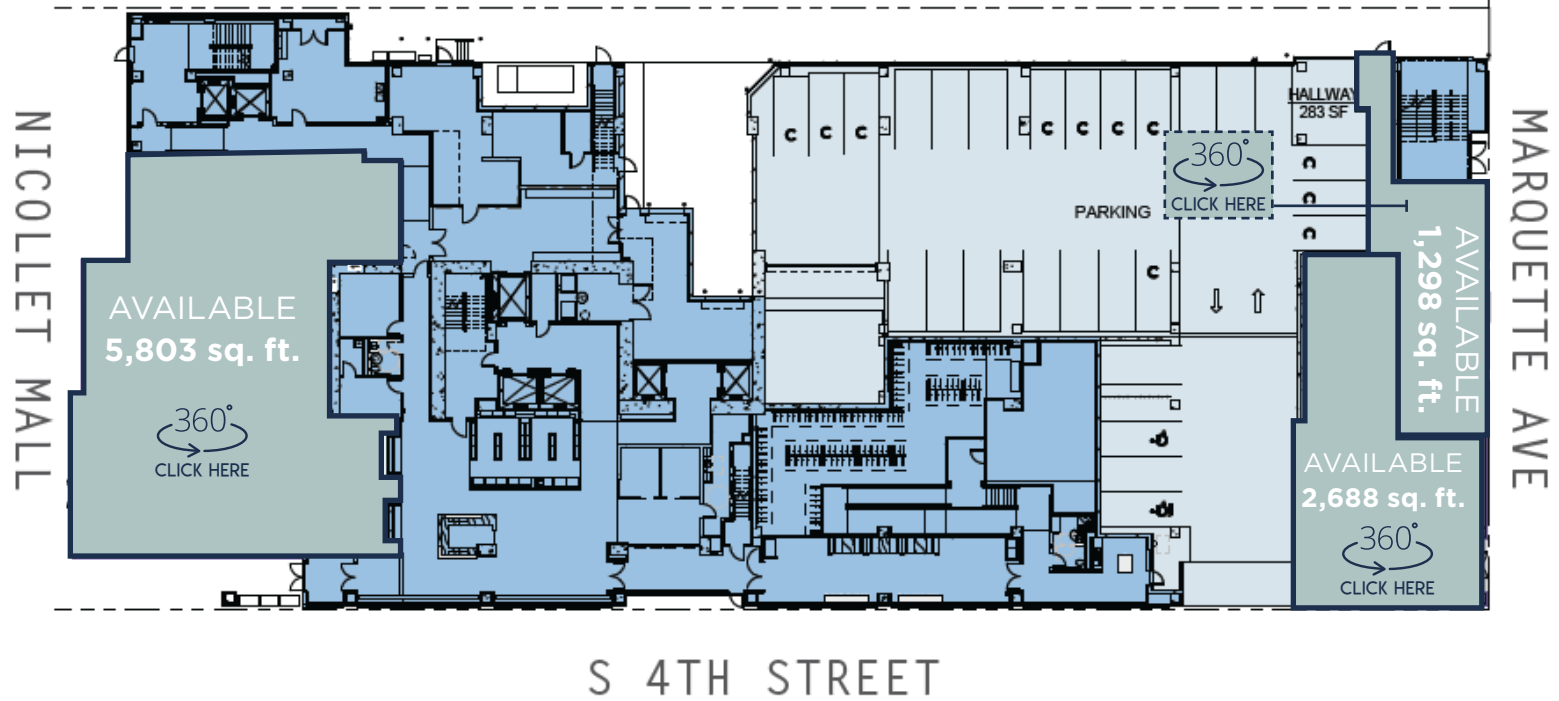
#200*: **2,668 RSF / 2,265 USF**

[\(click for virtual tour\)](#)

#300*: **1,298 RSF / 1,094 USF**

[\(click for virtual tour\)](#)

*can be combined





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