

CAPELLA[★]

TOWER

RETAIL FOR LEASE



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 **TRANSWESTERN**

OVERVIEW



AVAILABLE FOR LEASE | 1,897 SF

- + 897 SF Skyway Level
(window line w/ direct connection to NorthStar Center)
- + 1,000 SF Street Level
(kiosk - includes office/storage area & use of prep kitchen)

SPACE HIGHLIGHTS

- + Former Coffee Shop
- + Move in ready condition on both levels
- + Gross rent incentive package
- + Top condition equipment available for sale
- + Prep Kitchen on Street Level
- + Kiosk fully exposed to high finish lounge area

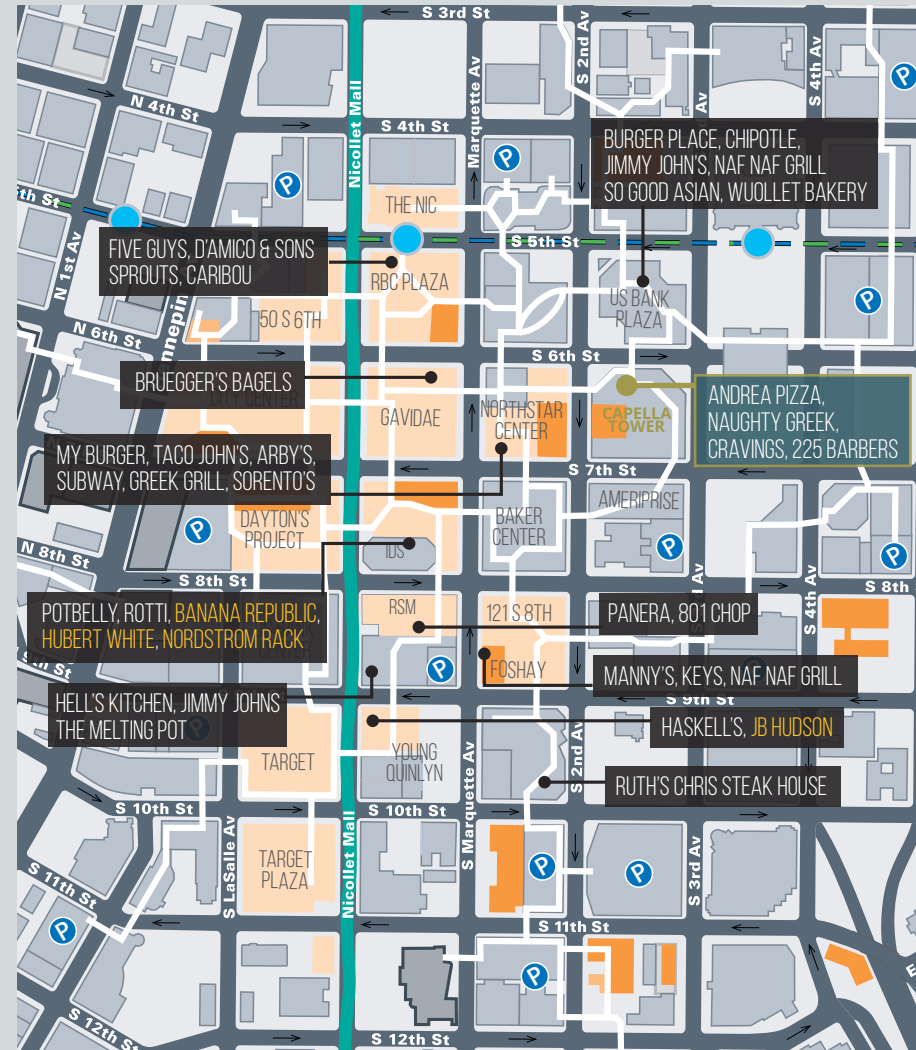
NEARBY SKYWAY TENANTS

- + Andrea Pizza + Naughty Greek + Woulette Bakery + 123 Sushi
- + Naf Naf Grill + Chipotle + The Burger Place + Good to Go
- + So Good Asian + Jimmy Johns

DEMOGRAPHICS

Radius	1/2 Mile	1 Mile	1 1/2 Mile
Daytime Population	127,037	165,647	210,555
Residential Population	10,611	38,617	79,592
Average HH Income	\$92,467	\$90,243	\$74,818
Households	6,347	22,688	41,944
Median Age	35.8	35.1	31.9

Source: ESRI 2018 est.

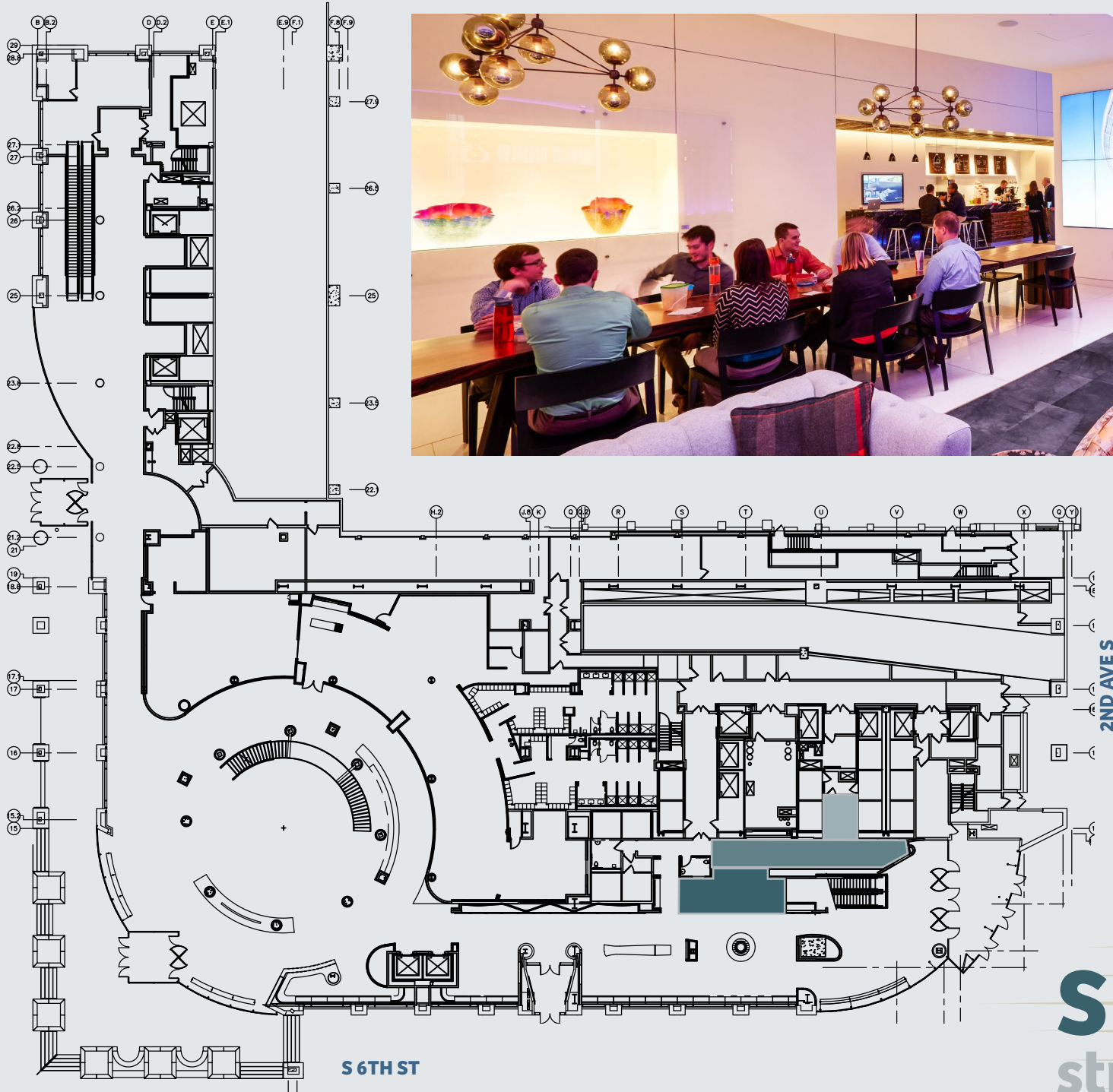


CBD MAP
area tenants

S 7TH ST



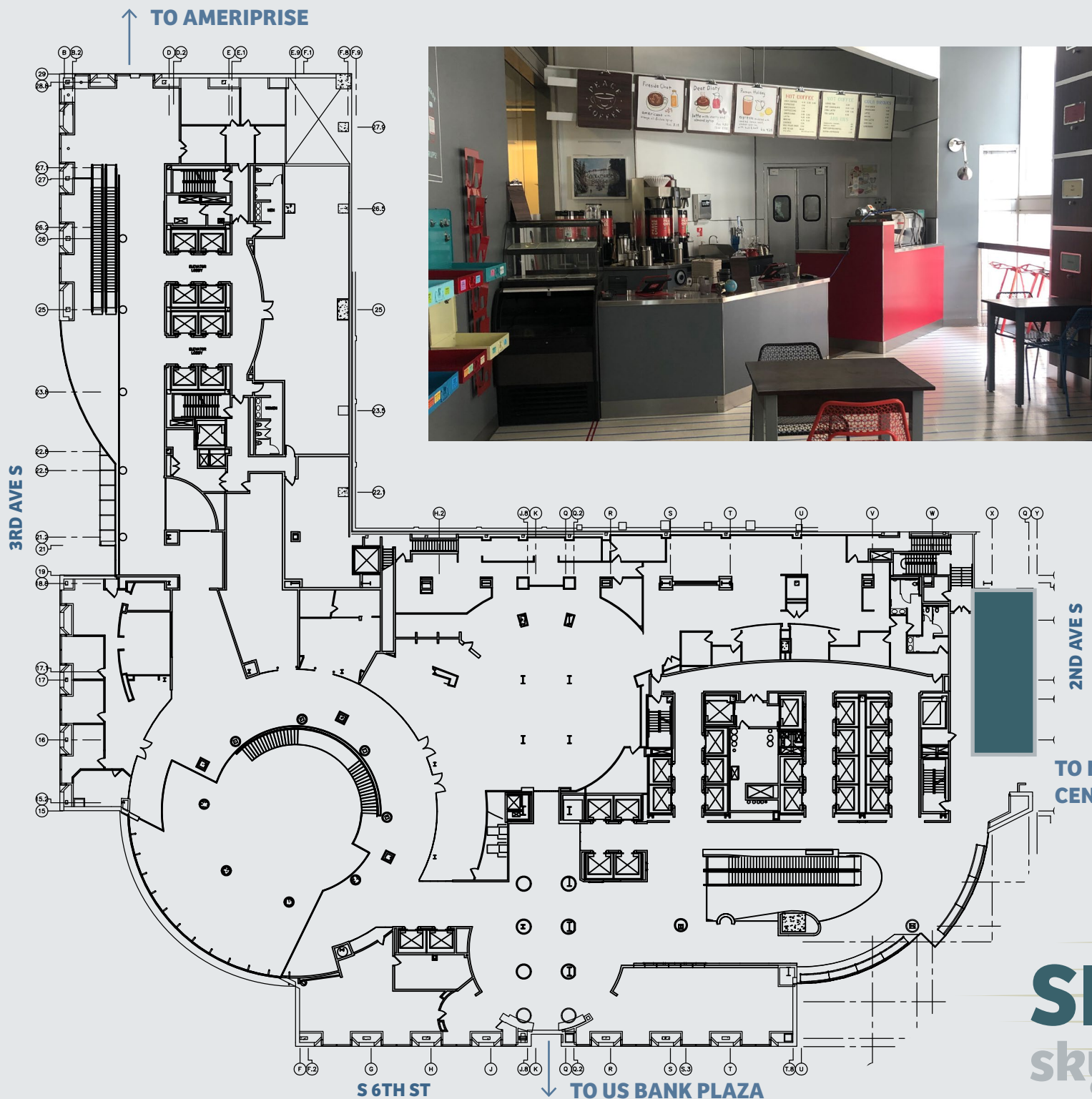
3RD AVES



+ 1,000 SF Street Level
kiosk - includes of fice/storage
area & use of prep kitchen

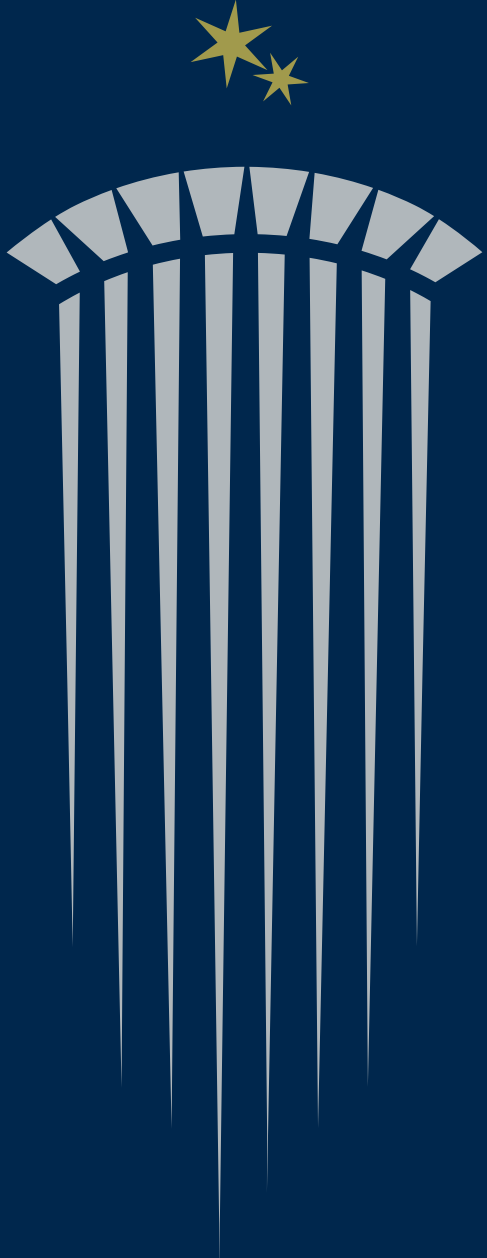
-  KIOSK
-  SHARED KITCHEN PREP AREA
-  OFFICE/STORAGE

SITE PLAN
street level 



+ 897 SF Skyway Level
window line w/ direct
connection to NorthStar Center

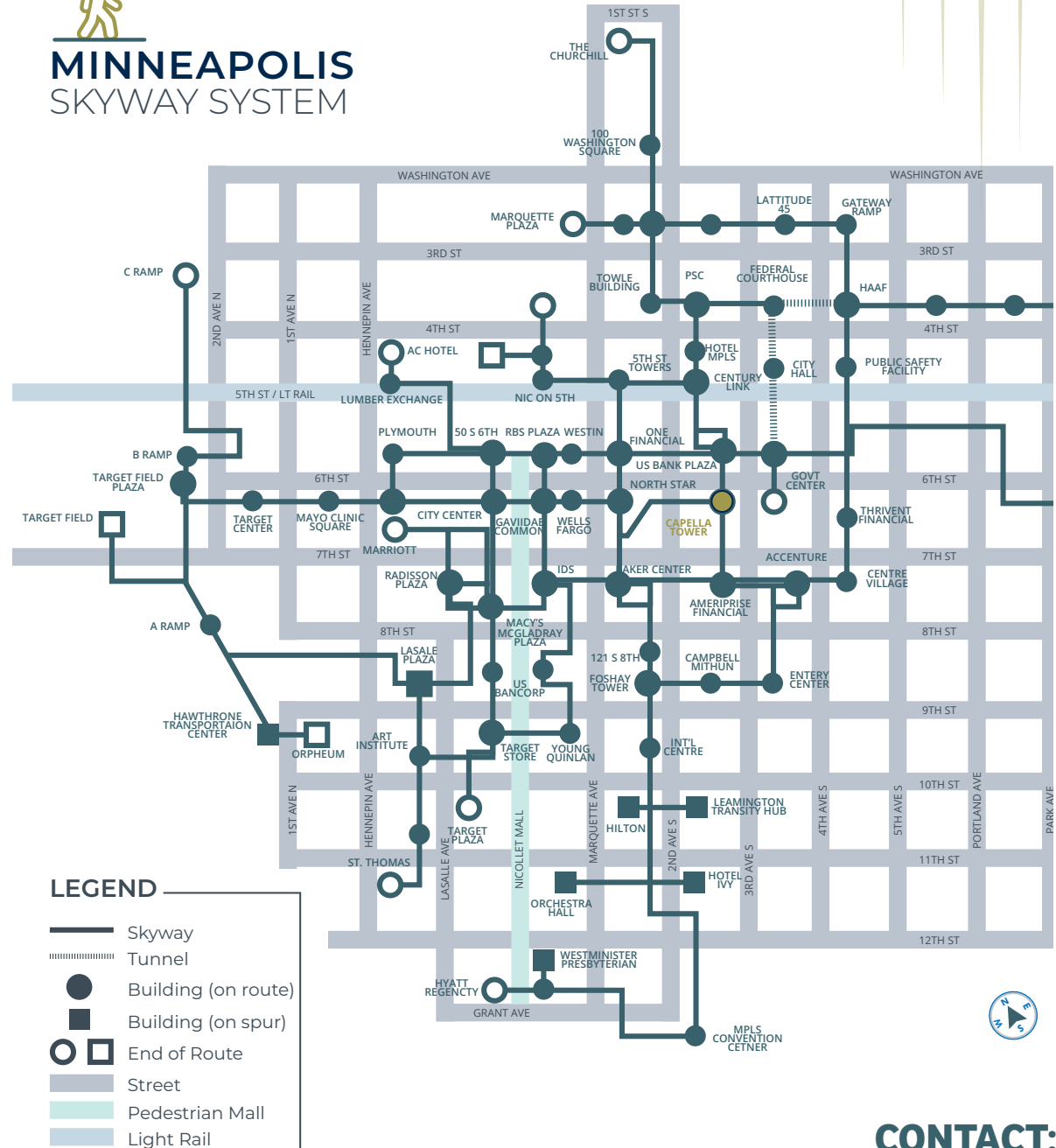
SITE PLAN
skyway level ★★



CAPELLA TOWER



MINNEAPOLIS SKYWAY SYSTEM



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