



AT THE CENTER  
**of everything.**



contact

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local



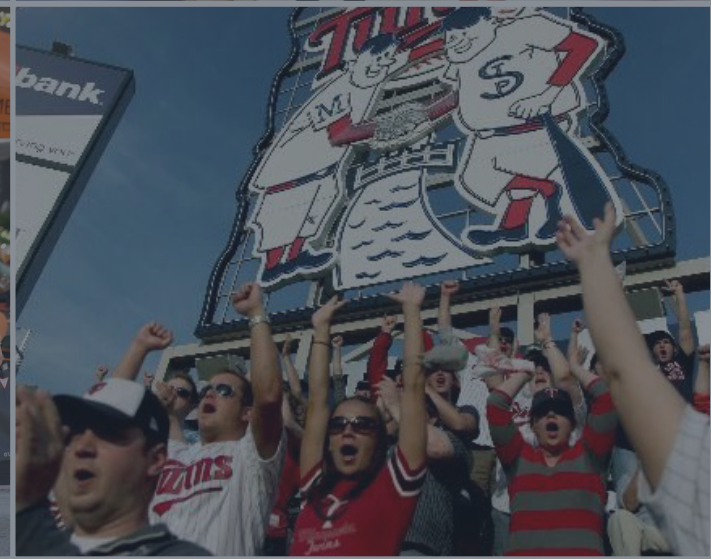
connected



integrated



rooted





## 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 GAVIIDAE: **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: **\$15.84 psf (2024 est.)**

## tenants



## 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**

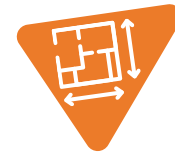
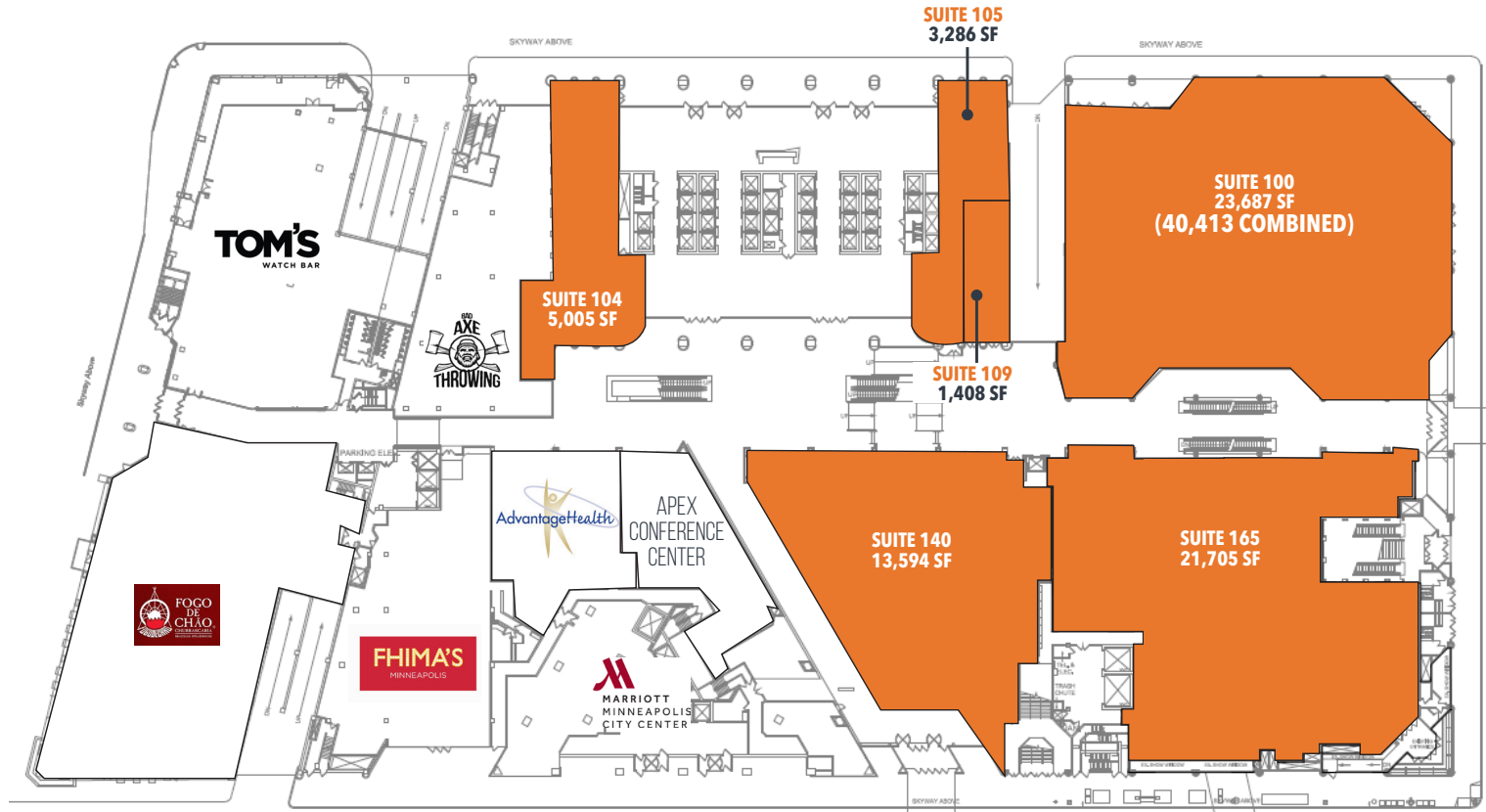
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# street level



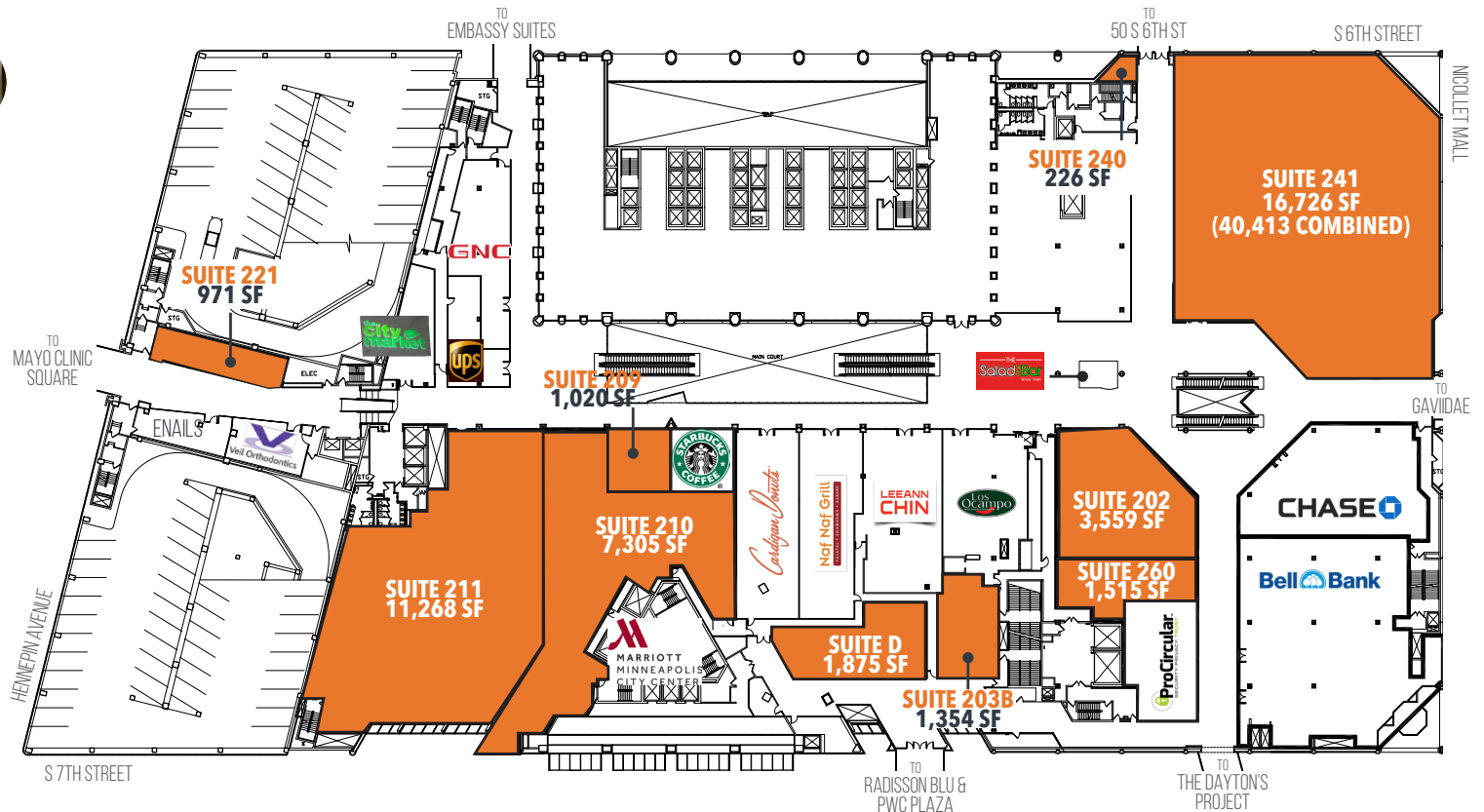
## availabilities

- SUITE 100 | 23,687 sf
- SUITE 104 | 5,005 sf
- SUITE 105 | 3,286 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 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

CITY CENTER



AT THE CENTER  
**of everything.**

 **TRANSWESTERN**

MANAGED BY

**RYAN**

FOR RETAIL LEASING CONTACT:

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