



Gaviidae

651 NICOLLET MALL | MINNEAPOLIS, MN | 55402

RETAIL SPACE FOR LEASE



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50 S 6TH STREET, MINNEAPOLIS MN 55402

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MINNEAPOLIS, MN 55402



PROPERTY DETAILS

TOTAL RETAIL AVAILABLE	17,781 SF <i>Including Kiosk</i>
AVAILABLE STREET LEVEL	8,998 SF
AVAILABLE SKYWAY LEVEL	8,590 SF
MAXIMUM CONTIGUOUS	5,964 SF
MINIMUM DIVISIBLE	780 SF
LEASE RATE	1st Floor: \$20.00 Skyway: \$35.00
2019 ESTIMATED TAXES & OPERATING EXPENSES	CAM: \$8.45 PSF Tax: \$7.85 PSF Total: \$16.30 PSF

- Located with frontage on Nicollet Mall.
- Skyway connected to Wells Fargo Tower, IDS Center, City Centre and RBC Plaza.
- Current retailers include; JUUT Salon and Spa, Cocoa & Fig, Freshii, St. Croix, Caribou Coffee, Brueggers Bagels, YMCA, and Bright Horizons.
- **YMCA Now Open!**

TRAFFIC COUNTS

S 6TH STREET	16,838 VPD
NICOLLET MALL	Bus and Pedestrian Traffic Only

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	34,759	246,897	472,989
DAYTIME POPULATION	171,402	343,250	480,948
MEDIAN HH INCOME	\$51,428	\$40,200	\$53,175
AVERAGE HH INCOME	\$84,783	\$66,598	\$79,882
MEDIAN AGE	34.1	29.7	33.1

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SKYWAY MAP



- Minneapolis is home to an expansive skyway system that is 11 miles long and connects various downtown buildings within a full 80 city block area. It is known to be one of the largest indoor systems in the world.
- The Minneapolis skyways connect the second and third floors of various office towers, hotels, banks, corporate and government offices, restaurants, and retail stores to the Nicollet Mall shopping district, the Block E Entertainment District, and the sports facilities at Target Center, Target Field and U.S. Bank Stadium. Several condominium and apartment complexes are skyway-connected as well, allowing residents to live, work, and shop downtown without having to leave the skyway system.
- **Gaviidae has four skyway connections; RBC Plaza (North), City Centre (West), IDS Center (South), and Wells Fargo Tower (East).**

AERIAL

North Loop



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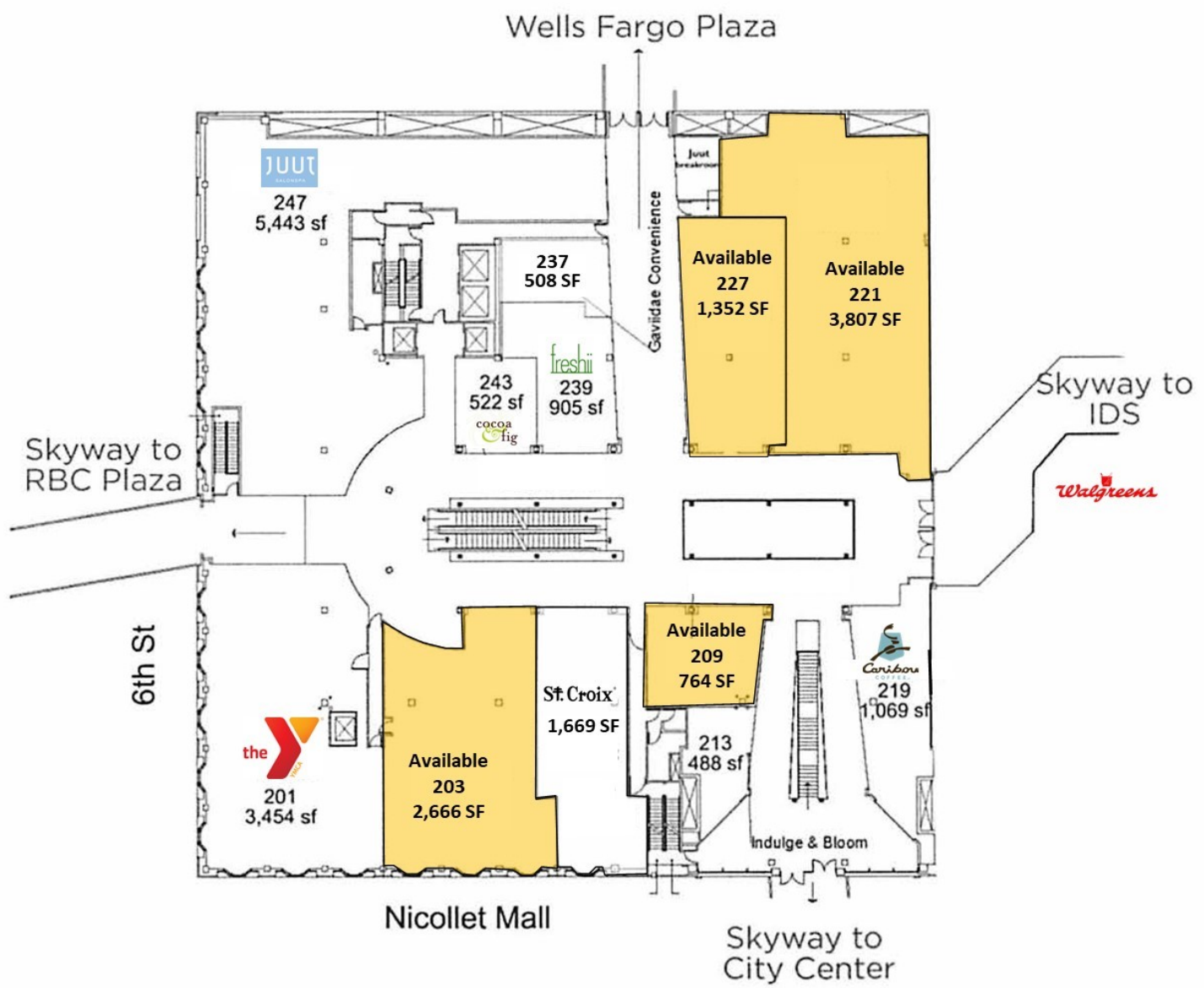
NICOLLET MALL RENOVATIONS

- Nicollet Mall is a twelve-block portion of Nicollet Avenue running through downtown Minneapolis, Minnesota. It is the shopping and dining district of the city, and also a pedestrian and transit mall. Along with Hennepin Avenue to the west, Nicollet Mall forms a cultural and commercial center of Minneapolis. The summer of 2015 started a two-year, \$50-million renovation of the mall. The improvements will add much more green space, pedestrian amenities and connectivity to surroundings.



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SKYWAY LEVEL



AVAILABILITIES

SUITE 203	2,666 SF
SUITE 209	764 SF
SUITE 221	3,807 SF
SUITE 227	1,352 SF

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STREET LEVEL



AVAILABILITIES

SUITE 105	3,542 SF
SUITE 107	1,464 SF
SUITE 105,107 COMBINED	5,006 SF
SUITE 119	1,015 SF
SUITE 125	2,197 SF Plug and Play
SUITE 130	780 SF
KIOSK	250-1,000 SF



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