Drone Video/Virtual Tour
The Link
Minneapolis | MN
For Lease
UPLAND
REAL ESTATE GROUP, INC.
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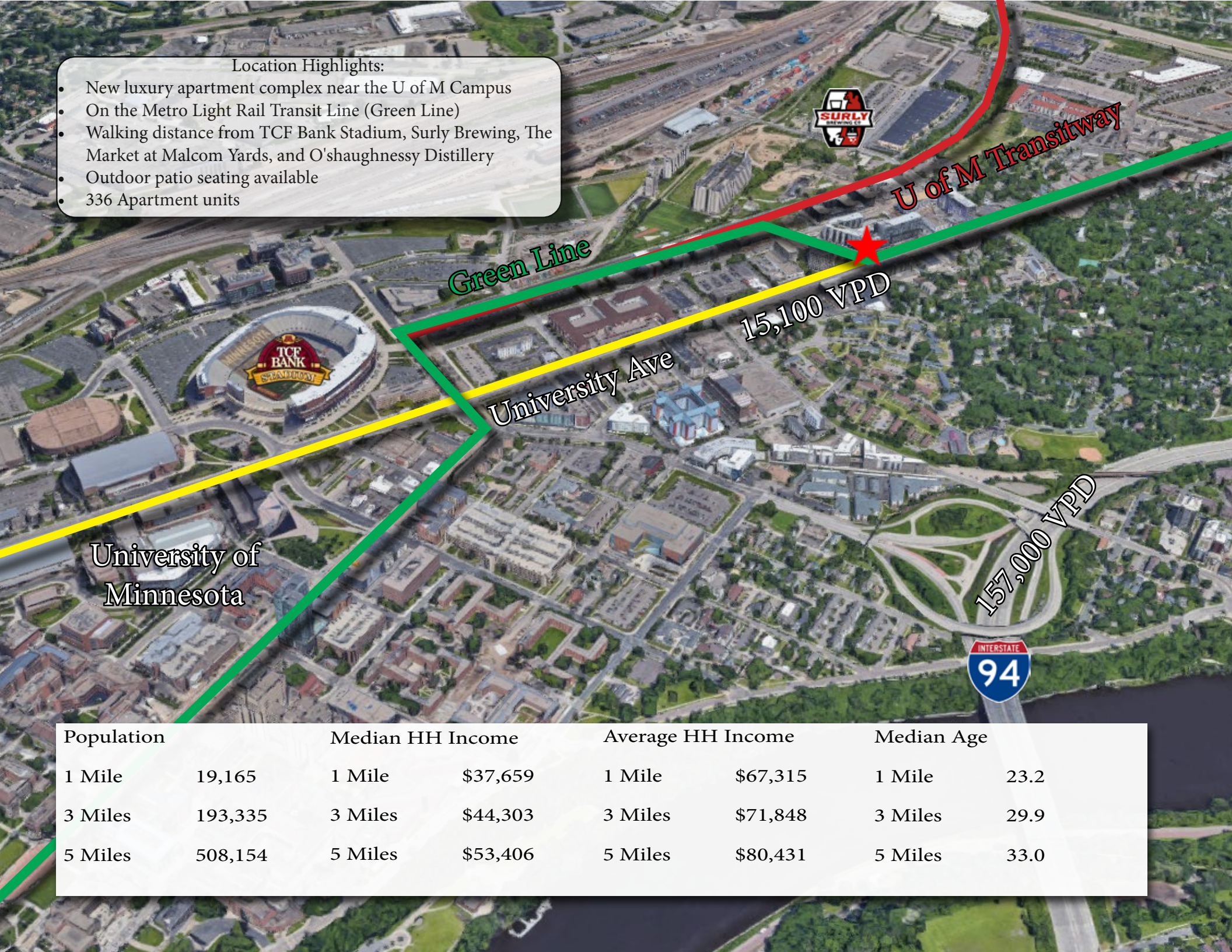
THE OPPORTUNITY

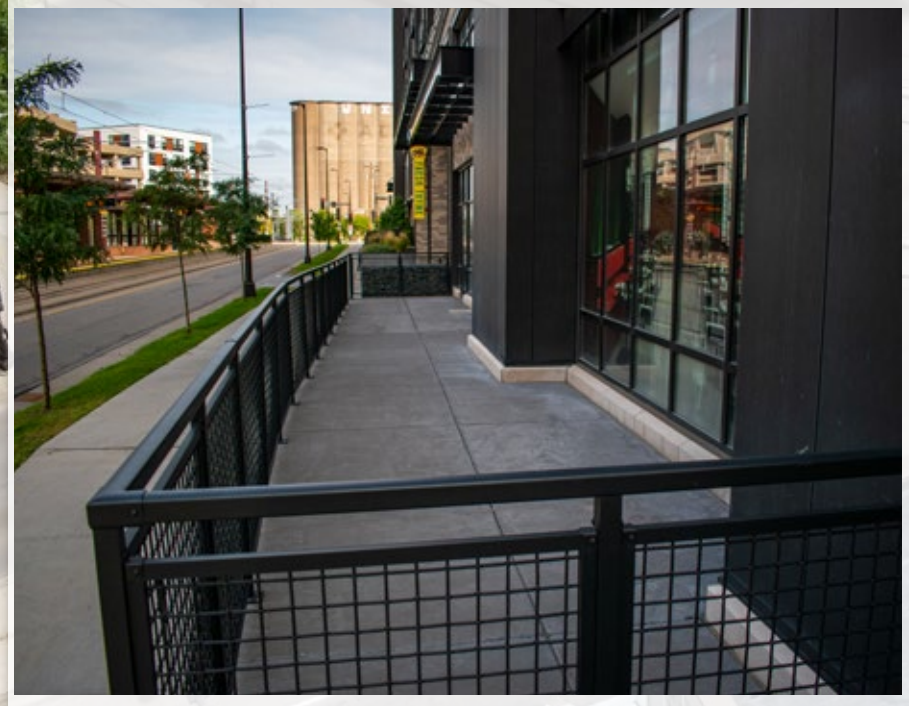
Address	2929 University Ave
City, State	Minneapolis, MN
Space Available	5,422 SF Total
Lease Rate	$22.00 - $24.00 PSF
CAM & Tax 2022 Est.	$10.00 PSF
Year Built	2018
County	Hennepin
Parking	On-Site Deck Parking
Space 1	3,822 SF
Space 2	1,765 SF (LEASED)
Space 3	1,600 SF
Space 4	1,200 SF (LEASED)

Site Plan

EMERGENCY EXIT
PUBLIC ENTRANCE
APARTMENT ENTRANCE
PUBLIC ELEV. LOBBY
ELEV. #6
RETAIL TRASH
RETAIL SERVICE
ELEV. #3
ELEV. #4
ELEV. #5
UP
STEPS UP TO PLAZA LEVEL
RETAIL ONE ENTRANCE
RETAIL PATIO SEATING; 696 SF
2-STORY SPACE
RETAIL ONE
3,822 SF
FLOOR LINE ABOVE
Hood Shaft Above
LEASED
RETAIL TWO
1,765 SF
2- STORY SPACE
RETAIL THREE
1,600 SF
RETAIL FOUR
1,200 SF
LEASED
UNISEX TOILET RM
15' - 2 1/2"
28' - 4 3/4"
35' - 10 1/4"
38' - 10 1/2"
63' - 0"
36' - 6"
26' - 6"
16' - 9"
36' - 4"
20' - 1"
33' - 4"
29' - 4"
RETAIL TWO ENTRANCE
RETAIL THREE ENTRANCE
RETAIL FOUR ENTRANCE
RETAIL PATIO SEATING;
UP
APARTMENT ENTRANCE



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	19,165	1 Mile	$37,659	1 Mile	$67,315	1 Mile	23.2
3 Miles	193,335	3 Miles	$44,303	3 Miles	$71,848	3 Miles	29.9
5 Miles	508,154	5 Miles	$53,406	5 Miles	$80,431	5 Miles	33.0

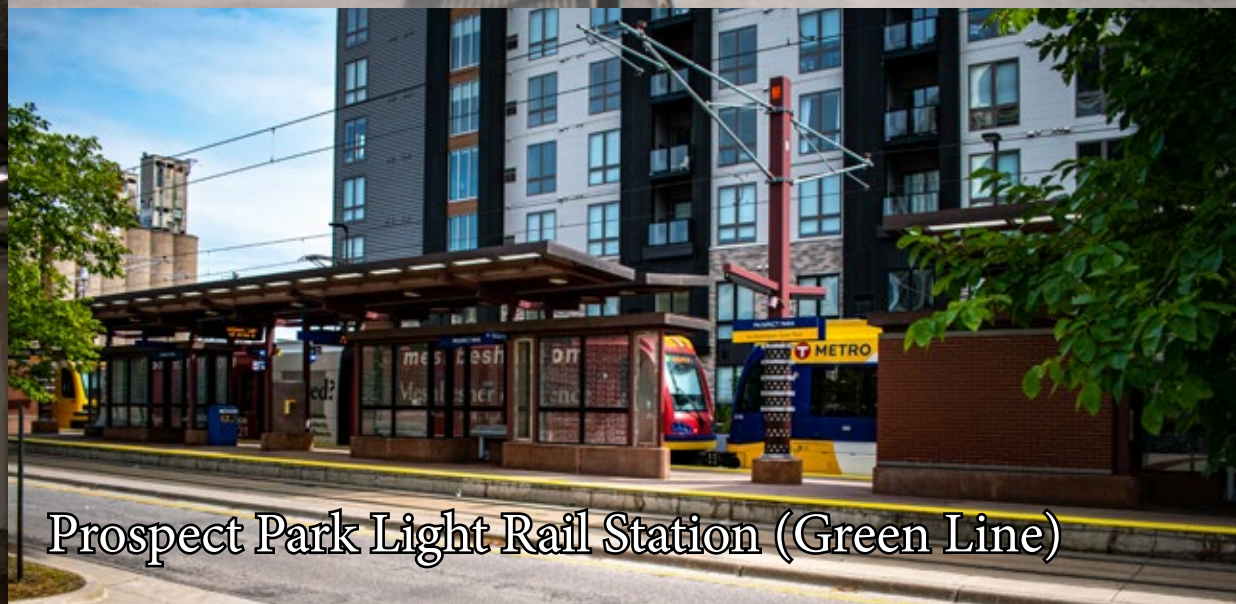


Nearby Tenants:
» Papa John's
» Fresh Thyme
» Surly Brewing
» Burger King
» El Loro
» Sports Clips
» Affinity Plus
» Anytime Fitness
» Spire Credit Union
» Caribou Coffee
» Raising Cane's
» Palm beach Tan
» Buffalo Wild Wings
Traffic Counts
University Ave 15,100 VPD
I-94 157,000 VPD
I-35W 117,000 VPD
Riddler Arena
18,200 VPD
Mariucci Arena
Huntington Bank Stadium
U of M Recreation Center
U of M Aquatic Center
Northrup Audiotorium
SE Washington Ave
14,800 VPD
GREEN LINE
University Ave SE
SE Huron Blvd
Market at Malcom Yards
O'Shaugnessy Distillery
U of M Medical Center Riverside
U of M Medical Center Fairview
Mississippi River
15,100 VPD
60,000 VPD
157,000 VPD
35W
94
280

Duct system in place for restaurant

Interior Highlights:

- Shafts in place for hood/ducts
- Dirt floor for build-to-suit plumbing and piping
- 20+ Foot high windows facing West provide massive amounts of natural light
- Deck parking available for customers and patio space facing West and South



Prospect Park Light Rail Station (Green Line)

Metro Transit Light Rail Green Line Map
Nice Ride Bicycle Station (Located near Fresh Thyme)

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