

# 601 Marquette Building

Minneapolis | MN

For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.

Josh Huempfer  
612.465.8522  
josh@upland.com

Samuel Gerlach  
612.465.8529  
sam@upland.com

# UPLAND

REAL ESTATE GROUP, INC.

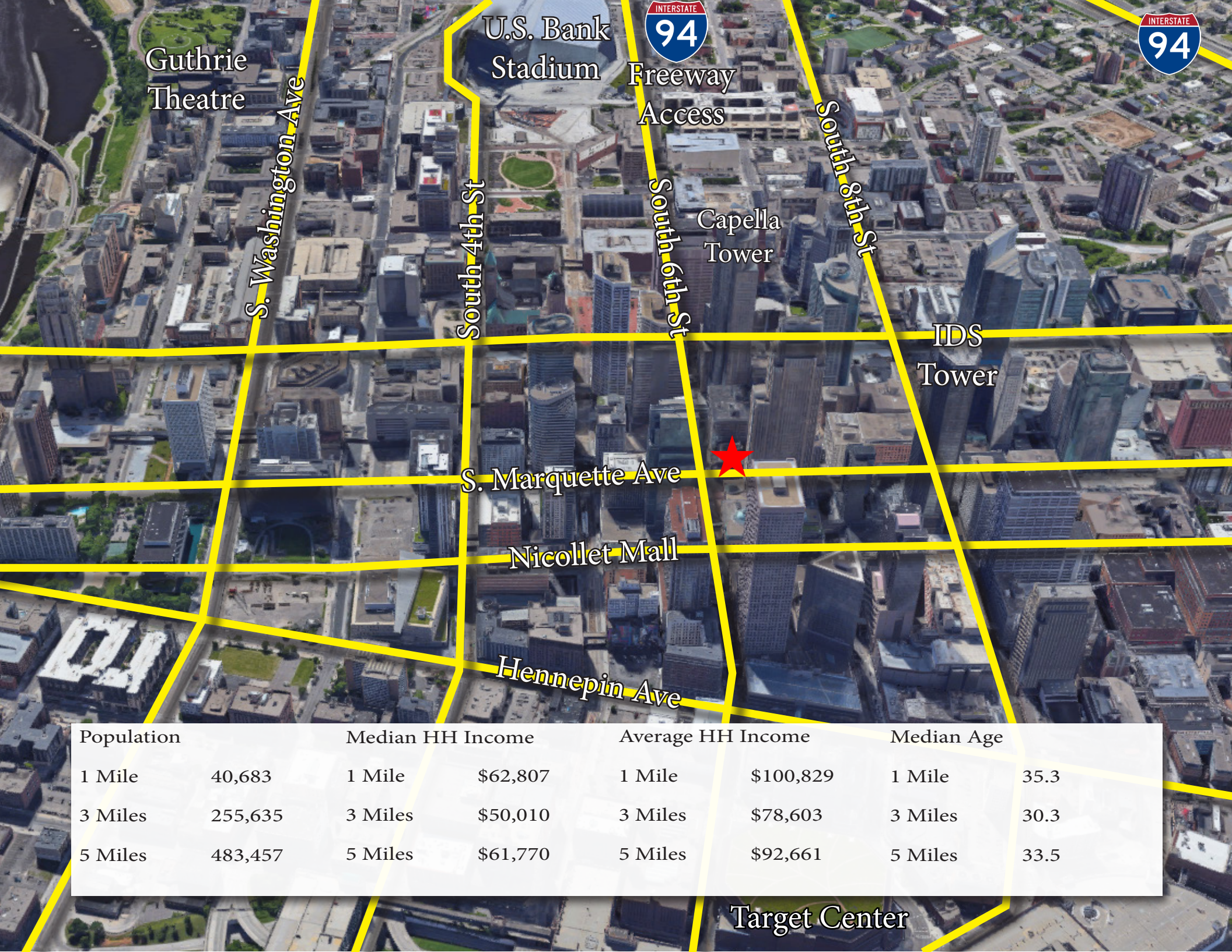
## THE OPPORTUNITY

Address	601 S. Marquette Ave
City, State	Minneapolis, MN
Space Available	3,831 SF
Suite 210	949 SF - Former Restaurant
Suite 214	912 SF - Former Sandwich Shop
Suite 216	980 SF - Former Massage Studio
Suite 220	990 SF - Former Coffee Shop
Lease Rate	Negotiable - Based on credit & term
Year Built	1949
CAM/Ins. 2020 est.	\$12.25 PSF
Taxes 2020 est.	\$6.00 PSF
CAM & Tax Total	\$18.25 PSF

UPLAND  
AVAILABLE  
Rob Kost, CCM  
Josh Huempfer  
612-868-1868  
WWW.UPLAND.COM

missing  
A witness or  
a Tipster  
a Customer  
Come in and  
find out

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Guthrie Theatre

U.S. Bank Stadium



Freeway Access



S. Washington Ave

South 4th St

South 6th St

South 8th St

Capella Tower

IDS Tower

S. Marquette Ave



Nicollet Mall

Hennepin Ave

Target Center

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	40,683	1 Mile	\$62,807	1 Mile	\$100,829	1 Mile	35.3
3 Miles	255,635	3 Miles	\$50,010	3 Miles	\$78,603	3 Miles	30.3
5 Miles	483,457	5 Miles	\$61,770	5 Miles	\$92,661	5 Miles	33.5

21 Condos on top  
4 floors

Space Available  
Visible from Street

Skyway Connected to  
Rand Tower

Skyway Connected to  
Wells Fargo Tower



**T Metro Transit Light Rail Line**

- 1 Target Field
- 2 Warehouse District
- 3 Nicollet Mall
- 4 Government Plaza
- 5 U.S. Bank Stadium

**Traffic Counts**

Marquette Ave 7,200 VPD

S 6th St 13,500 VPD

Hennepin Ave 15,400 VPD

**Building Tenants:**

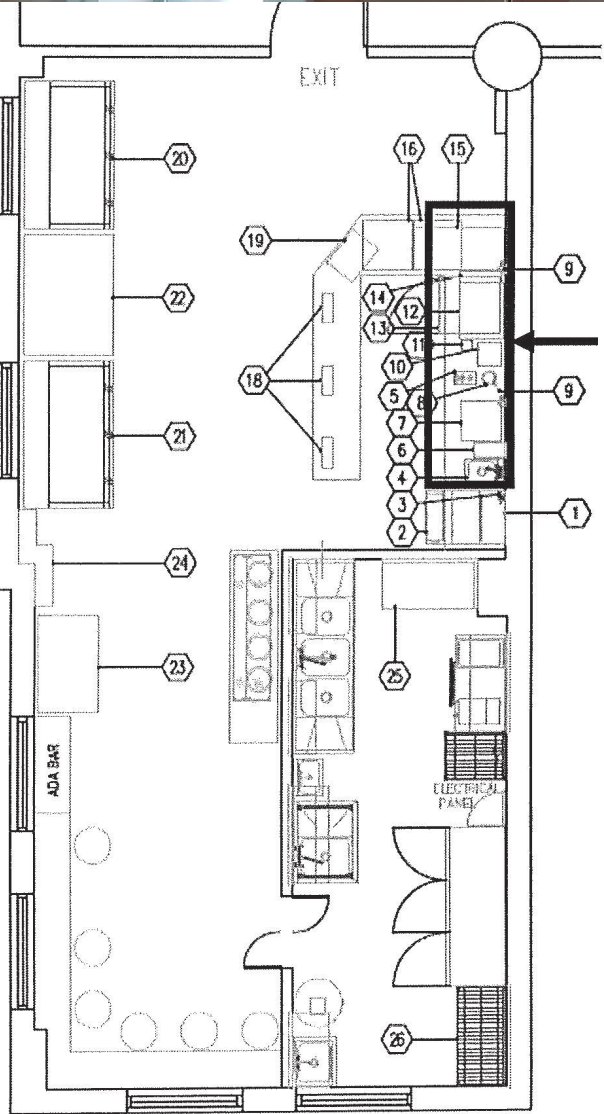
- » My Burger
- » Great Clips
- » Orient Express
- » Kadai Indian Kitchen
- » Taco John's
- » Oriental Massage
- » Fixology



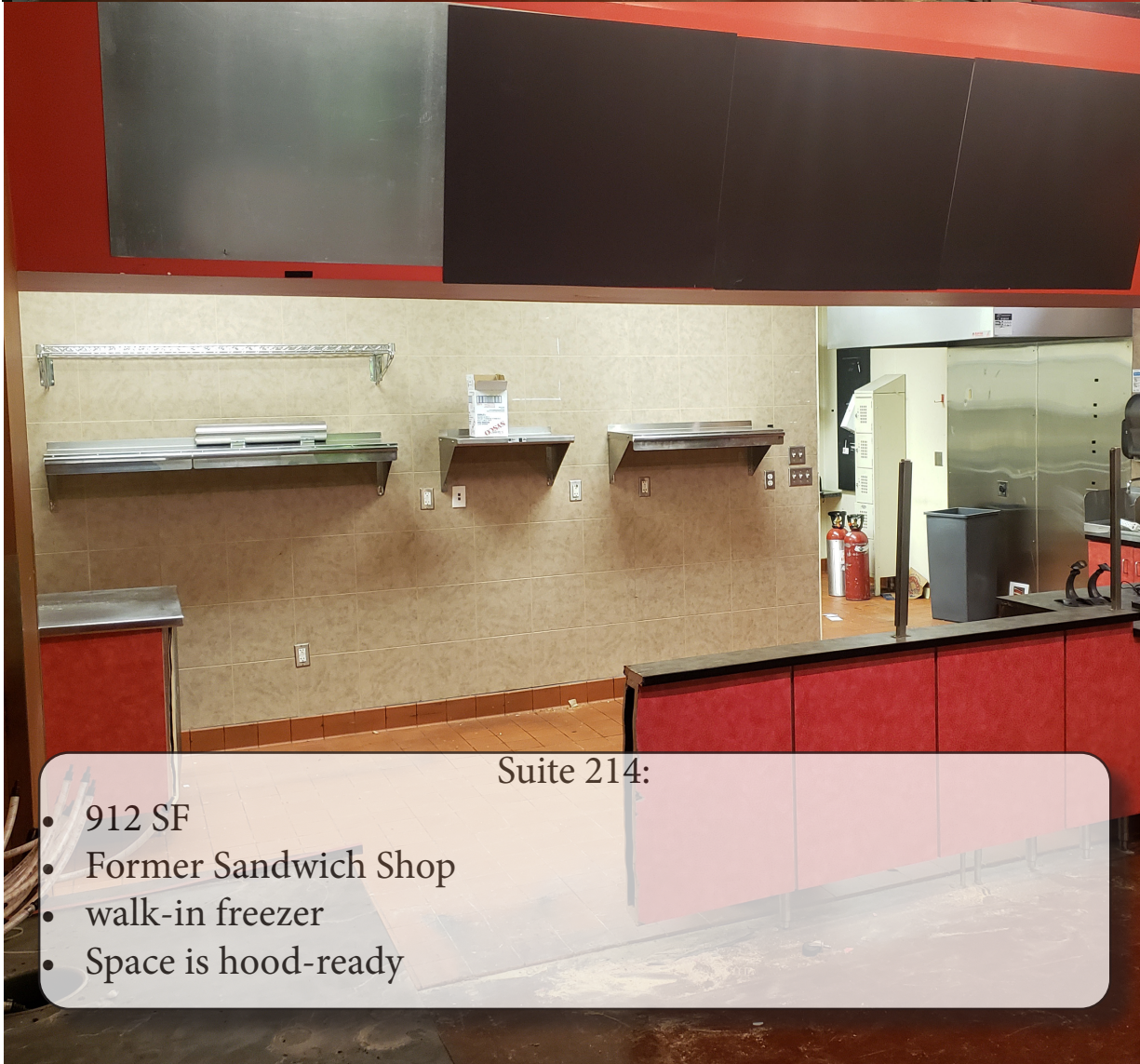


Suite 210:

- 949 SF
- Former Restaurant and Coffee Shop



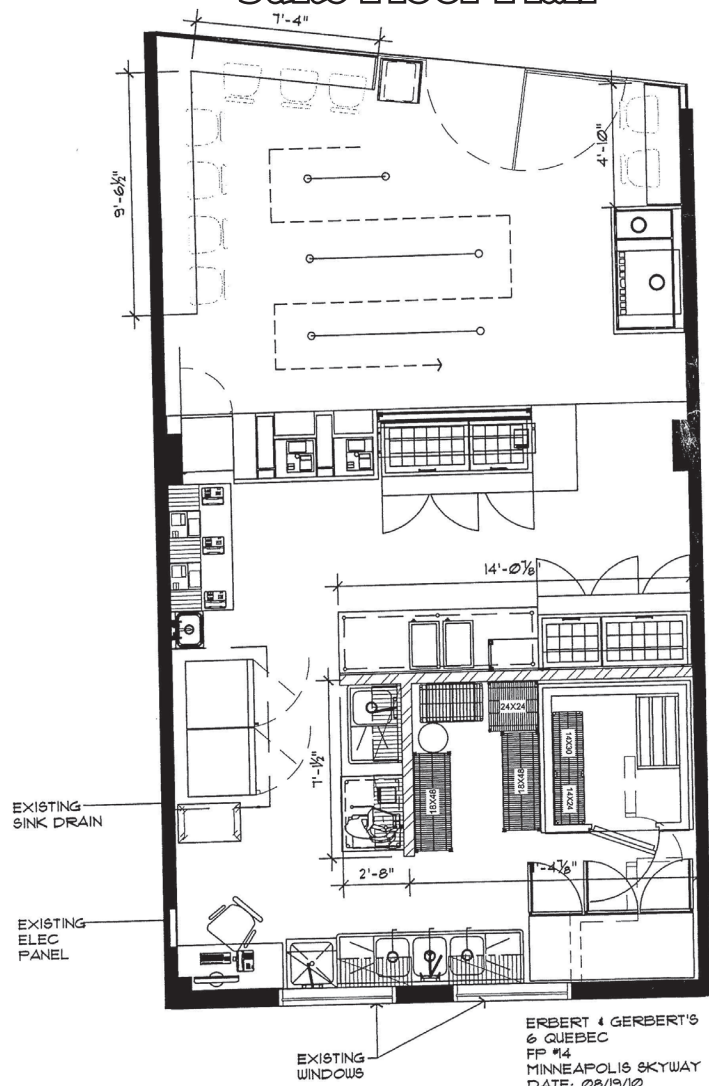
Suite Floor Plan



Suite 214:

- 912 SF
- Former Sandwich Shop
- walk-in freezer
- Space is hood-ready

Suite Floor Plan



Suite 216:

- 980 SF
- Massage Studio



Floor to Ceiling Windows





Great Visibility via Skyway



Suite 220:

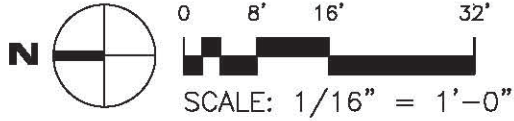
- 990 SF
- Former Coffee Shop





S 6th St

S. Marquette Ave





EXCEPT AUTHORIZED VEHICLE

CROWN BANK

CROWN BANK

PARK HERE

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