

601 Marquette Building

Minneapolis | MN

For Lease

UPLAND
REAL ESTATE GROUP, INC.

Rob Kost, CCIM
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[Click Here For A
Video of Unit 212](#)

[Click Here For A
Video of Unit 216](#)



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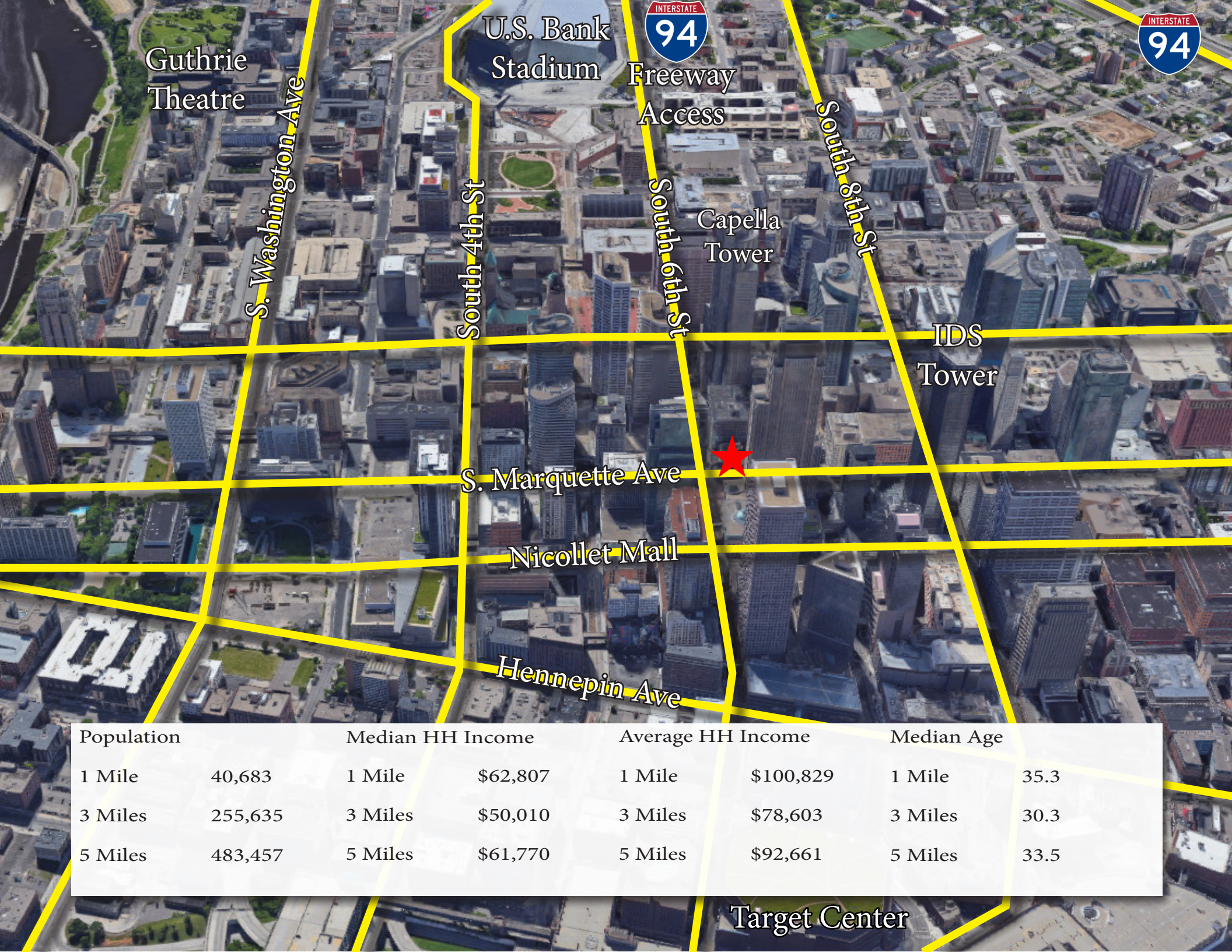
REAL ESTATE GROUP, INC.
THE OPPORTUNITY

Address	601 S. Marquette Ave
City, State	Minneapolis, MN
Suite 212	930 SF - Former Salon with trade fixtures
Suite 216	980 SF - Open Layout with sink
Lease Rate	Negotiable - Based on Credit & Term
Year Built	1949
CAM & Tax 2024 Total	\$20.50 PSF



[Click Here For A Video of Unit 212
930 SF Available](#)

[Click Here For A Video of Unit 216
980 SF Available](#)



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

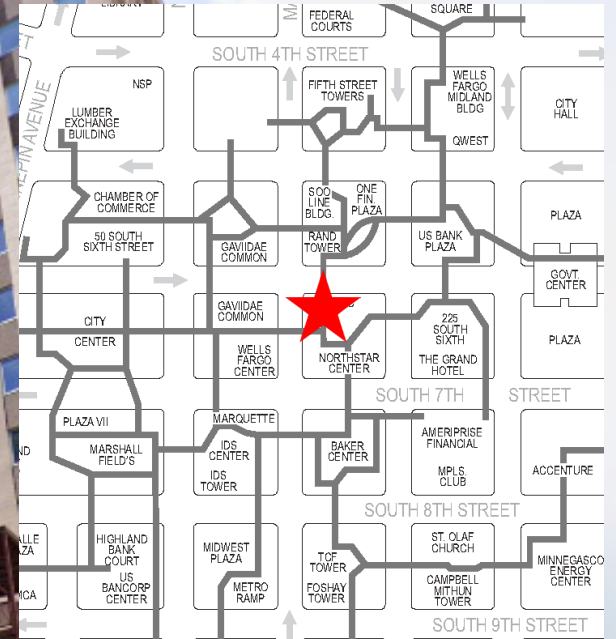
Hennepin Ave

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

Skyway Map



Space Available
Visible from Street

EXCEPT AUTHORIZED VEHICLES

CROWN BANK

CROWN BANK

Skyway Connected to
Rand Tower Hotel

Skyway Connected to
Wells Fargo Tower

PARK HERE

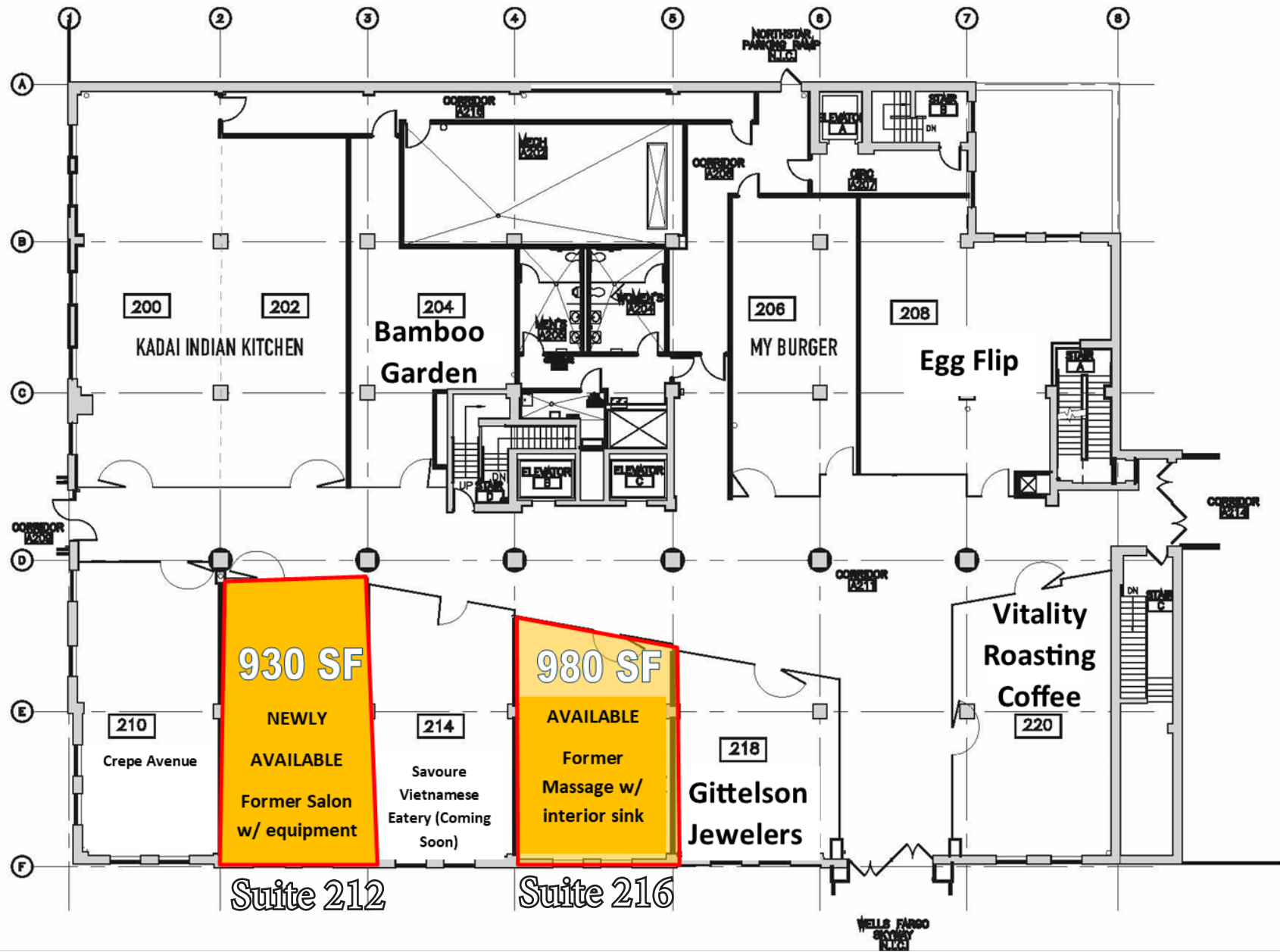
- Metro Transit Light Rail Line**
- 1 Target Field
 - 2 Warehouse District
 - 3 Nicollet Mall
 - 4 Government Plaza
 - 5 U.S. Bank Stadium

Traffic Counts

Marquette Ave 7,200 VPD
 S 6th St 13,500 VPD
 Hennepin Ave 15,400 VPD

- Building Tenants:**
- » My Burger
 - » Crepe Avenue
 - » Vitality Roasting Coffee
 - » Kadai Indian Kitchen
 - » Gittelsohn Jewelry
 - » Bamboo Garden Asian Cuisine
 - » Savoure Vietnamese
 - » EggFlip





Suite 212



Storefront Suite 216





EXCEPT AUTHORIZED VEHICLE

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