

601 Marquette Building

Minneapolis | MN
For Lease

UPLAND
REAL ESTATE GROUP, INC.

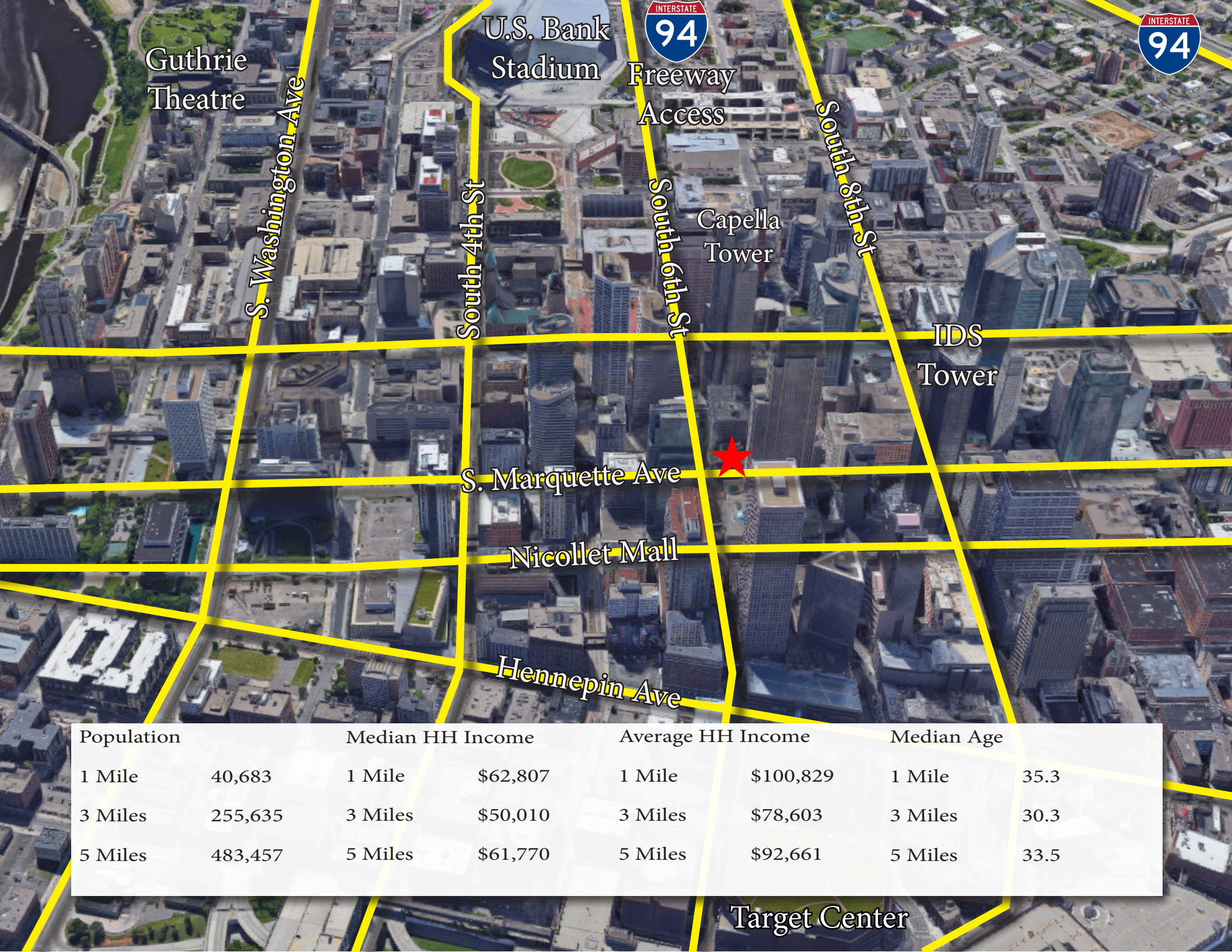
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REAL ESTATE GROUP, INC.
THE OPPORTUNITY

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





Guthrie
Theatre

U.S. Bank
Stadium

Freeway
Access

Capella
Tower

IDS
Tower

S. Marquette Ave

Nicollet Mall

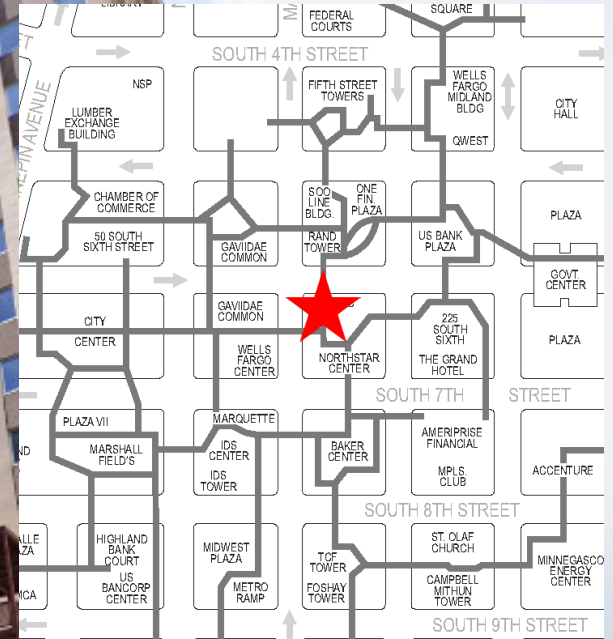
Hennepin Ave

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

Skyway Connected to
Rand Tower Hotel

Skyway Connected to
Wells Fargo Tower



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

Traffic Counts

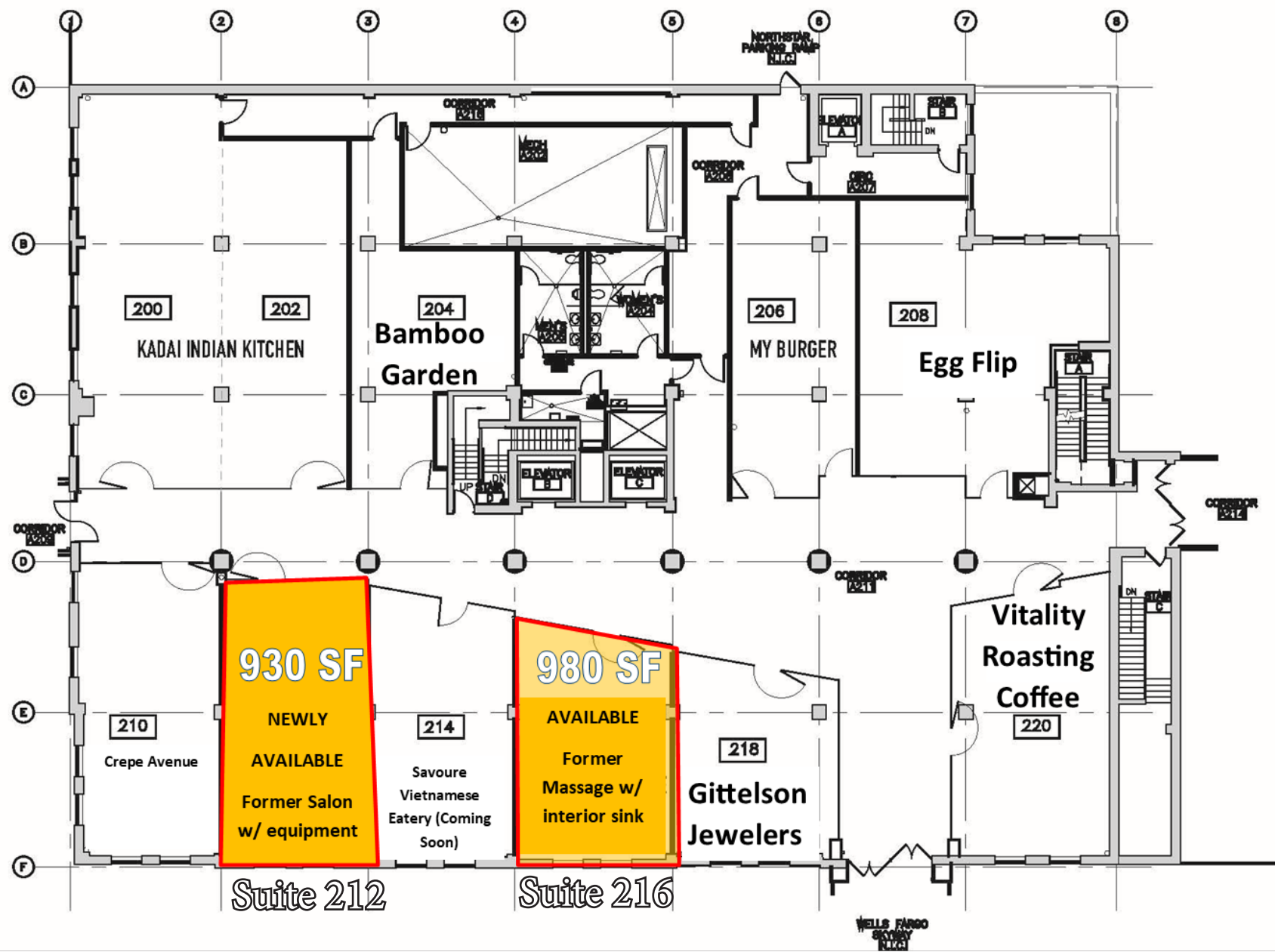
Marquette Ave 7,200 VPD
S 6th St 13,500 VPD
Hennepin Ave 15,400 VPD

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

15,400 VPD

23,000 VPD

SITE



Suite 212



Storefront Suite 216





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