

RETAIL SPACE FOR LEASE

121 SOUTH 8TH ST | SKYWAY

Minneapolis, MN



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

- Location: Corner of 8th St & 2nd Ave | Mpls CBD
- Building GLA: 308,397 SF



AVAILABLE

1,581 RSF skyway retail w/ window exposure
 741 RSF | 1,235 RSF | 670 RSF | 354 RSF
 1,581 RSF | 3,734 RSF

2020 EST CAM/TAX

- \$13.49 psf Total
 (\$9.35 psf CAM + \$4.14 psf Taxes)



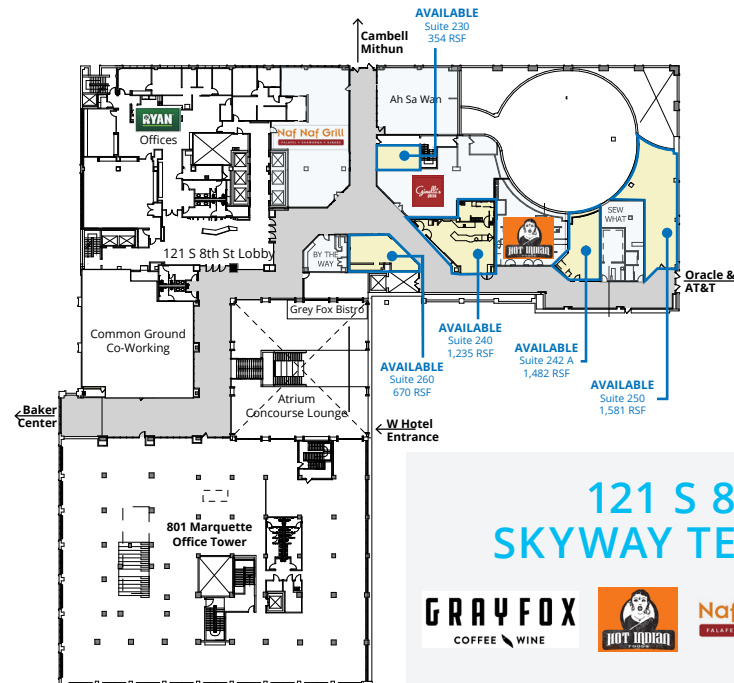
SKYWAY CONNECTIVITY

- Baker Center - Oracle Center - Campbell Mithun Tower



COMMENTS

121 South 8th Street Tower is centrally located within the core of the Minneapolis CBD. Recently renovated, along with sophisticated amenities, this pathway of the skyway system showcases "top notch" fast casual dining options and a state of the art co-working experience. In addition, 121 features a perfect gathering area in the atrium for casual meeting at the coffee & wine café, a convenient connection to The W Hotel (4.5 Star) and on-site parking.



121 S 8TH SKYWAY TENANTS



DEMOGRAPHICS

| Radius: | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Population | 8,605 | 86,284 | 352,129 |
| Median HH Income | \$67,795 | \$60,631 | \$50,779 |
| Average HH Income | \$90,944 | \$85,185 | \$74,360 |

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars