



# Gaviidae

651 NICOLLET MALL | MINNEAPOLIS, MN | 55402

## RETAIL SPACE FOR LEASE



**BLAKE MARTIN**

**ROB KOST, CCIM**

**ZACH STENSLAND**

612-465-8521

612-465-8530

612-436-0745

[BLAKE@UPLAND.COM](mailto:BLAKE@UPLAND.COM)

[ROB@UPLAND.COM](mailto:ROB@UPLAND.COM)

[ZACH@UPLAND.COM](mailto:ZACH@UPLAND.COM)

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

50 S 6TH STREET, MINNEAPOLIS MN 55402

[WWW.UPLAND.COM](http://WWW.UPLAND.COM)



651 NICOLLET MALL  
MINNEAPOLIS, MN 55402



## PROPERTY DETAILS

<b>TOTAL RETAIL AVAILABLE</b>	17,781 SF <i>Including Kiosk</i>
<b>AVAILABLE STREET LEVEL</b>	8,998 SF
<b>AVAILABLE SKYWAY LEVEL</b>	7,825 SF
<b>MAXIMUM CONTIGUOUS</b>	5,964 SF
<b>MINIMUM DIVISIBLE</b>	780 SF
<b>LEASE RATE</b>	1st Floor: \$20.00 Skyway: \$35.00
<b>2019 ESTIMATED TAXES &amp; OPERATING EXPENSES</b>	CAM: \$8.45 PSF Tax: \$7.85 PSF Total: \$16.30 PSF

- Located with frontage on Nicollet Mall.
- Skyway connected to Wells Fargo Tower, IDS Center, City Centre and RBC Plaza.
- Current retailers include; JUUT Salon and Spa, Cocoa & Fig, Freshii, St. Croix, Caribou Coffee, J.F. Moeller Jewelers, Brueggers Bagels, YMCA, and Bright Horizons.
- **YMCA Now Open!**

## TRAFFIC COUNTS

<b>S 6TH STREET</b>	16,838 VPD
<b>NICOLLET MALL</b>	Bus and Pedestrian Traffic Only

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	34,759	246,897	472,989
<b>DAYTIME POPULATION</b>	171,402	343,250	480,948
<b>MEDIAN HH INCOME</b>	\$51,428	\$40,200	\$53,175
<b>AVERAGE HH INCOME</b>	\$84,783	\$66,598	\$79,882
<b>MEDIAN AGE</b>	34.1	29.7	33.1

**Gaviidae**



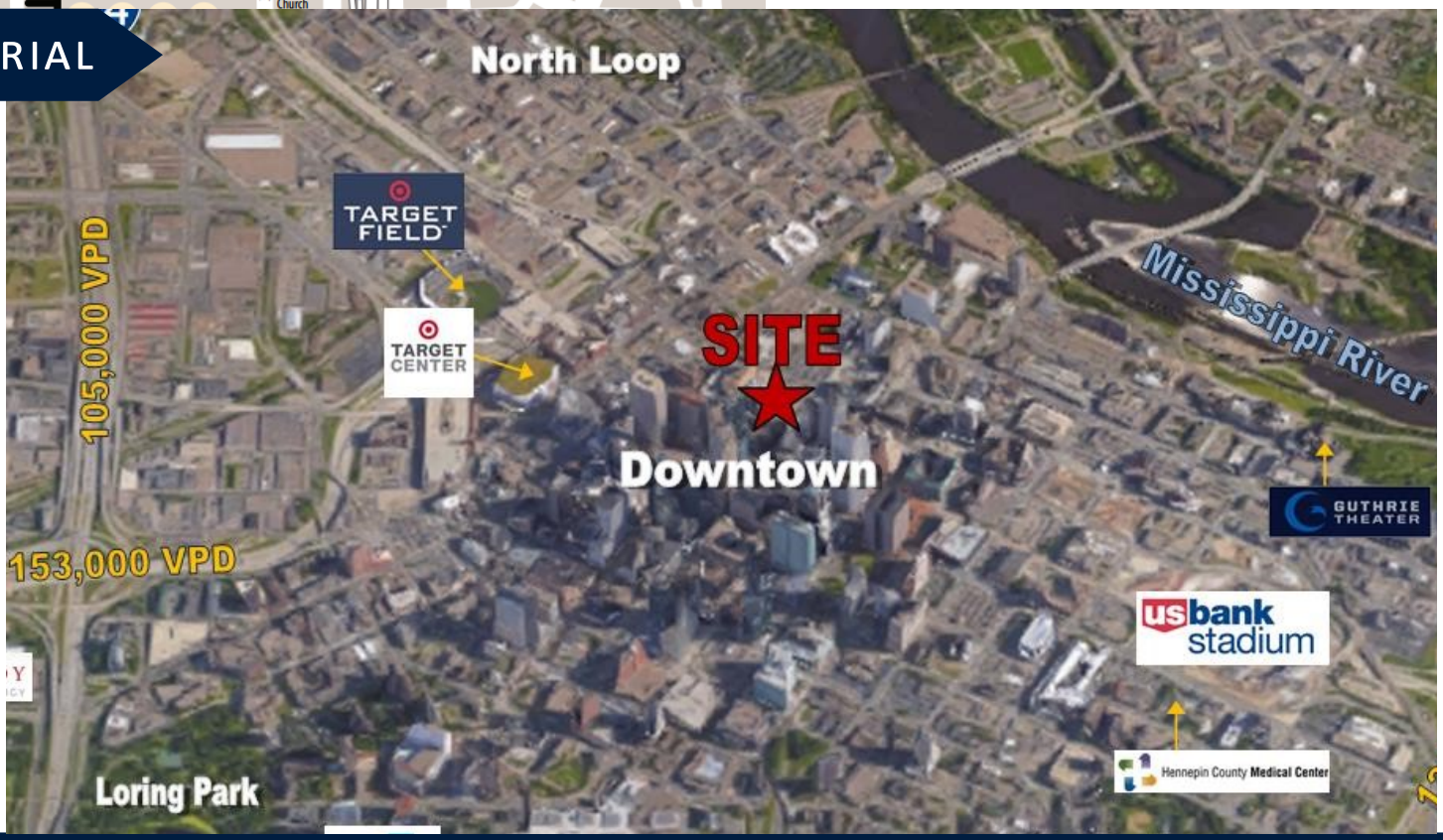
**SKYWAY MAP**



- Minneapolis is home to an expansive skyway system that is 11 miles long and connects various downtown buildings within a full 80 city block area. It is known to be one of the largest indoor systems in the world.
- The Minneapolis skyways connect the second and third floors of various office towers, hotels, banks, corporate and government offices, restaurants, and retail stores to the Nicollet Mall shopping district, the Block E Entertainment District, and the sports facilities at Target Center, Target Field and U.S. Bank Stadium. Several condominium and apartment complexes are skyway-connected as well, allowing residents to live, work, and shop downtown without having to leave the skyway system.
- **Gaviidae has four skyway connections; RBC Plaza (North), City Centre (West), IDS Center (South), and Wells Fargo Tower (East).**

**AERIAL**

**North Loop**



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



# NICOLLET MALL RENOVATIONS

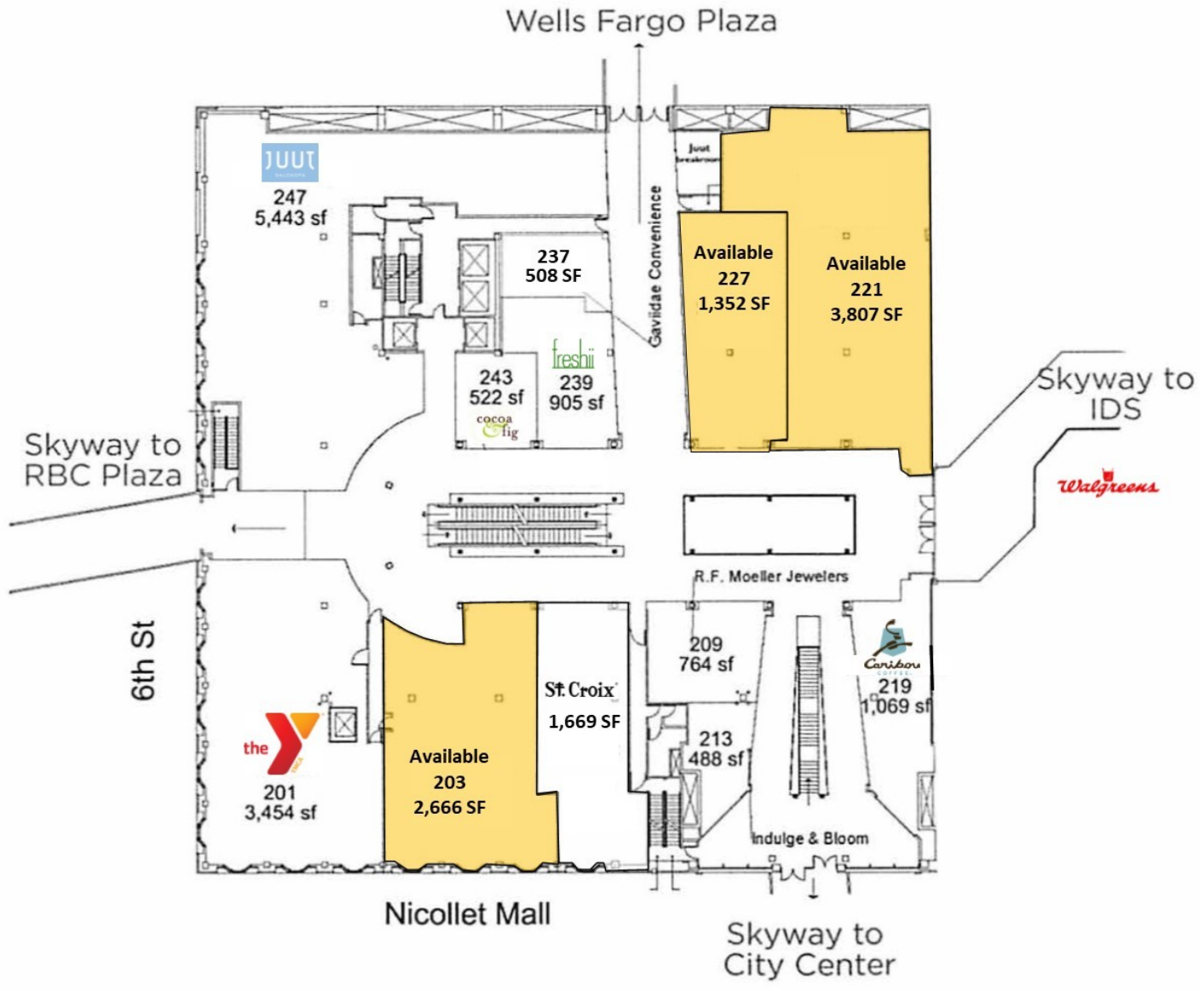
- Nicollet Mall is a twelve-block portion of Nicollet Avenue running through downtown Minneapolis, Minnesota. It is the shopping and dining district of the city, and also a pedestrian and transit mall. Along with Hennepin Avenue to the west, Nicollet Mall forms a cultural and commercial center of Minneapolis. The summer of 2015 started a two-year, \$50-million renovation of the mall. The improvements will add much more green space, pedestrian amenities and connectivity to surroundings.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



**SKYWAY LEVEL**



**AVAILABILITIES**

<b>SUITE 203</b>	2,666 SF
<b>SUITE 221</b>	3,807 SF
<b>SUITE 227</b>	1,352 SF

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**STREET LEVEL**



**AVAILABILITIES**

<b>SUITE 105</b>	3,542 SF
<b>SUITE 107</b>	1,464 SF
<b>SUITE 105,107 COMBINED</b>	5,006 SF
<b>SUITE 119</b>	1,015 SF
<b>SUITE 125</b>	2,197 SF Plug and Play
<b>SUITE 130</b>	780 SF
<b>KIOSK</b>	250-1,000 SF





# Gaviidae

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.