

  
TRANSWESTERN®



 **US BANCORP**  
CENTER  
Retail For Lease



**TARGET FIELD**

2.1M visitors  
[2017]

**TARGET CENTER**

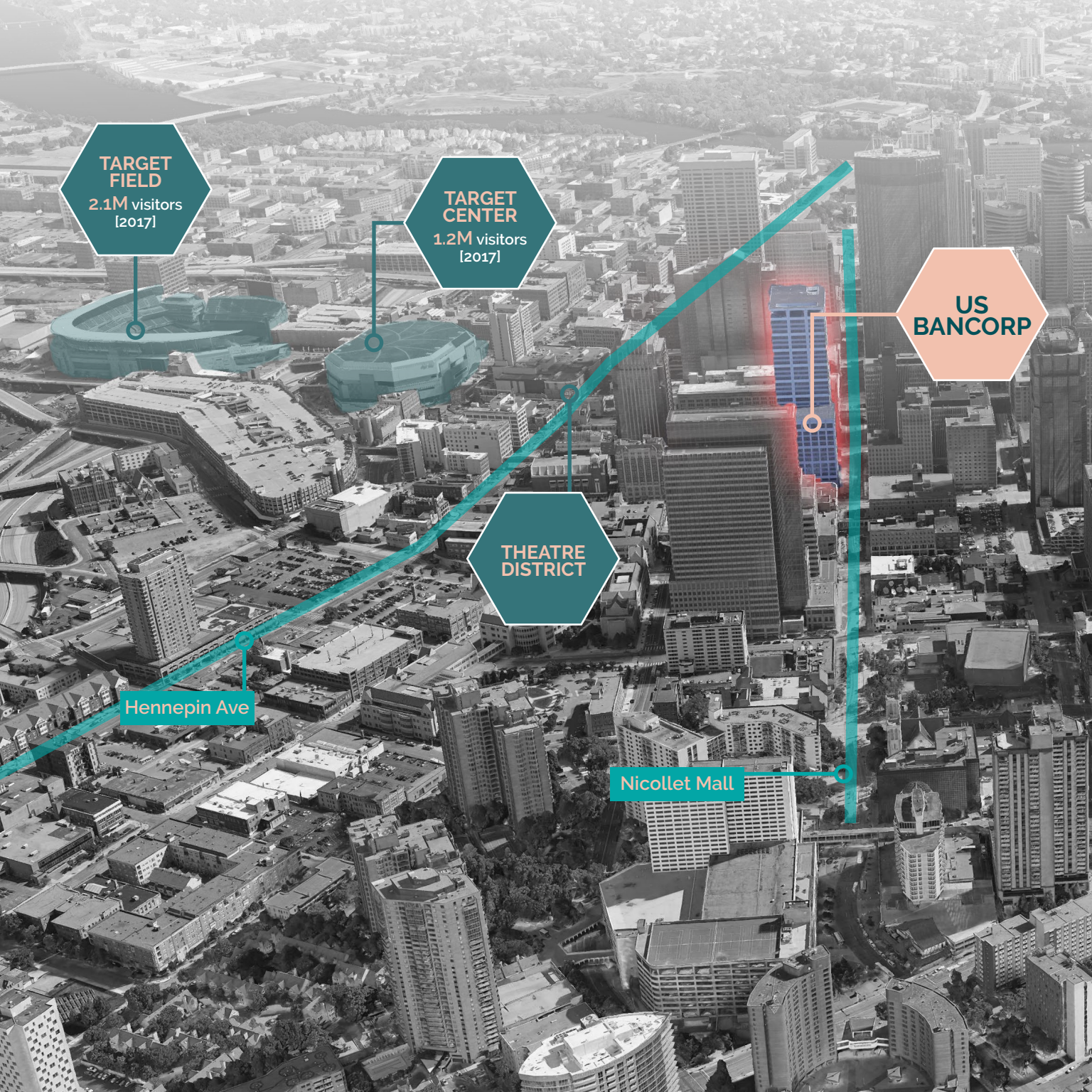
1.2M visitors  
[2017]

**US  
BANCORP**

**THEATRE  
DISTRICT**

Hennepin Ave

Nicollet Mall







**US BANK  
STADIUM**  
1.4M visitors  
[2017]

**MPLS  
CONVENTION  
CENTER**

# Site Information



**Location** | 800 Nicollet Mall | Minneapolis CBD  
Centrally located on Nicollet Mall

**GLA** | 936,803 sf Mixed-use Office-Retail Building

**Pedestrians** | 8,200+ people/day

**Skyway** | 3 access points



Caribou | D Brian's | US Bank | Mama's Pizza  
Downtown Eyes | Gent | Lee's Express  
McCormick & Schmick | Greenfield Kitchen

## SKYWAY SITE PLAN

**AVAILABLE**

SUITE 204  
550 USF

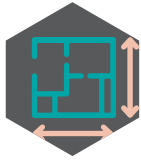
**AVAILABLE**

SUITE 207  
3,139 USF

**AVAILABLE**

SUITE 275  
1,147 USF





### AVAILABILITY

**Skyway** | Suite 204: 550 usf

**Skyway** | Suite 207: 3,139 usf

**Skyway** | Suite 275: 1,147 usf

**Skyway** | Suite 290: 1,595 usf

**First Floor** | 9,062 usf

**First Floor** | 5,693 usf

### 2020 TAX & OPS EST.

**Tax & Ops** | \$16.96 psf

## FIRST FLOOR SITE PLAN

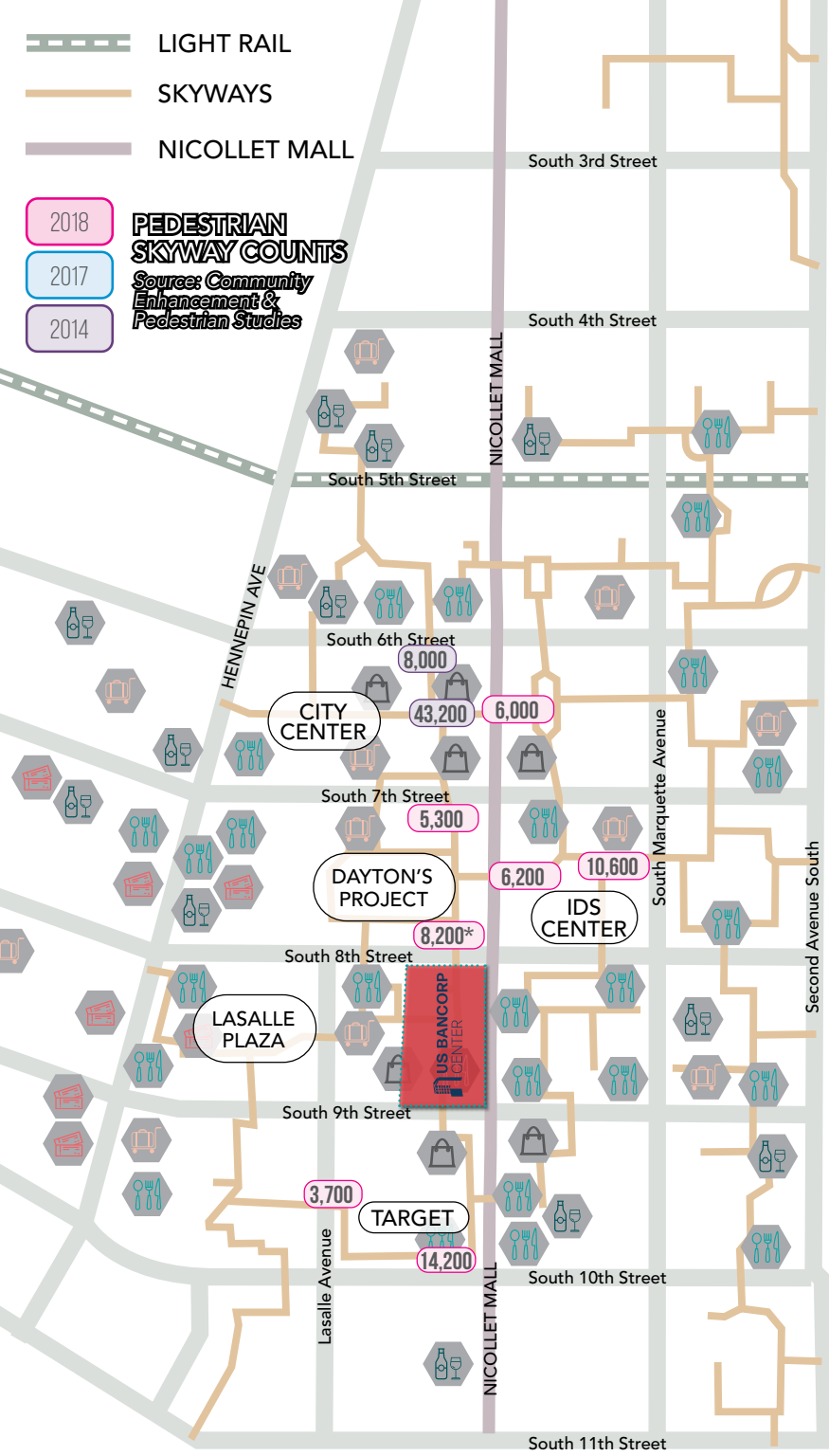




-  LIGHT RAIL
-  SKYWAYS
-  NICOLLET MALL

2018  
2017  
2014

**PEDESTRIAN SKYWAY COUNTS**  
*Sources: Community Enhancement & Pedestrian Studies*



## drinks

Starbucks | The Library | People's Organic  
 Brit's Pub | Living Room | Mackenzie Pub



## shops

Target | Verizon | Men's Wearhouse  
 Saks off 5th | Marshalls | Walgreens  
 Brooks Brothers



## sleep

Residence Inn | Le Meridien | Radisson Blu  
 The Marquette | W Minneapolis



## eat

McCormick & Schmick's | Zelo | Panera  
 Crave | Hell's Kitchen | 8th Street Grill  
 Fogo de Chao | The News Room | The Local



## shows

Red Eye Theater | State Theatre | Orpheum  
 Hennepin Theatre Trust | Skyway Theatre  
 Pantages Theatre | First Avenue  
 Brave New Workshop Comedy Theatre

# Downtown at a Glance



## Population

205,653 employees  
43,546 Residents



## Light Rail

Blue Line | 10.6M rides  
Green Line | 13.1M rides  
Northstar | 793.8K total rides



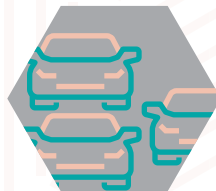
## Offices

6,025 businesses  
27M sf office space



## SKYWAY

9.5 miles of continuously  
connected walkways  
80 connected city blocks



## PARKING

70+ parking ramps  
36 parking lots  
52k+ parking spaces



## Hotels

34 hotels  
8,630 rooms



## Entertainment

Hennepin Theatre Trust | 3 Theatres  
230 event days/yr  
Guthrie | 655 shows | 370k attendance  
First Ave | 556 shows | 279k attendance



## Sport Venues

Target Field | 39,504 capacity | 81 games  
Target Center | 86 events | 750k attendance  
US Bank Stadium | 73,000 capacity



## For Retail Leasing Information Contact:

**Tony Strauss** | 612 359 1694  
tony.strauss@transwestern.com

**Kris Schisel** | 612 359 1691  
kris.schisel@transwestern.com

Managed by:



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