

RETAIL OPPORTUNITIES FOR LEASE

City Center

40 SOUTH 7TH STREET, MINNEAPOLIS, MN 55402

MINNEAPOLIS-ST. PAUL



KRIS SCHISEL
DIRECT 952 897 7715
kris.schisel@colliers.com

TONY STRAUSS
DIRECT 952 897 7882
tony.strauss@colliers.com

COLLIERS INTERNATIONAL
Minneapolis-St. Paul
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Site Information

Location	7th Street and Nicollet Mall (Minneapolis CBD)
Description	Mixed use - Retail / Office
Building GLA	Over 1.5 million square feet of mixed-use space
Retail GLA	250,000 square feet

AVAILABLE FOR LEASE:
234 SF - 21,877 SF Spaces Available

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	22,155	218,199	430,263
Median HH Income	\$32,571	\$31,776	\$40,844
Average HH Income	\$58,135	\$50,396	\$60,782
EMPLOYEE COUNTS:	1 Block	2 Blocks	3 Blocks
By Block Radius	15,806	25,757	44,939

** Employee counts were estimated based on currently occupied square feet and industry recognized square feet per employee standards for each property type in the study area. All attempts were made at accuracy, but the numbers are just estimates.*

SKYWAY PEDESTRIAN COUNTS:

City Center's six access points generate average Monday-Friday daily counts of 80,000+; the four street level entrances entice additional pedestrian traffic

> To Gaviidae	15,900 people per day
> To Macy's	15,100 people per day
> To Mayo Clinic Square	7,634 people per day
> To Fifty S. 6th	6,000 people per day
TOTAL	44,634 people per day

** Source: Community Enhancement / 2013 Pedestrian Studies*

TENANTS:

> Marshalls	> Saks Off 5th	> Cardigan Donuts
> Fogo de Chao	> Veil Orthodontics	> Fresh Market
> Marriott Hotel	> Brooks Brothers	> New Century Theatre
> Len Druskin	> Starbucks	> Baja Sol
> Allen Edmonds	> Leeann Chin	> UPS Store
> GNC	> Naf Naf Grill	

TRAFFIC GENERATORS:

Target Field | 39,504 Capacity | 81 Home Twins Games
 Light Rail | 19 Stops | 10 Million Rides | Averages 30,500 Rides Per Weekday
 Target Center | Averages 225 Event Days Per Year
 Nicollet Mall | Peavy Plaza Concerts
 Cities of Minneapolis & St. Paul | 26.8 M Visitors In 2011 | Spent \$6.524 B
 Skyway Connects | 80 Blocks | 1,000 Businesses | 200,000 Pedestrians Per Day
 Hennepin Theatre Trust | 3 Theatres | 5,729 Seats | 230 Event Days Per Year
 Upscale Hotels | 8 Within Walking Distance | 4,100 Rooms
 US Bank Stadium | 72,000 Capacity | 11 Home Games

EXPENSES (2016 EST.)

\$5.03 psf Taxes
 \$12.32 psf Ops
\$17.35 Total

CITY CENTER

Anchor: Marshalls and Saks
 Off 5th

Featuring three floors of
 Retail space (almost 250,000
 square feet)

Six Skyway connections link
 City Center to the Office,
 Retail, and Entertainment
 cores of Downtown
 Minneapolis

Convenient access to
 Interstates 94, 394, 35W and
 Highway 55

Over One (1) million square
 feet and Fifty (50) stories
 of Class A Office space on
 Nicollet Mall

Built in 1983, renovated in
 2005

Target Corporation anchored
 on 34 floors of Office space

Minneapolis Marriot Hotel,
 583 room full-service recently
 renovated

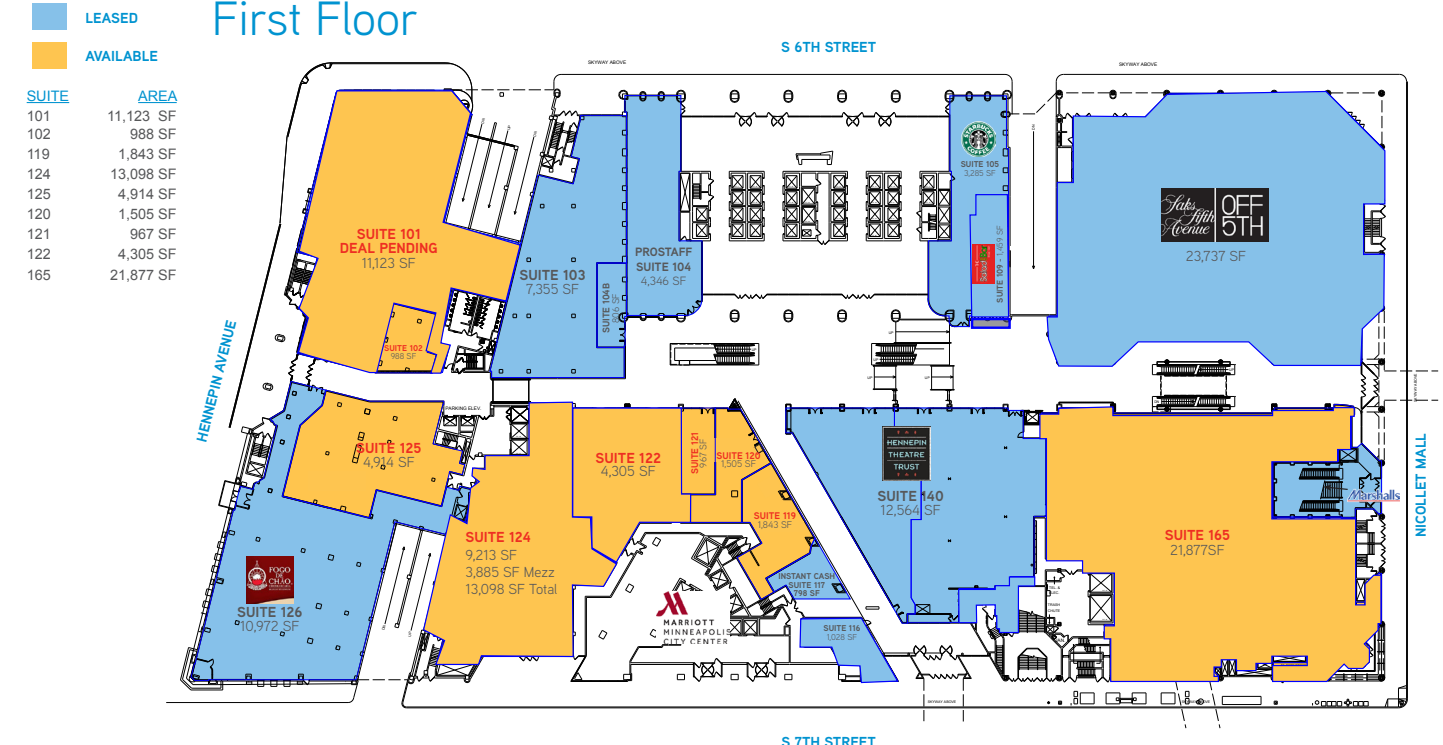
Parking facility with
 approximately 687 stalls

Onsite security both electronic
 and foot patrol

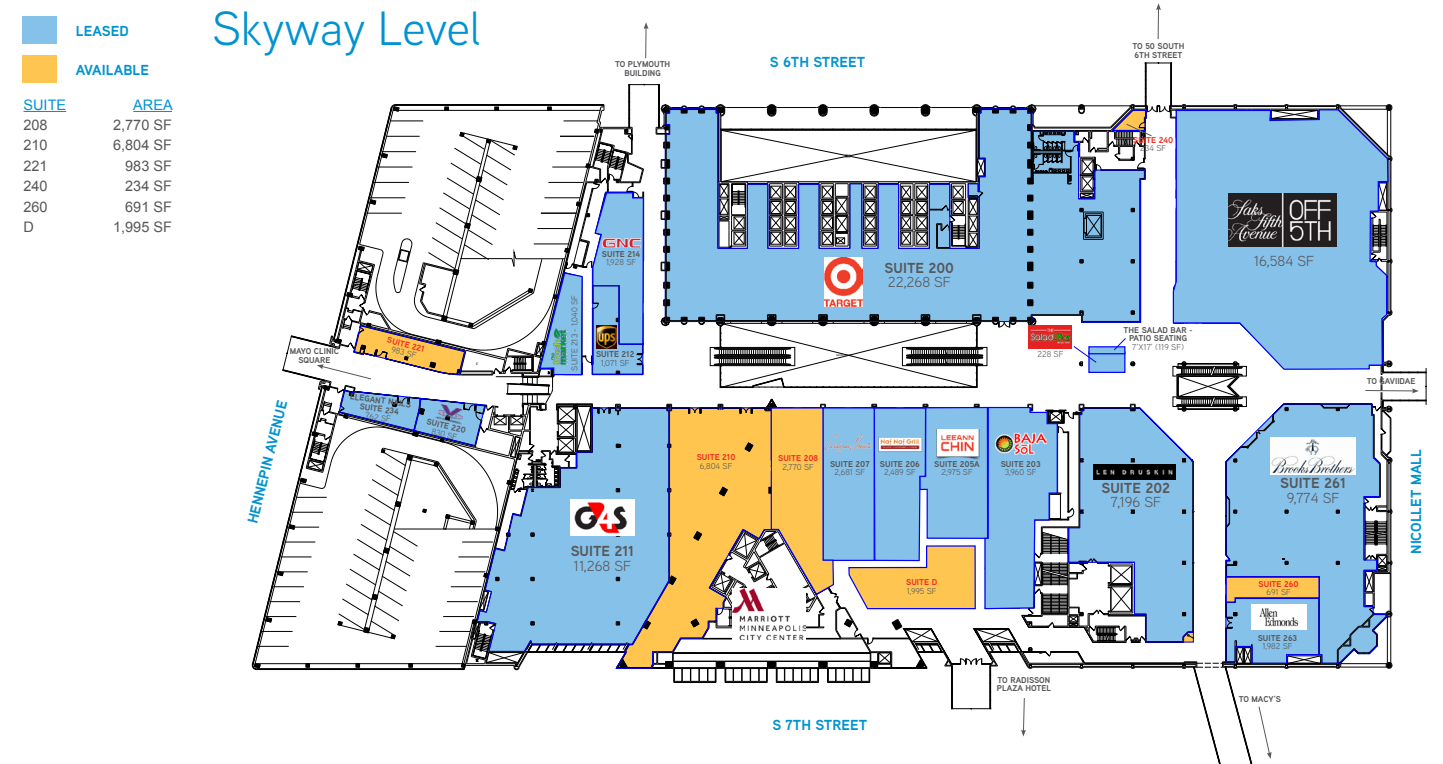
Light Rail just one block north
 of the building

Floor Plans

First Floor



Skyway Level

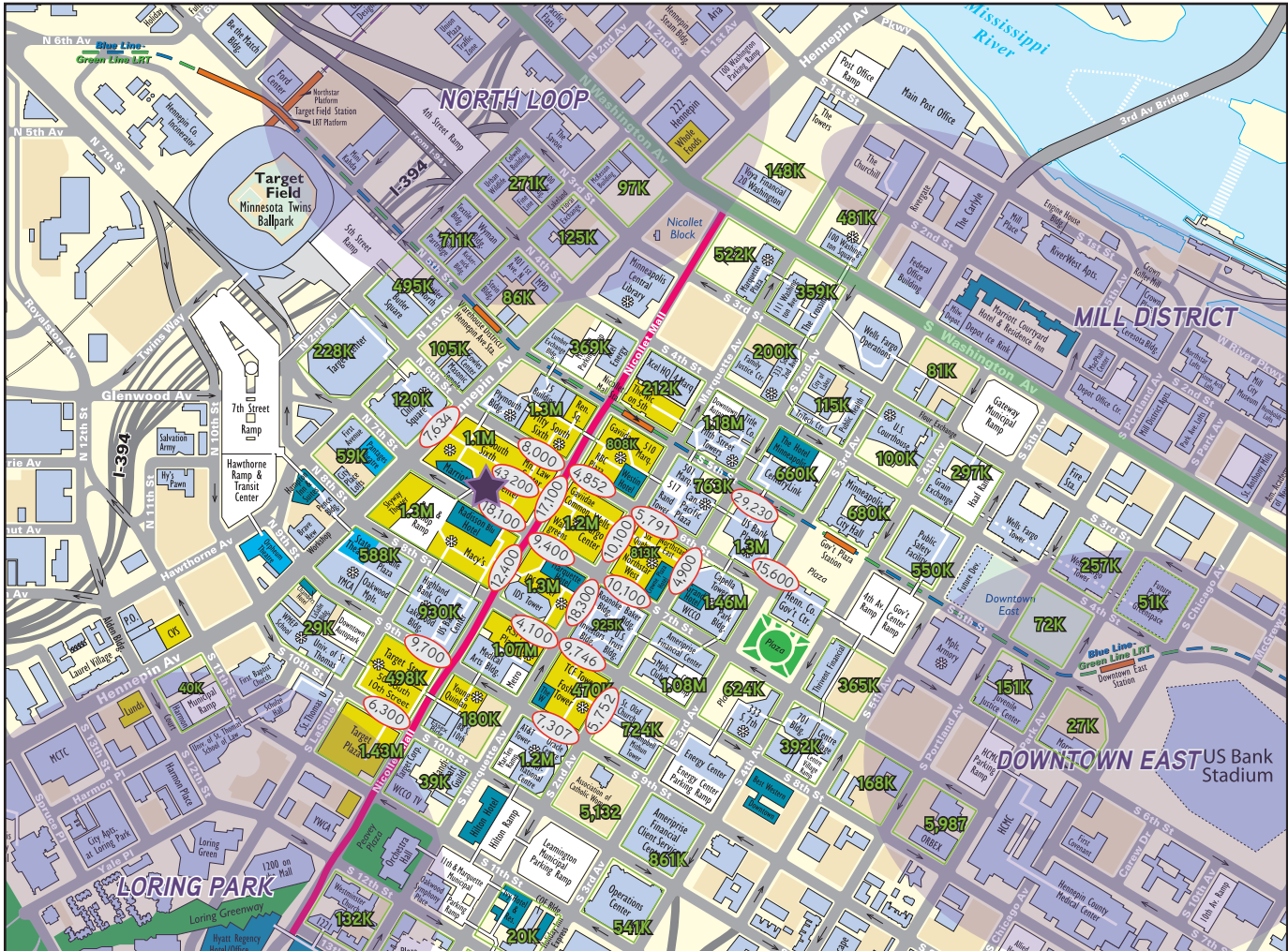


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Downtown Map



Contact Us

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