



Minneapolis, MN 55414

## Office Space For Lease In the Heart of Stadium Village

### Highlights and Features:

- In the heart of the University of Minnesota campus
- Walking distance to student housing, Huntington Bank Stadium, Mariucci Arena, and the Light Rail
- 52,375 students at U of MN
- Rare small vacancy
- Lighted intersection
- On the busiest light rail station in MN: 1.4 million rides
- One block from the U of MN hospital: 830 beds
- Walk/Bike Score: 89/97
- Commercial Location Score: 707
- Co-tenants: Chipotle, Cell Phone Repair, Psychic Readings, and **coming soon is Kinzo Udon and Dunn Brothers**
- Area Tenants: Chick-fil-A, Noodles, Nashville Coop, Walgreens, US Bank, Caribou, Burger King, My Burger, Raising Cane's, Bruegger's Bagels, Sally's Saloon, Stub and Herbs, Afro Deli & Grill, Kowloon, Sidewalk Kitchen, Kimchi Tofu House, Fly Chix Stadium Village, Lao Sze Chuan

Space Available: 800 Washington Avenue SE

- Suite 202: 1,600 sf (upper level)
- Lease Rate: Negotiable

### Demographics and Traffic Counts:

- U of M Student Population: 50,734
- Average Household Population: 1 mile - 15,817, 3 miles - 111,270 and 5 miles - 308,401
- Average Household Income: 1 mile - \$37,010, 3 miles - \$52,054 and 5 miles - \$57,267
- Traffic Count: Washington St SE - 3,750 vpd, Oak St SE - 6,750 vpd and University Ave SE - 12,000 vpd



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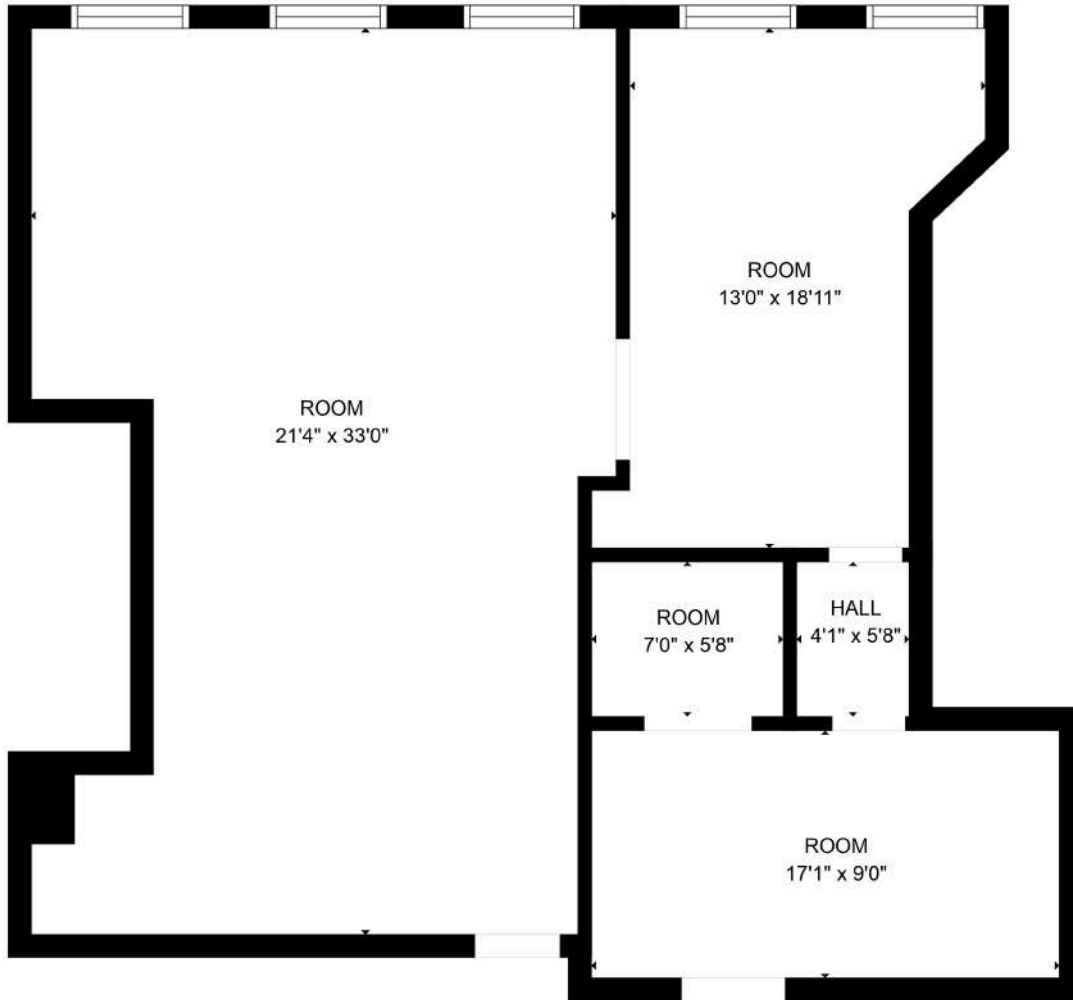
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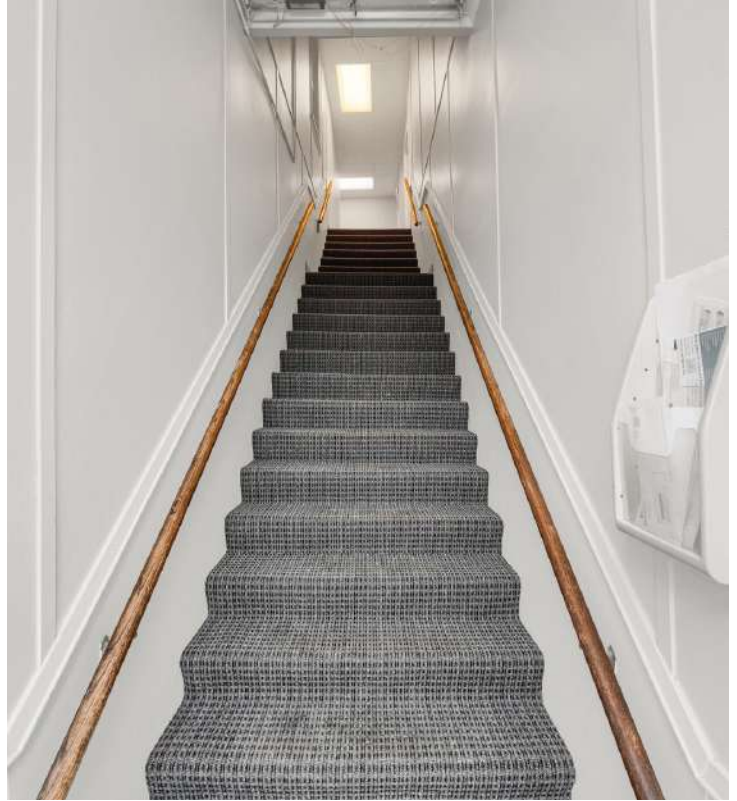
## Floor Plans - Suite 202



GROSS INTERNAL AREA:  
FLOOR 1: 1079 sq. ft  
TOTAL: 1079 sq. ft

CREATED BY NORDY PHOTOGRAPHY. CALCULATIONS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

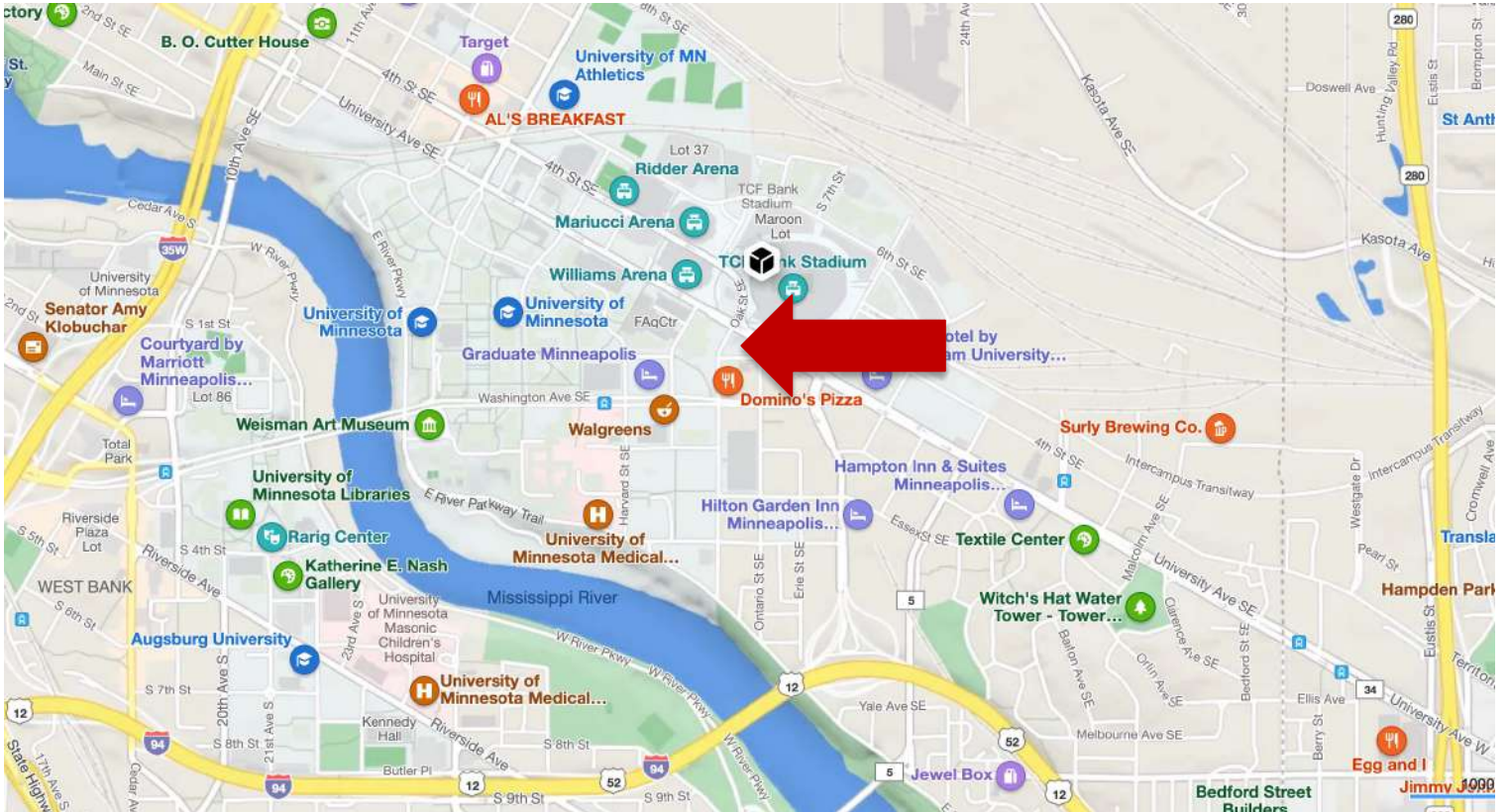
## Suite 202 Interior Photos



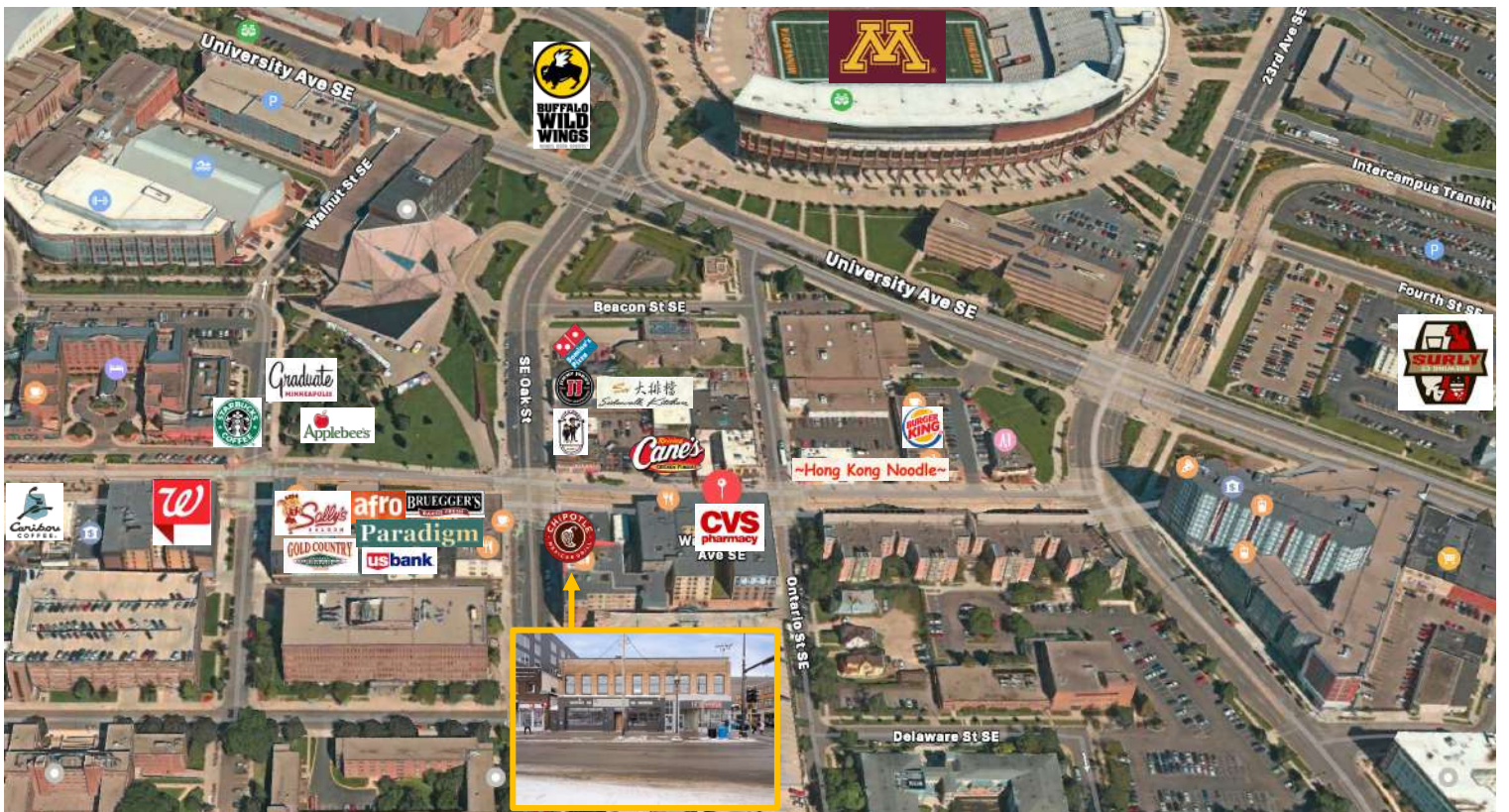
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# Map



# Aerial



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