



550-600 South Fourth Street | Minneapolis, MN 55415

## Street Level and Skyway Retail/Restaurant Space For Lease

### Highlights and Features:

- 15 floor luxury mixed use property
- 195 Residential Units
- Nearby Light Rail Station
- Connected to the Skyway with access to the CBD
- Parking Ramp (1,610 Stalls)
- Attached to the Radisson Red Hotel and Mill Wright Office Building
- Neighboring tenants: US Bank Stadium (home of Minnesota Vikings), The Armory (8,400-person music & events venue), The Commons (4.2-acre public green space) Trader Joe's, Mill City Museum, Guthrie Theater, The Depot Minneapolis, Bar Zia, Crooked Pint Ale House, Subway, Caribou Coffee, Off the Rails, Sawatdee Thai, OUI Bar & Kitchen, Jimmy John's, and more

### Space Available:

- Suite 75-100: 2,030 sf (former coffee shop, ground level, patio and outdoor seating)
- Block 68: 5,096 sf (can be demised into multiple spaces, grey shell)
- Block 69 Suite 69-210: 2,473 sf (Second gen restaurant space, with hood)
- Suite 69-220: 2,757 sf
- 2024 CAM/Tax: \$13.00 psf NNN
- Lease Rate: Negotiable

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 14,968, 3 miles - 155,222, and 5 miles - 319,999
- Average Daytime Population: 1 mile - 67,525, 3 miles - 149,356, and 5 miles - 212,772
- Average Household Income: 1 mile - \$59,607, 3 miles - \$47,539, and 5 miles - \$57,120
- S 4th St - 4,004 vpd, 5th Avenue S - 6,921 vpd, Portland Avenue - 3,994 vpd, and S 33rd St - 7,491 vpd



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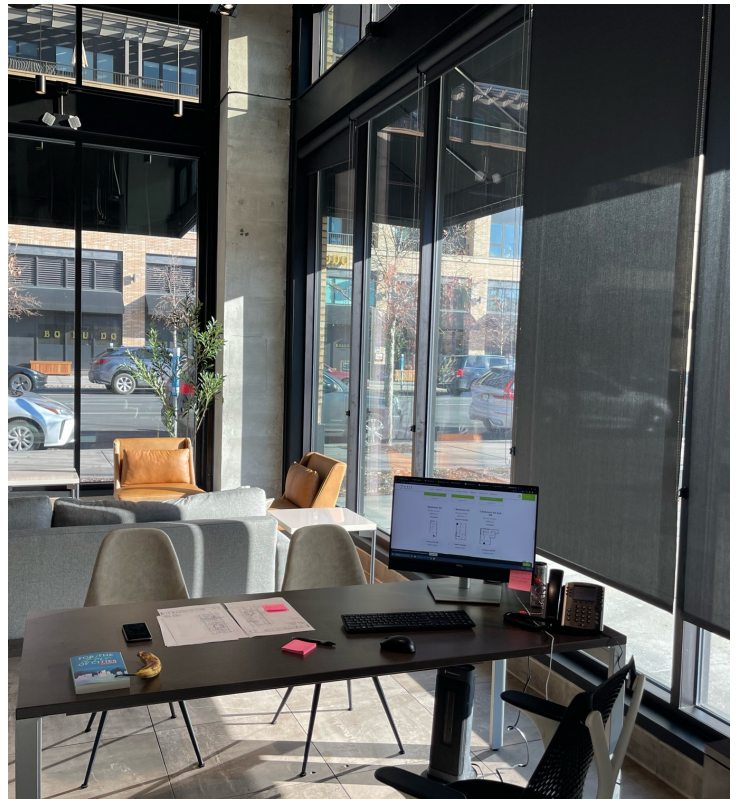
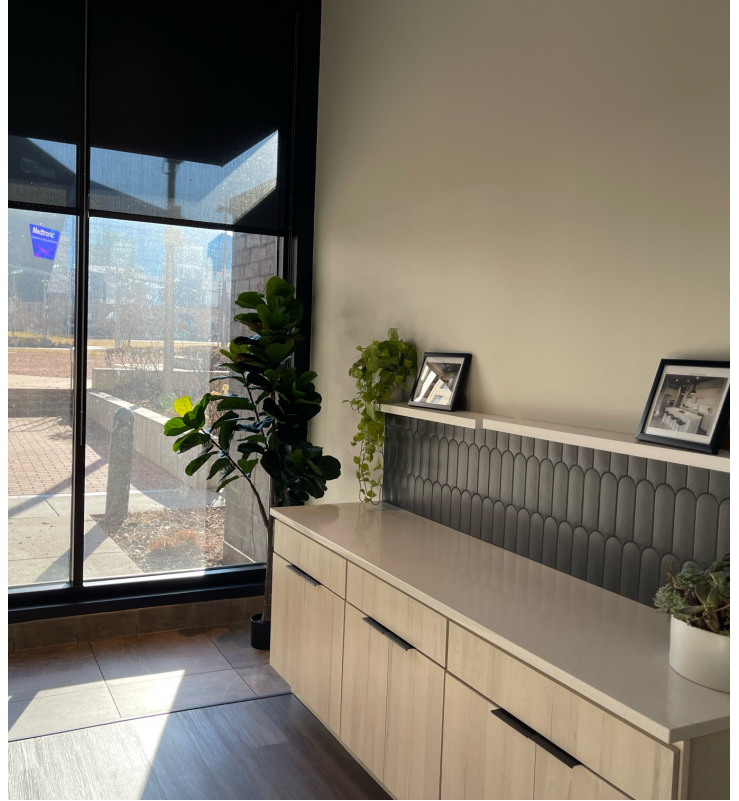
952.393.1212

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## Interior Photos | Suite 75



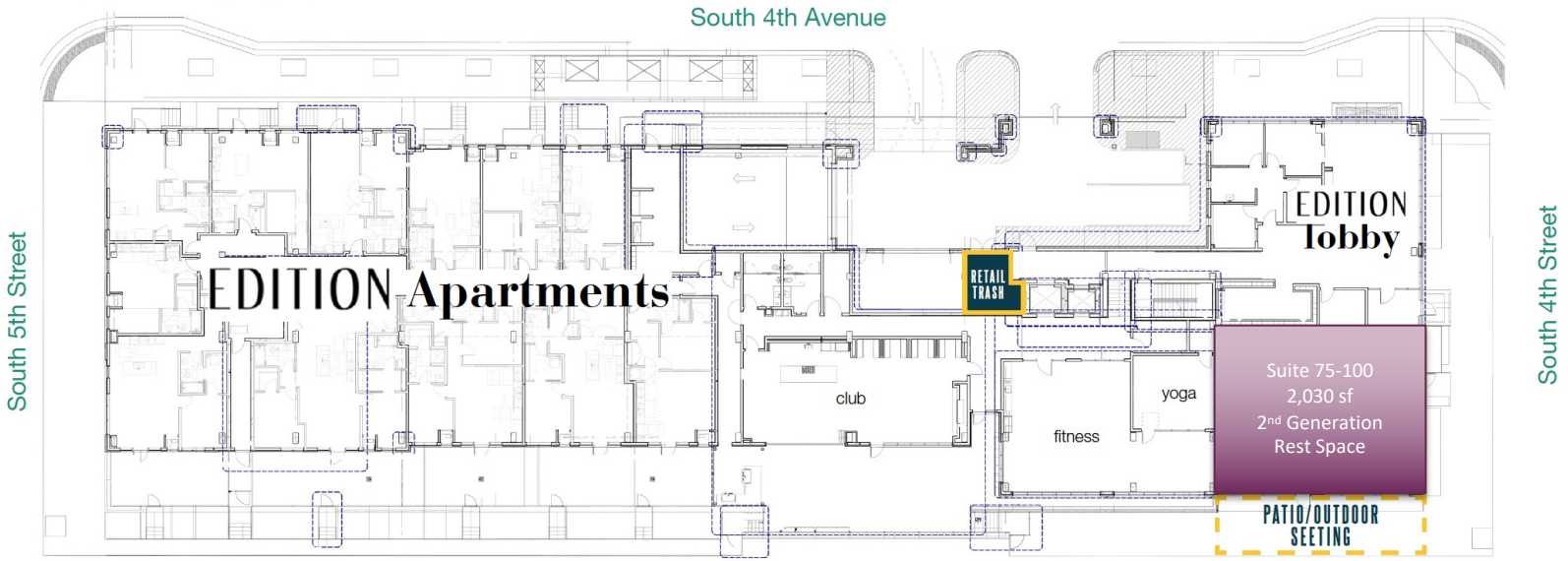
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## Interior Photos



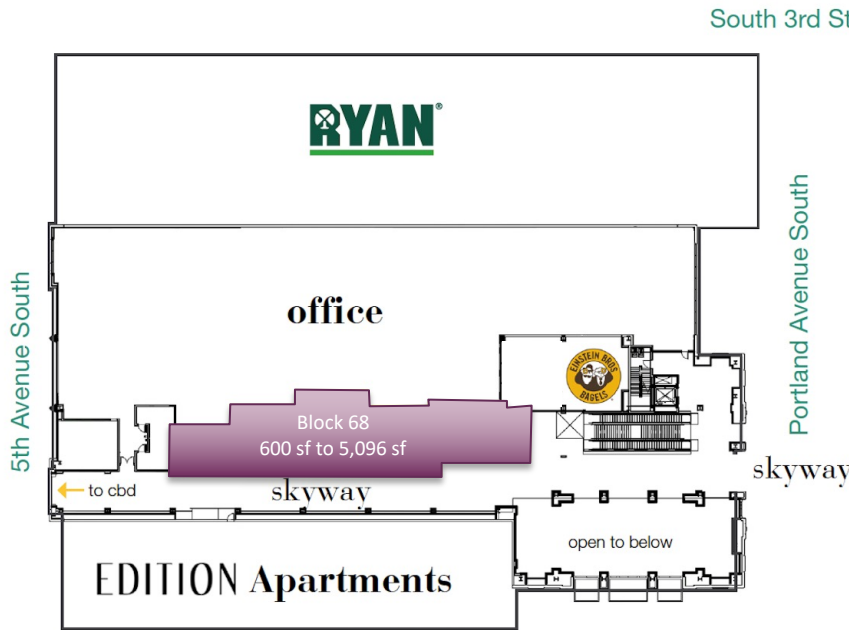
Street Level Floor Plans

**BUILDING 515**

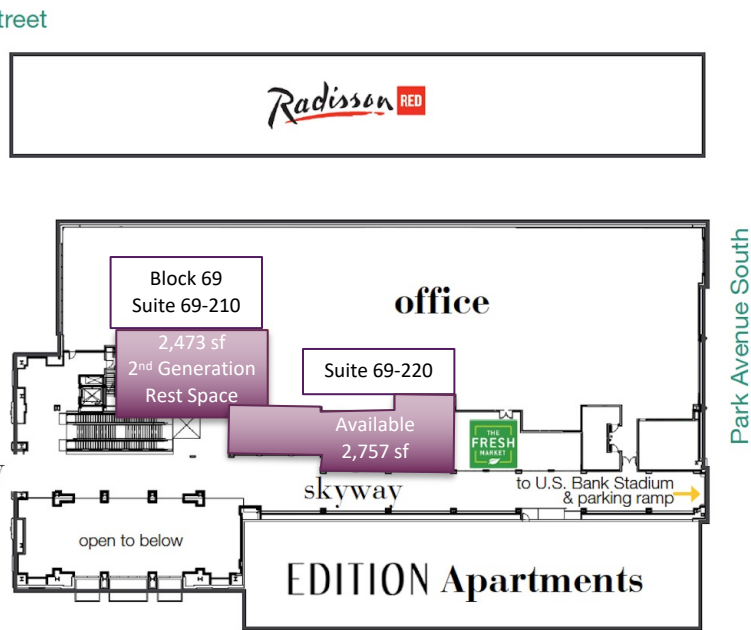


Skyway Floor Plans

**BUILDING 550**



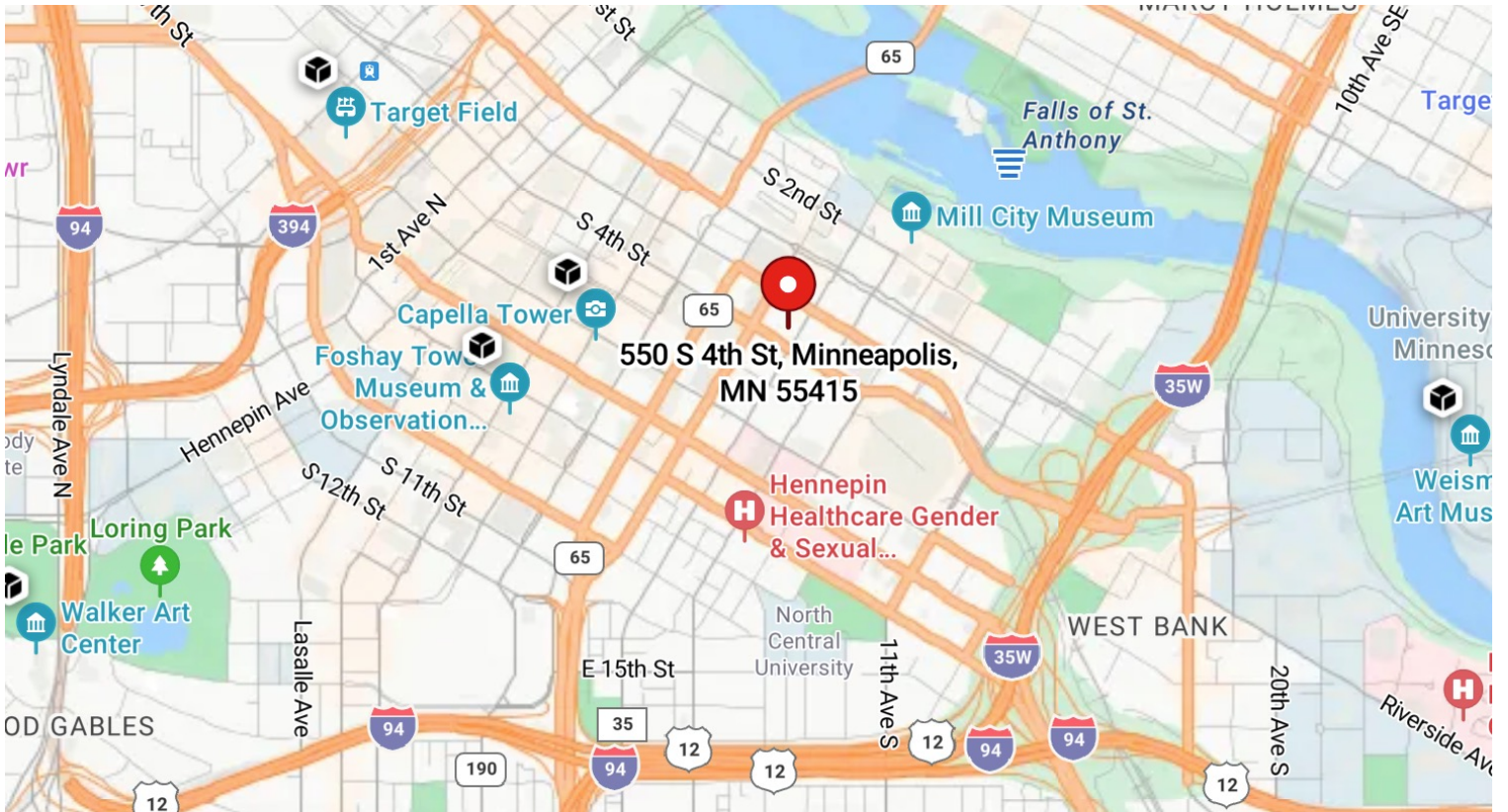
**BUILDING 600**



South 4th Street

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## Map



## Aerial



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