



NICO EAST
1725 Nicollet Ave
Minneapolis, MN 55403
Commercial Space For Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

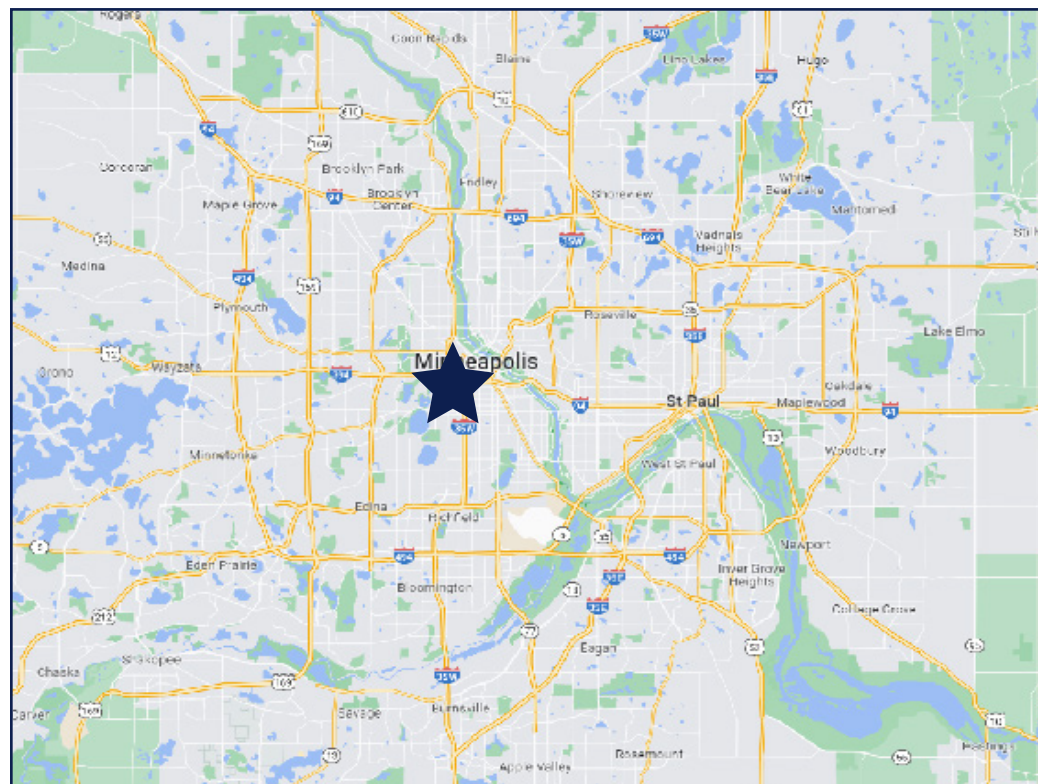
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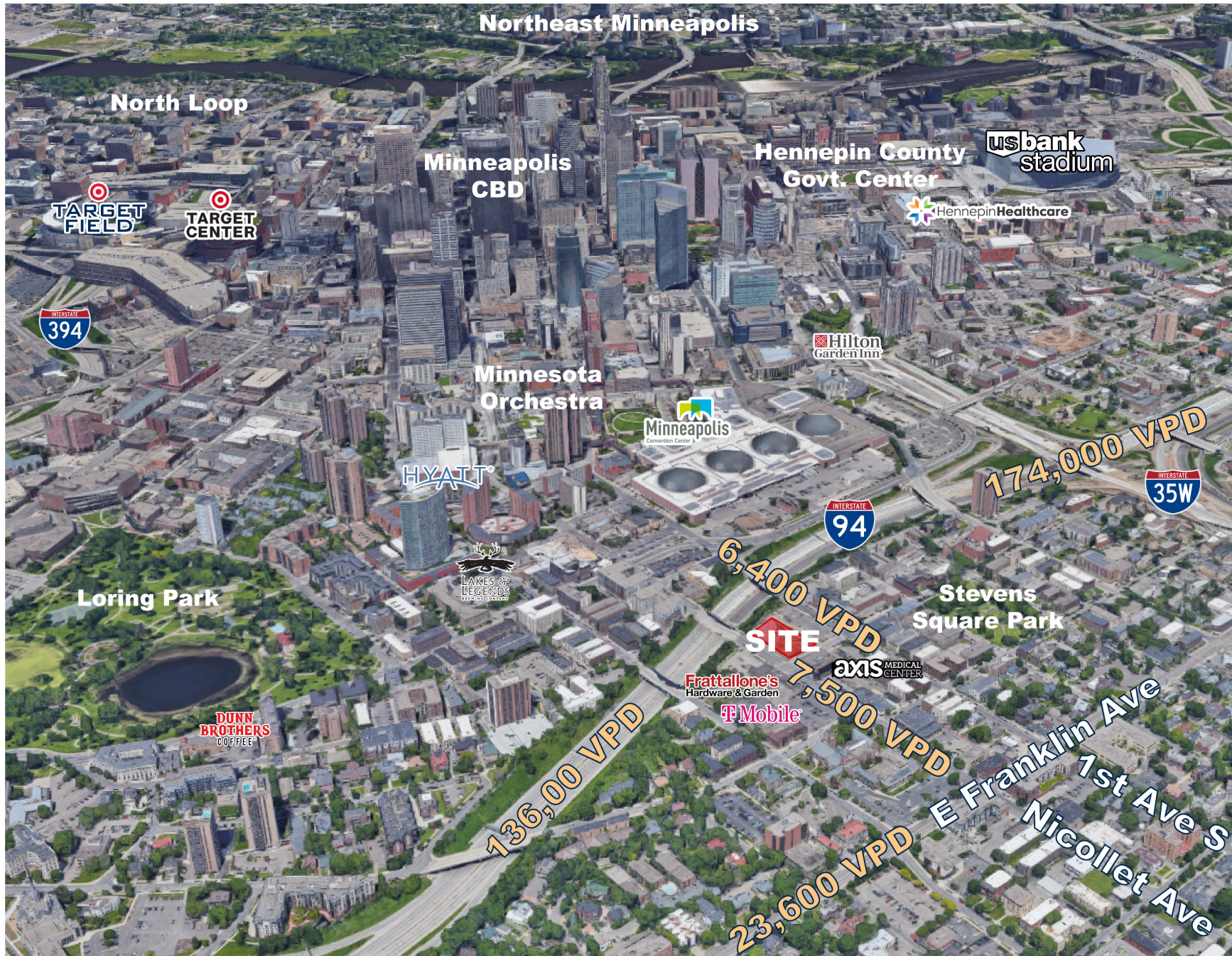
ADDRESS	1725 Nicollet Ave
CITY, STATE	Minneapolis, MN 55403
TOTAL SPACE AVAILABLE	4,019 SF (2 Spaces)
SPACE 1	LEASED
SPACE 4	1,097 RSF
SPACE 5	2,922 RSF (Restaurant Space, Divisible)
LEASE RATE	\$22-\$28 Modified Gross
COUNTY	Hennepin
YEAR BUILT	2020
PARKING	26 Parking Spaces/Partial Commercial

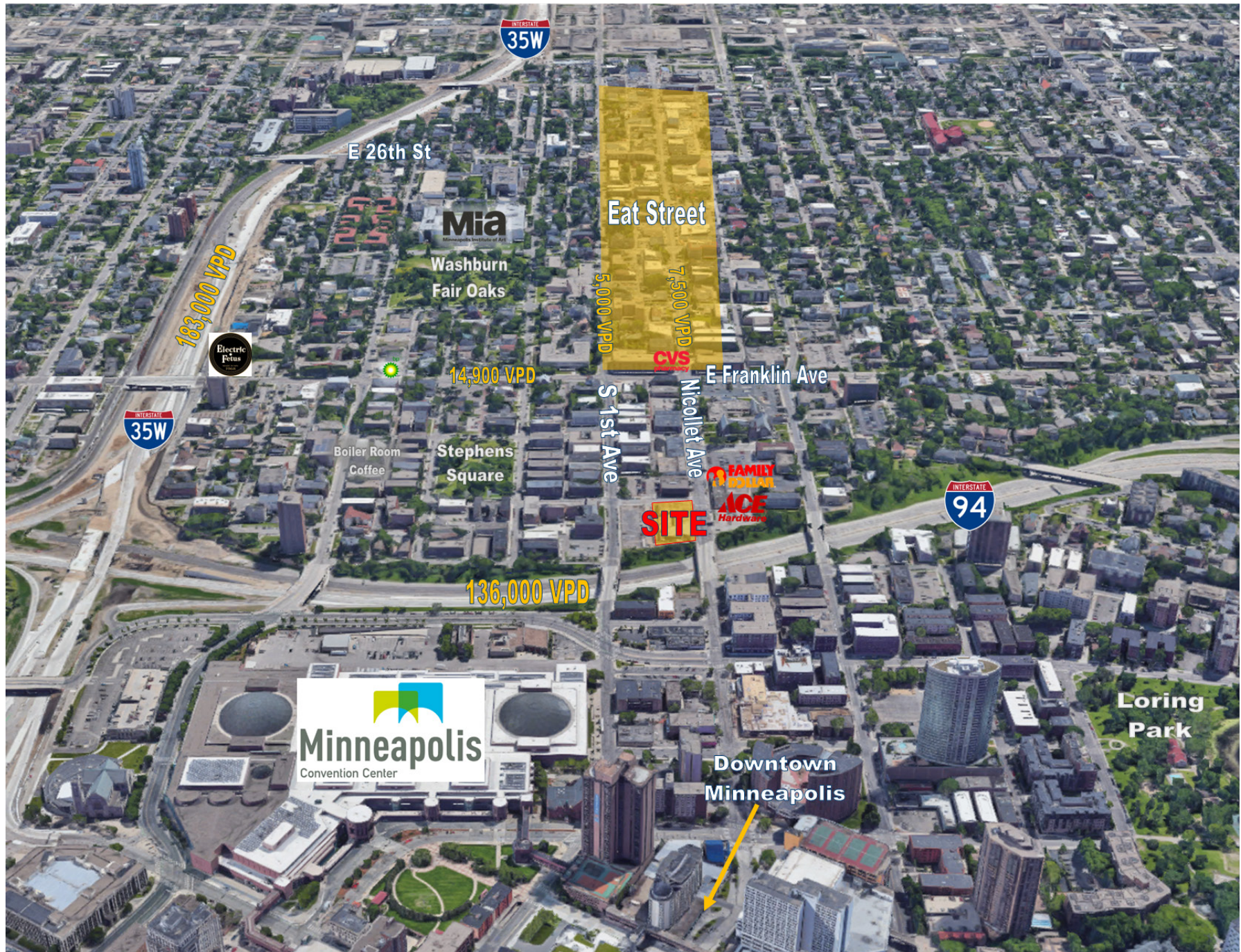
HIGHLIGHTS

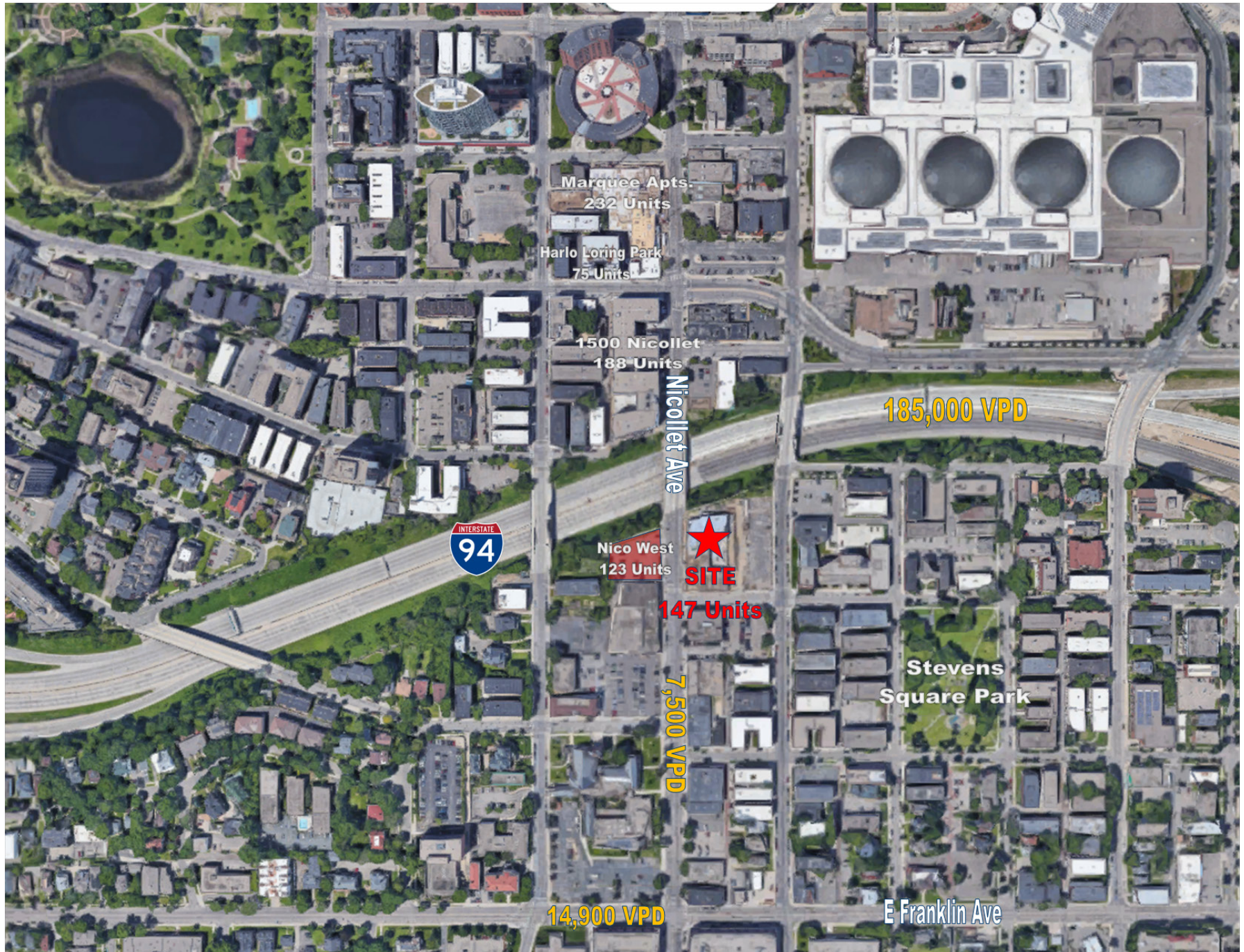
- Apartments filled up fast!
- High profile development across from downtown Minneapolis
- Walkable to Eat Street and Minneapolis Convention Center and the Downtown Skyways
- Limited on-site parking available to commercial tenants
- Easily accessible off of Nicollet Ave by car or foot and bus stop on corner of Nicollet and 18th Ave
- Flexible space sizes and configuration
- Great for retail, restaurant or medical users
- Patio space available for outdoor seating on Space 5
- 1,000 new apartment units constructed in the area
- Grease shafts located in Space 5
- The Project is equipped with a Virtual Blue security system which utilizes multiple cameras and active monitoring. There are also on-site property management/leasing agents present at different times during the day.



2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	51,012	263,963	505,740
MEDIAN AGE	33.0	31.5	33.6
MEDIAN HH INCOME	\$53,518	\$67,561	\$80,928
AVERAGE HH INCOME	\$84,589	\$102,524	\$119,851













UPLAND

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