



Colliers

## For Lease

### SPACE AVAILABLE

- 1,345 sf
- 2025 CAM/Tax: \$7.65 psf
- Lease Rate: Negotiable

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#### Colliers

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## 4th & Park Tower

700 S 4th Street, Minneapolis, MN 55415

### Street Level Retail Space

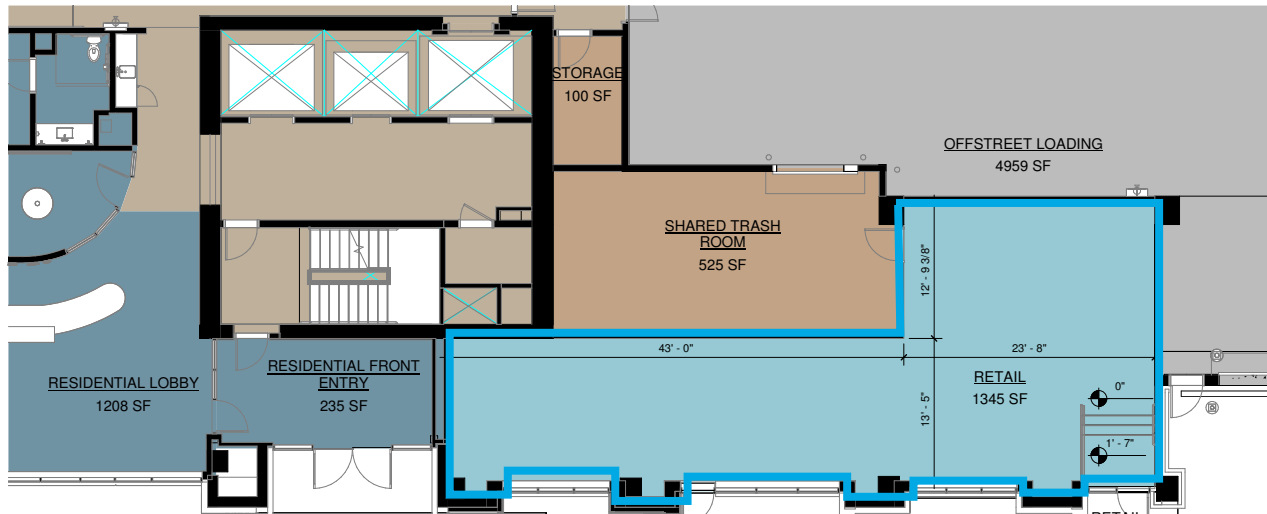
### HIGHLIGHTS and FEATURES

- New development
- Residential tower- 25-story, 350-unit
- Dense housing population
- Nearby Light Rail Station
- Covered Parking: 100 spaces
- Parking Ramp (Fleet Farm): 1,610 parking stalls
- Access to CBD Skyway
- Neighboring tenant: 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

Accelerating success.



# Floor Plan



## DEMOGRAPHICS

### Average Household Population

1 Mile	14,968
3 Miles	155,222
5 Miles	319,999

### Average Household Income

1 Mile	\$59,607
3 Miles	\$47,539
5 Miles	\$57,120

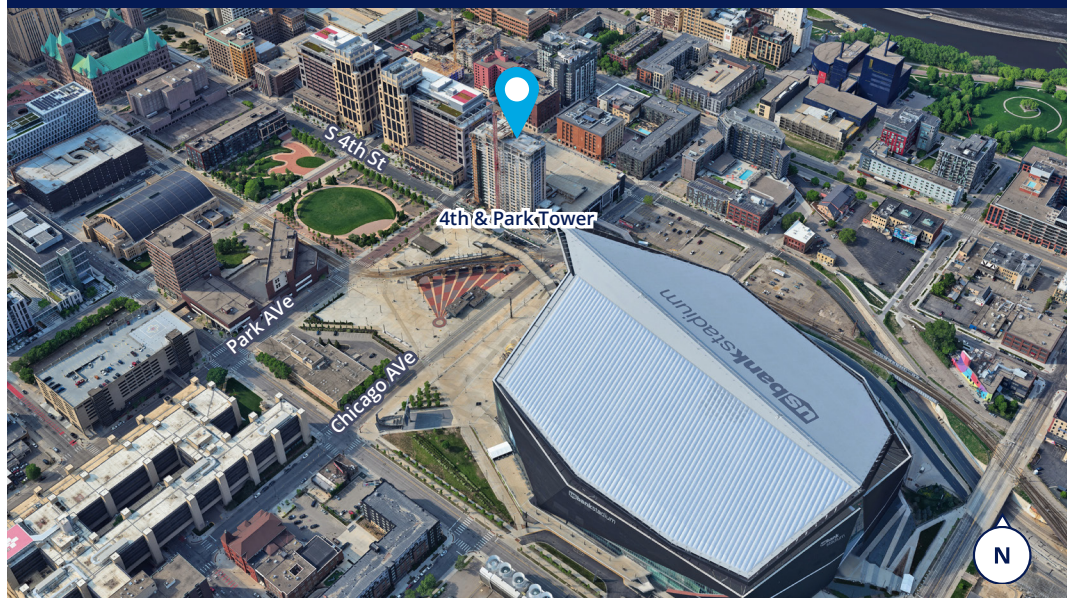
### Average Daytime Population

1 Mile	67,525
3 Miles	149,356
5 Miles	212,772

## TRAFFIC COUNTS

- S 4th St: 4,004 vpd
- 5th Avenue S: 6,921 vpd
- Portland Avenue: 3,994 vpd
- S 33rd St: 7,491 vpd

## Location Overview



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