



Colliers

For Lease

SPACE AVAILABLE

- CM1: 2,385 SF (previously a cafe)
- Lease Rates: \$17 – 20 psf NNN
- CM4: 2,191 SF (previously a fitness concept)
- Lease Rates: \$17 – \$20 psf NNN
- 2025 CAM/Tax: \$10.83 psf

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Marquee

1410 Nicollet Avenue | Minneapolis

Restaurant/Fitness Retail Space

HIGHLIGHTS and FEATURES

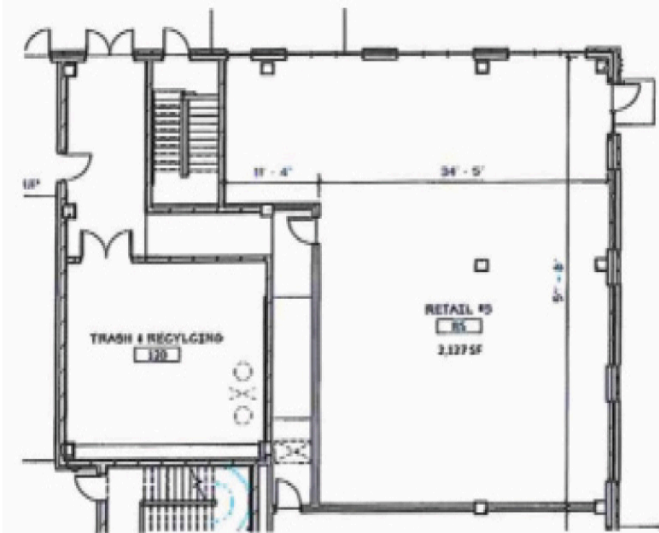
- Retail availability on the first floor of new mixed-use building
- Easy access to I-94 and CBD
- Join Sonora Grill in a neighborhood where arts and culture meet the the commercial CBD district to attract young professionals
- Blocks from Loring Park, The Walker Art Center, The Minneapolis Convention Center, University of St. Thomas School of Business & Law, Westminster Presbyterian, and Minnesota Orchestra

STREET LEVEL

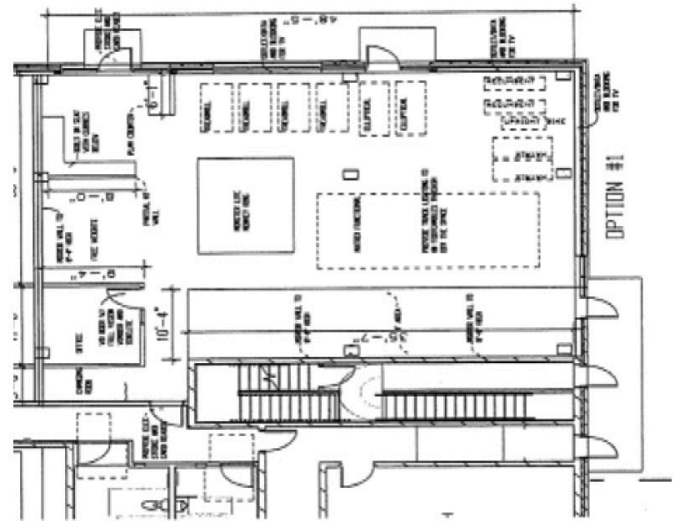
Floor Plans

CM1

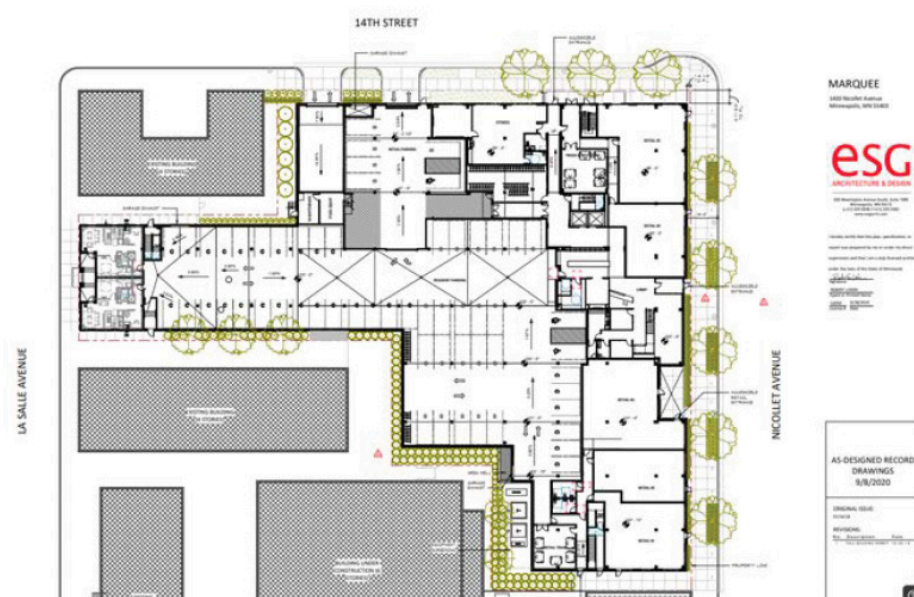
SPACE: RETAIL #5 (2,385 SF)



CM4



Marquee Drawing



Location Overview

AVERAGE HOUSEHOLD POPULATION

1 mile	25,616
3 miles	162,149
5 miles	322,218

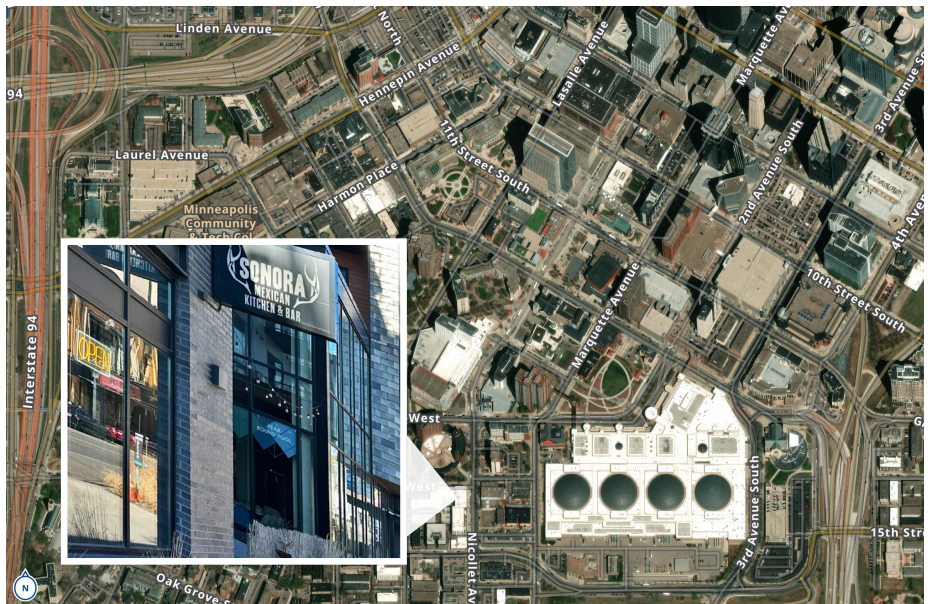
AVERAGE HOUSEHOLD INCOME

1 mile	\$49,781
3 miles	\$53,724
5 miles	\$59,309



TRAFFIC COUNTS

Nicollet Avenue	5,247 vpd
I-94	151,270 vpd



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