

The image shows a modern multi-story building with a brick and dark panel facade, featuring large windows and balconies. A vertical sign on the left side of the building reads 'IONapts.com'. A horizontal sign on the right side of the building reads 'THE EDITION'. The building is situated in an urban environment with other buildings visible in the background.

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## For Lease

### SPACE AVAILABLE

- Block 68: 5,096 sf
- Block 69, Suite 69-210: 2,473 sf
- Suite 69-220: 2,757 sf
- Suite 69-230: 1,333 sf
- 2025 CAM/Tax: \$13.63 psf
- Lease Rate: Negotiable

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# The Edition

550-600 S Fourth St | Minneapolis

Skyway Retail/Restaurant Space

### 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

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# Interior Photos



Block 68



Block 68



Block 69



Block 69



Block 69



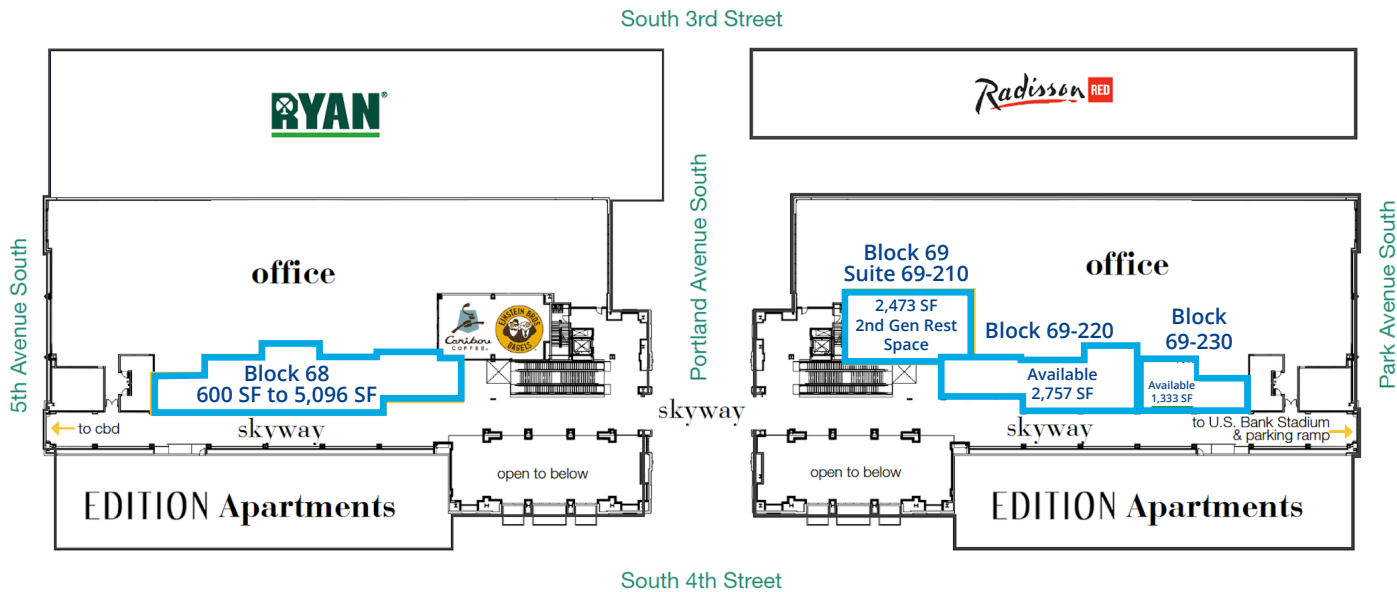
Block 69

# Site Plans

## SKYWAY LEVEL

BUILDING 550

BUILDING 600



# Location Overview

## AVERAGE HOUSEHOLD POPULATION

1 mile	14,968
3 miles	155,222
5 miles	319,999

## AVERAGE DAYTIME POPULATION

1 mile	67,525
3 miles	149,356
5 miles	212,772

## AVERAGE HOUSEHOLD INCOME

1 mile	\$59,607
3 miles	\$47,539
5 miles	\$57,120

## TRAFFIC COUNTS

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



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