



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
- 2026 CAM/Tax: \$11.60 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 co-tenants RBC, UBS, Evereve, Face Foundrie, and Sonora Grill in a neighborhood where arts and culture meet the commercial CBD district to attract young professionals
- Blocks from Oh Baby, J. McLaughlin, Crisp and Green, Gunderson's Jewelers, Toastique, Loring Park, The Walker Are Center, The Convention Center, University of St. Thomas School of Business & Law, Westminster Presbyterian, and Minnesota Orchestra

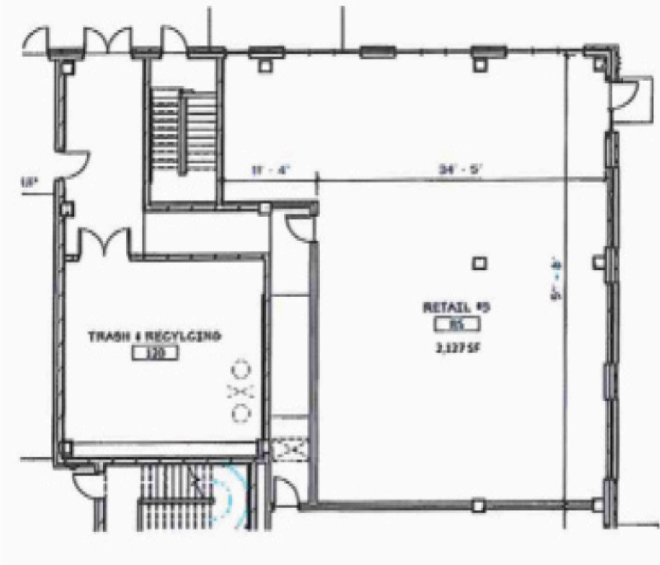
Accelerating success.

STREET LEVEL

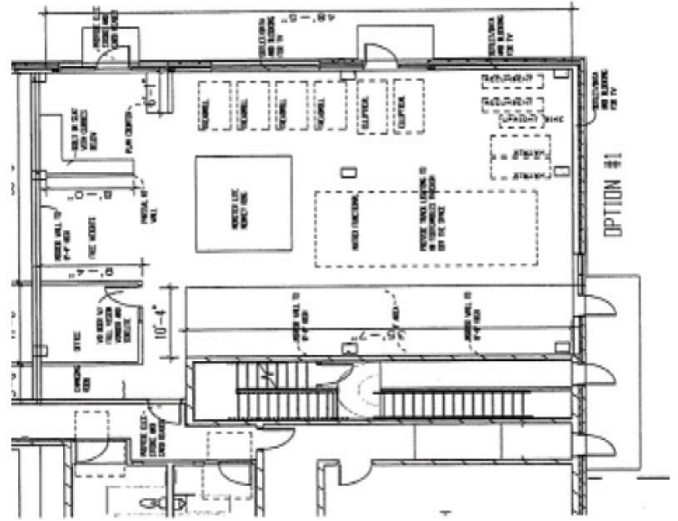
FLOOR PLANS

CM1

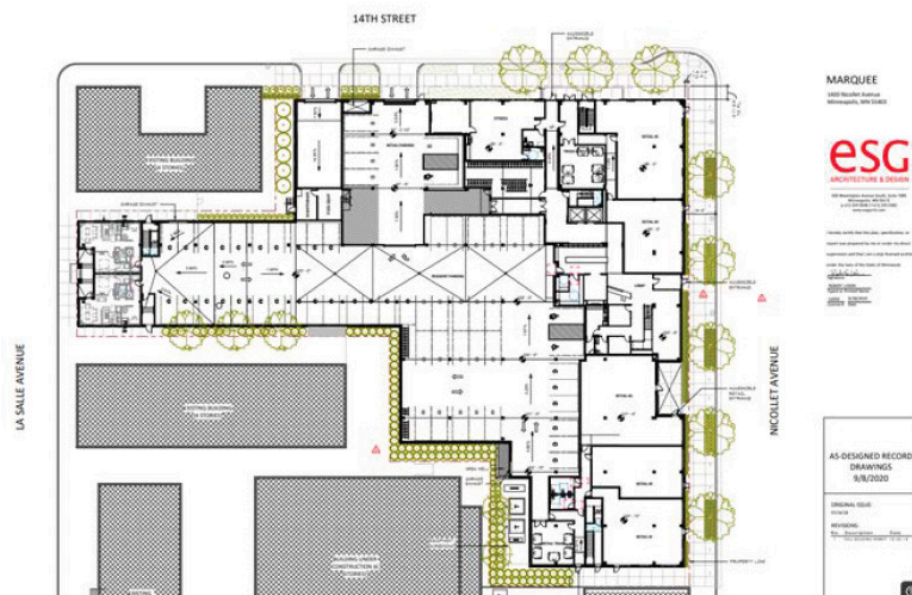
SPACE: RETAIL #5 (2,385 SF)



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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