



Colliers



4th & PARK

700

FOR LEASE

SPACE AVAILABLE

- 1,345 sf
- 2026 CAM/Tax: \$9.65 psf
- Lease Rate: Negotiable

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4th & PARK TOWER

700 S 4th Street, Minneapolis, MN 55415

Street Level Retail Space

HIGHLIGHTS and FEATURES

- Brand-new mixed-use development in the rapidly growing East Town district
- 25-story residential tower featuring 350 modern apartment units
- High-density housing with strong daytime and evening population
- Immediate access to public transit, including the nearby Light Rail Station
- On-site covered parking with 100 dedicated spaces
- Adjacent to Fleet Farm Parking Ramp offering 1,610 additional stalls
- Connected to the Downtown Minneapolis Skyway System, enabling year-round pedestrian access
- Prime visibility and foot traffic driven by major entertainment, sports, and cultural destinations
- 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 45,797

3 Miles 153,290

5 Miles 268,217

Average Household Income

1 Mile \$109,745

3 Miles \$94,110

5 Miles \$98,483

Average Daytime Population

1 Mile 67,525

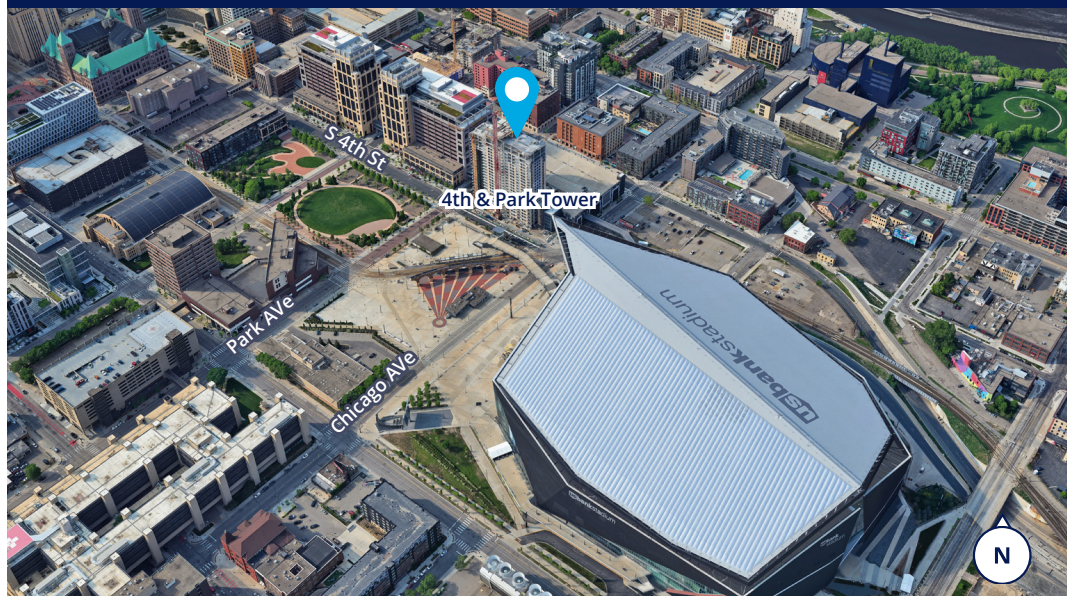
3 Miles 149,356

5 Miles 212,772

TRAFFIC COUNTS

- 4th St S: 6,753 vpd
- 3rd St S: 13,700 vpd
- Park Avenue: 15,000 vpd
- Chicago Avenue: 4,944 vpd

LOCATION OVERVIEW



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