



Colliers

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
- 2026 CAM/Tax: \$14.46 psf
- Lease Rate: Negotiable

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THE EDITION

550-600 S Fourth St | Minneapolis

Skyway Retail/Restaurant Space

HIGHLIGHTS and FEATURES

- 5 story luxury mixed use development in the heart of East Town
- 195 upscale residential units offering strong built in customer base
- Steps from the METRO Light Rail Station, providing seamless regional connectivity
- Direct Skyway access linking the property to the Central Business District and major downtown destinations
- Adjacent 1,610 stall structured parking ramp, offering abundant parking for residents, visitors, and commercial tenants
- Integrated connection to Radisson RED Hotel and the Millwright Office Building, creating a dynamic mixed use environment
- High visibility location surrounded by residential density, corporate offices, entertainment venues, and hospitality assets
- Walkable urban neighborhood with immediate access to restaurants, retail, green space, and cultural attractions
- 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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Accelerating success.

INTERIOR PHOTOS



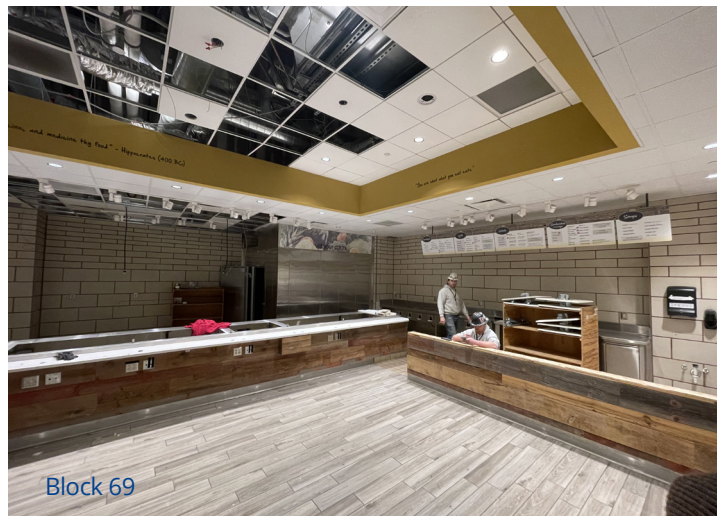
Block 68



Block 68



Block 69



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Block 69



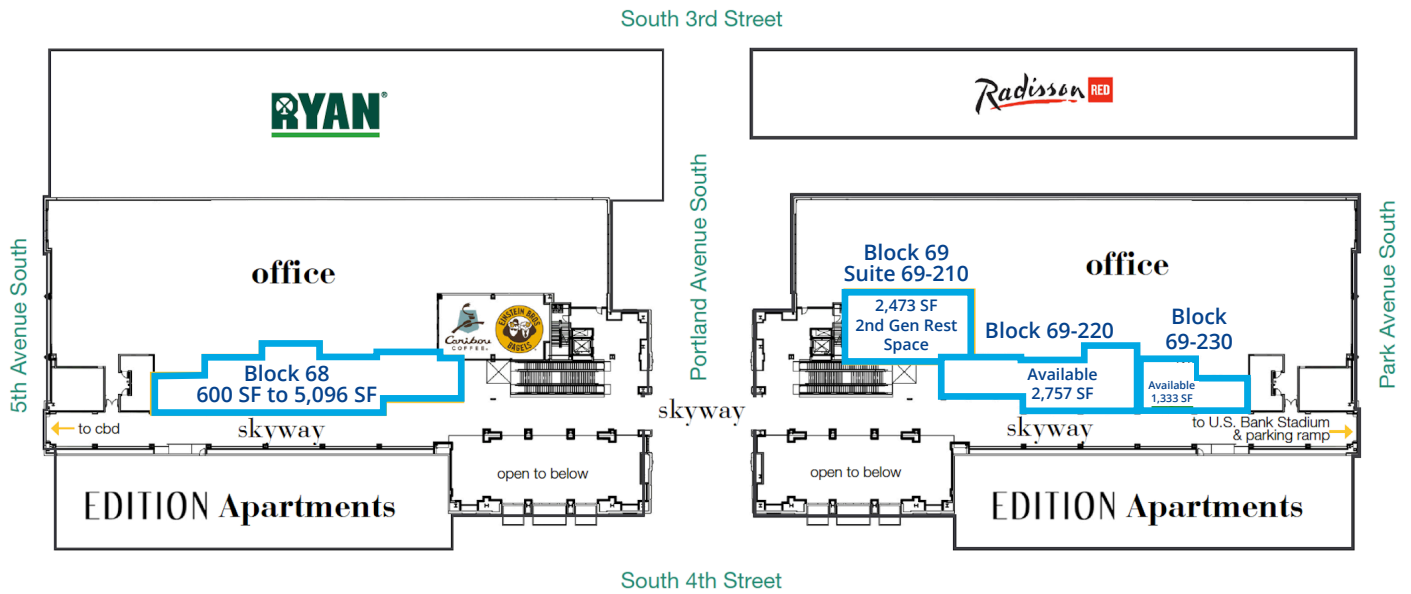
Block 69

SITE PLANS

SKYWAY LEVEL

BUILDING 550

BUILDING 600



LOCATION OVERVIEW

AVERAGE HOUSEHOLD POPULATION

1 mile	45,797
3 miles	153,290
5 miles	268,217

AVERAGE DAYTIME POPULATION

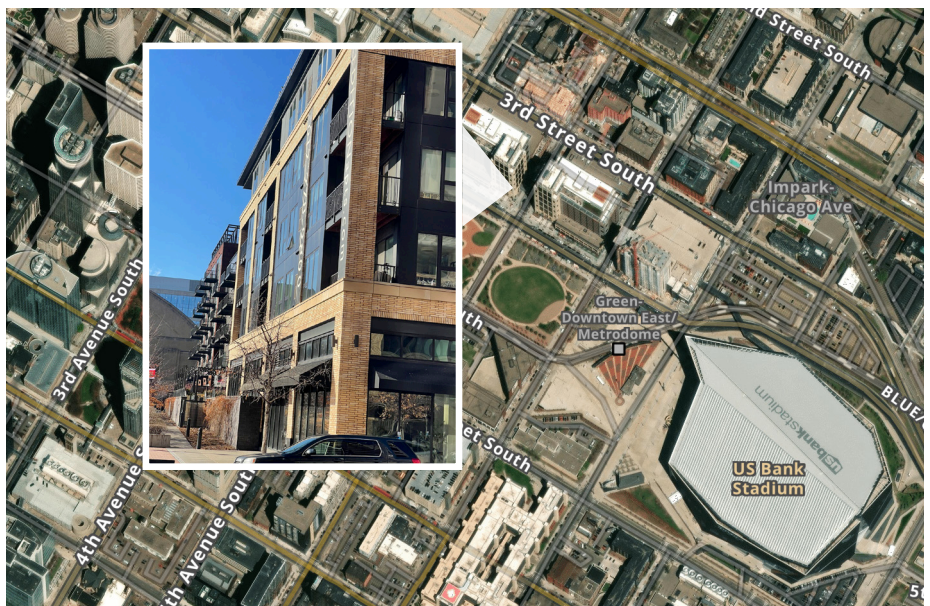
1 mile	67,525
3 miles	149,356
5 miles	212,772

AVERAGE HOUSEHOLD INCOME

1 mile	\$109,745
3 miles	\$94,110
5 miles	\$98,483

TRAFFIC COUNTS

4th St S	6,753 vpd
3rd St S	13,700 vpd
Park Avenue	15,000 vpd
Portland Avenue	5,400 vpd



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