



Colliers

For Lease

Space Available

- CM4: 2,191 SF (previously a fitness concept)
- Lease Rates: \$17 – \$20 psf NNN
- 2026 CAM/Tax: \$11.60 psf

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Colliers

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MARQUEE

1410 Nicollet Avenue | Minneapolis

Fitness Retail Space

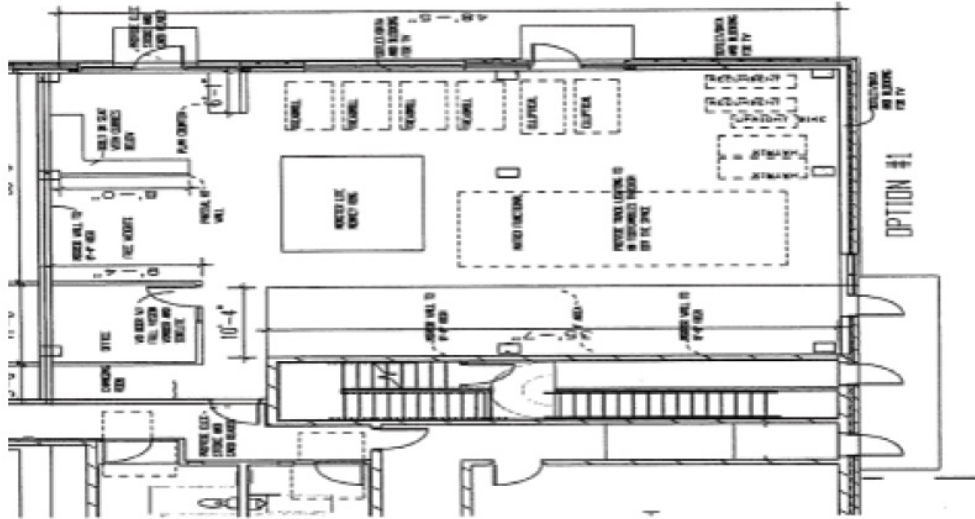
Highlights & Features

- 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

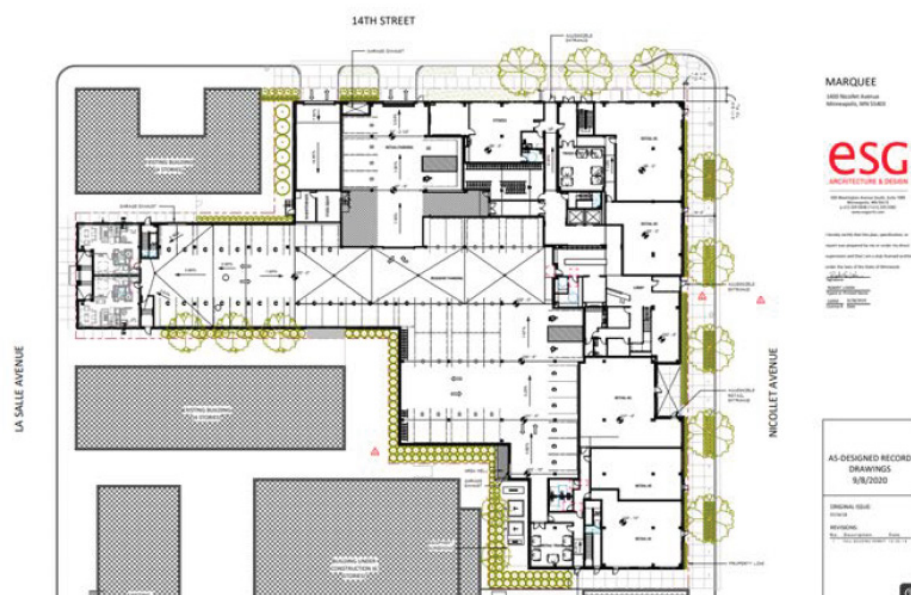
Street Level

Floor Plan

CM4



Marquee Drawing



Location Overview

Average Household Population

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

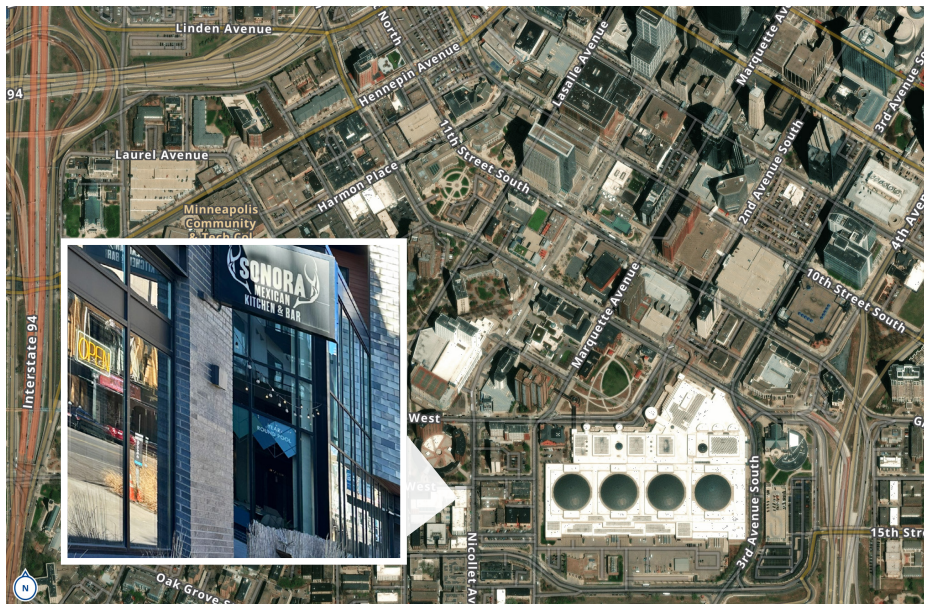
Average Household Income

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



Traffic Counts

Nicollet Avenue	5,384 VPD
I-94	205,118 VPD



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