

601 Marquette Building

Minneapolis | MN | 55402

For Lease

UPLAND
REAL ESTATE GROUP, INC.

Rob Kost, CCIM
612.465.8530
rob@upland.com

Kirby Pieri
612.465.8523
kirby@upland.com

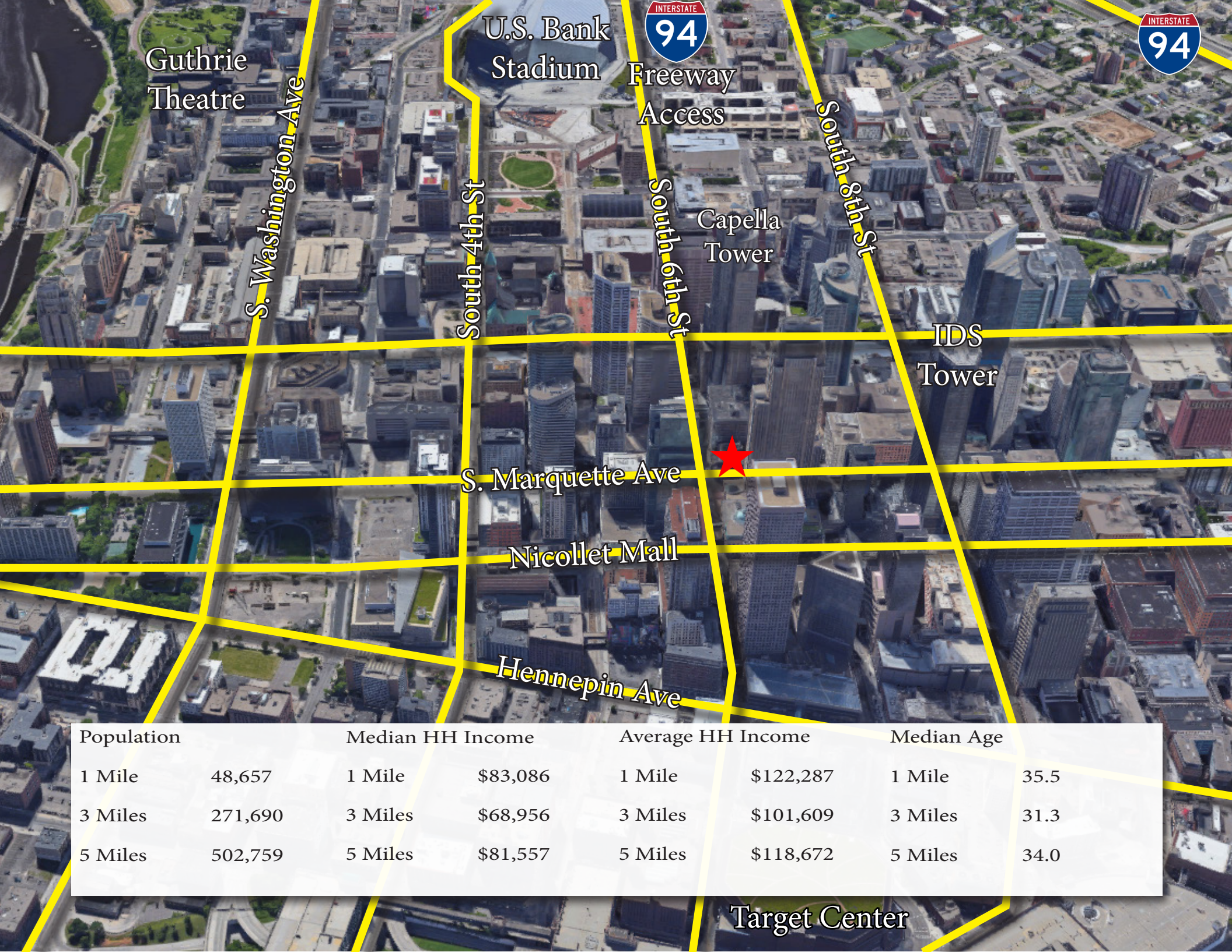
UPLAND

REAL ESTATE GROUP, INC.
THE OPPORTUNITY

Address	601 S. Marquette Ave
City, State	Minneapolis, MN 55402
Suite 212	930 SF - Former Salon with trade fixtures
Suite 216	980 SF - Open Layout with sink
Suite 208	Former 2nd Gen Restaurant w/ Hood
Lease Rate	Negotiable - Based on Credit & Term
Year Built	1949
Est. CAM & Tax 2025	\$21.25 PSF



Soda



Guthrie
Theatre

U.S. Bank
Stadium

Freeway
Access

Capella
Tower

IDS
Tower

S. Marquette Ave

Nicollet Mall

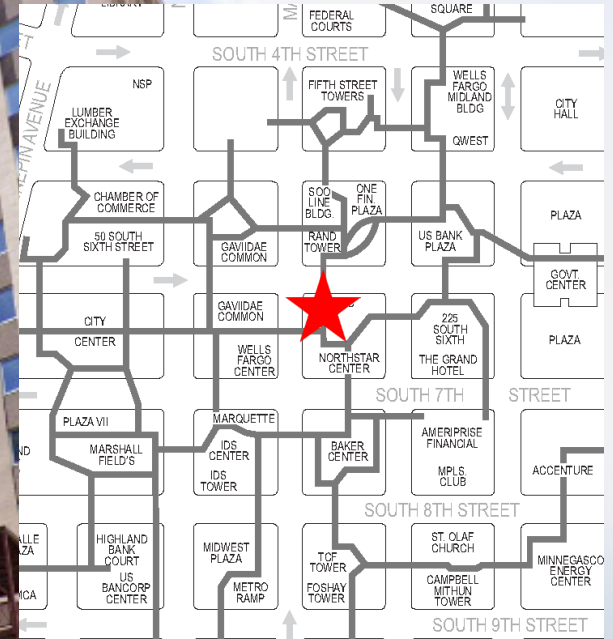
Hennepin Ave

Target Center

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	48,657	1 Mile	\$83,086	1 Mile	\$122,287	1 Mile	35.5
3 Miles	271,690	3 Miles	\$68,956	3 Miles	\$101,609	3 Miles	31.3
5 Miles	502,759	5 Miles	\$81,557	5 Miles	\$118,672	5 Miles	34.0

21 Condos on top
4 floors

Skyway Map



Space Available
Visible from Street

Skyway Connected to
Rand Tower Hotel

Skyway Connected to
Wells Fargo Tower



T MetroTransit
Light Rail Line

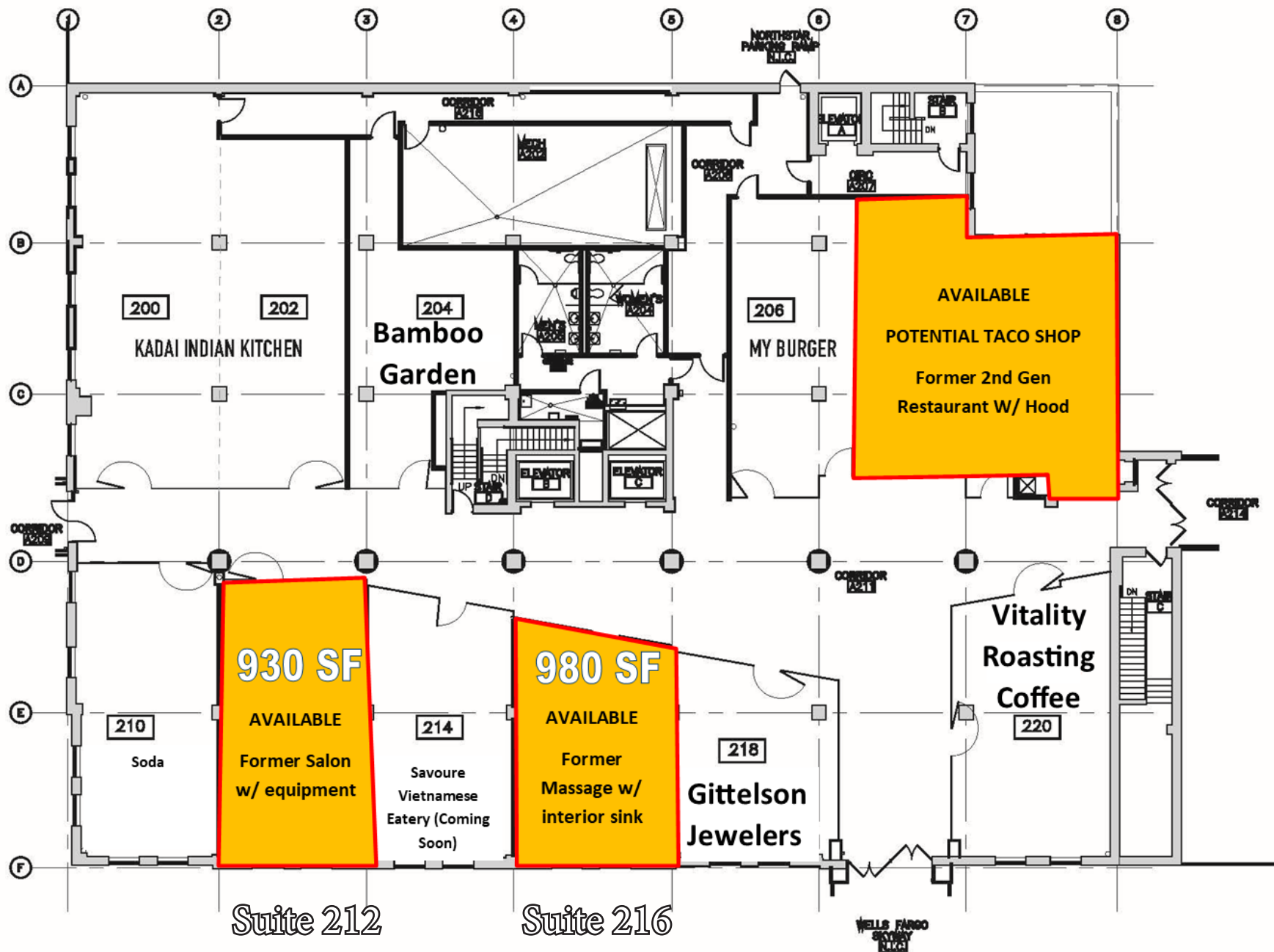
- 1 Target Field
- 2 Warehouse District
- 3 Nicollet Mall
- 4 Government Plaza
- 5 U.S. Bank Stadium

Traffic Counts

Marquette Ave	7,200 VPD
S 6th St	13,500 VPD
Hennepin Ave	15,400 VPD

Building Tenants:

- » My Burger
- » Vitality Roasting Coffee
- » Kadai Indian Kitchen
- » Gittelsohn Jewelry
- » Bamboo Garden Asian Cuisine
- » Savoure Vietnamese
- » EggFlip
- » Soda



Suite 212



Storefront Suite 216





EXCEPT
AUTHORIZED
VEHICLES

CROWN
BANK

CROWN
BANK

PARK
HERE

UPLAND
REAL ESTATE GROUP, INC.

Rob Kost, CCIM
612.465.8530
rob@upland.com
Kirby Pieri
612.465.8523
kirby@upland.com