

Street Level Office/Retail for Lease



25TH & NICOLLET

12 E. 25th Street
Minneapolis, MN

PROPERTY OVERVIEW

Availability: 1,150 RSF with
basement storage

Condition: Shell Space

Net Lease Rate: Negotiable

HIGHLIGHTS

- High-traffic corner of E. 25th Street and Nicollet Ave.
- Large windows and high ceilings capture abundant natural light
- Neighboring tenants include Spyhouse Coffee, Head to Toe Salon, Lucky Jewelry and Gad & Gad Law

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ASSEMBLY

Development • Brokerage • Consulting

Located in the Whittier Neighborhood of Minneapolis, just a couple blocks from Minneapolis Institute of Art. 25th & Nicollet offers prime visibility along a high-traffic corridor for retail, professional services and office users.

The mixed use building is surrounded by a densely populated neighborhood. The ground floor is home to thriving businesses with apartments on the second floor. 25th & Nicollet is at the center of Minneapolis' "Eat Street," a 17-block stretch renowned as the city's international food corridor.



- ☑ PEDESTRIAN FRIENDLY
- ☑ CYCLING FRIENDLY
- ☑ CAR FRIENDLY
- ☑ TRANSIT FRIENDLY



DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD
SIZE



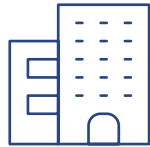
HOUSEHOLDS



AVERAGE
HOUSEHOLD
INCOME

1 MILE	56,150	1.7	30,128	\$77,787
3 MILE	261,893	1.9	121,924	\$99,570
5 MILES	500,908	2.1	222,287	\$112,488

NEIGHBORHOOD



ARTS & EDUCATION

Immediately surrounded by numerous schools, museums and theaters:

- Minneapolis Institute of Art - 0.4 miles
- Children's Theater Company - 0.4 miles
- Minneapolis College of Art & Design - 0.3 miles
- Hennepin History Museum - 0.4 miles
- American Swedish Institute - 1.2 miles



TRANSIT

- One block from Metro Transit - bus station (Nicollet Ave S & 24th St. W)
- Three blocks north of Midtown Greenway trail
- Less than one mile to I-35W





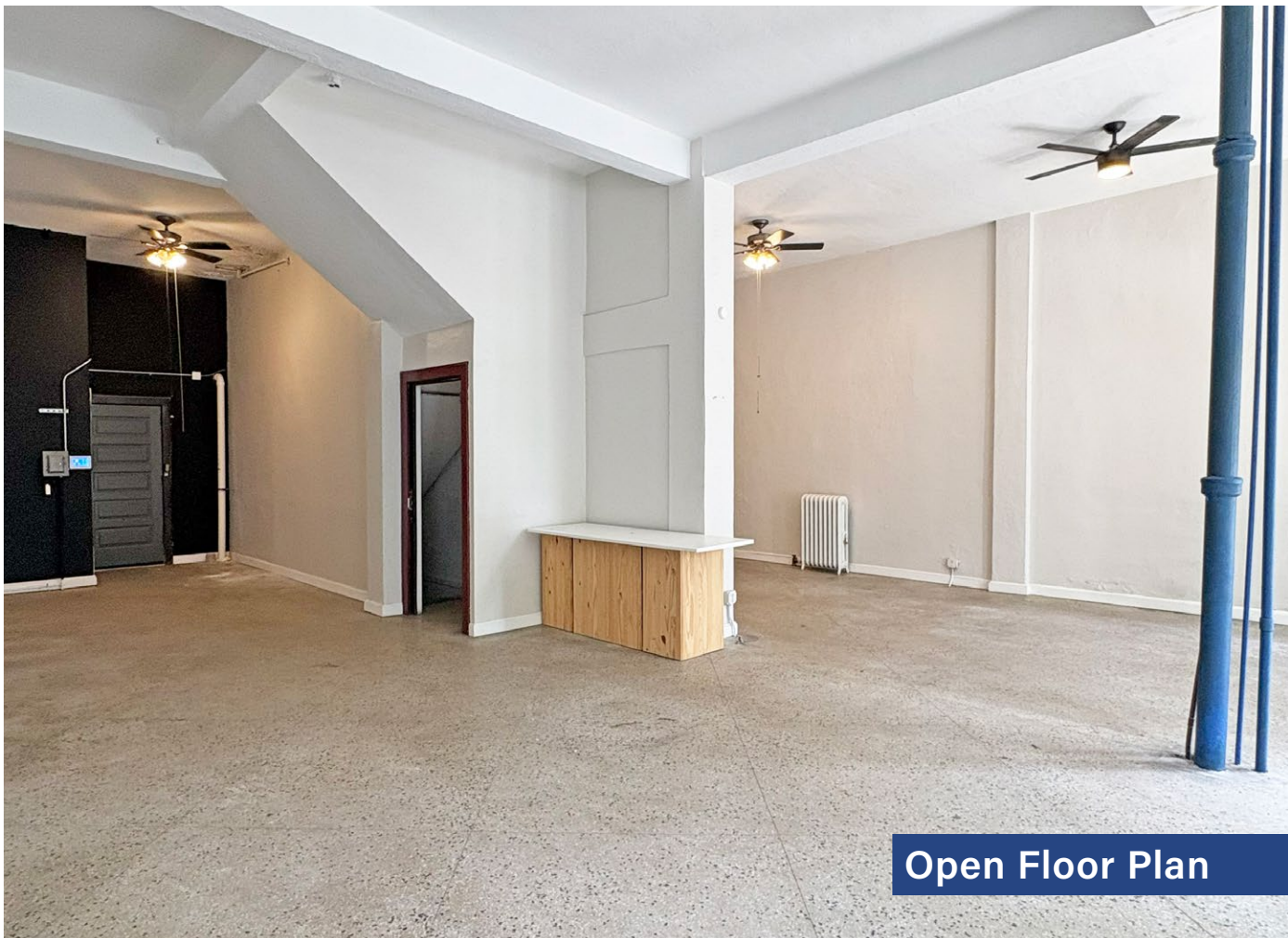
AVAILABILITY

Suite 12 | Approximately 1,150 SF





Natural Sunlight



Open Floor Plan



FOR MORE INFORMATION:

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