

601 Marquette Building

Minneapolis | MN | 55402

For Lease

UPLAND
REAL ESTATE GROUP, INC.

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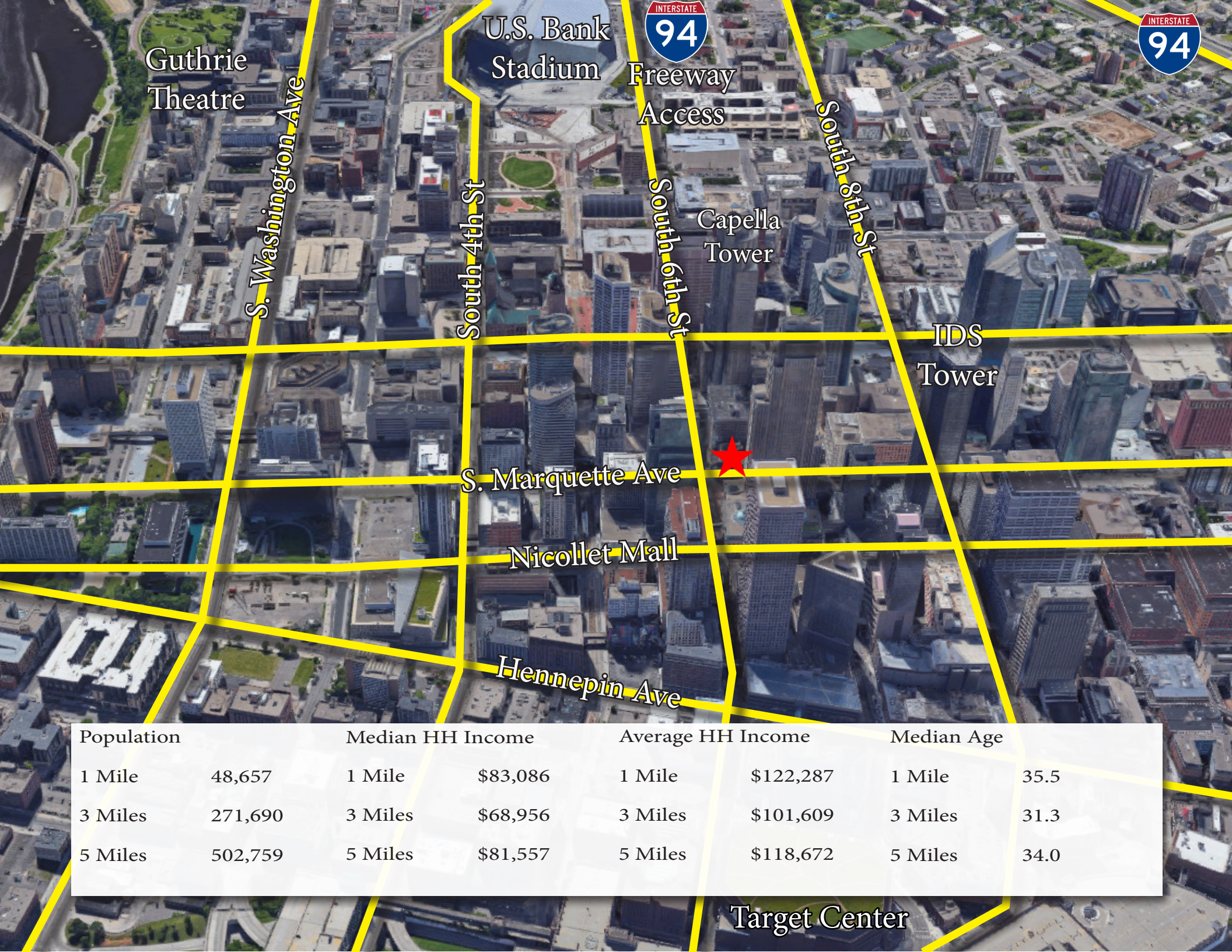
UPLAND

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	1,349 SF - Potential 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

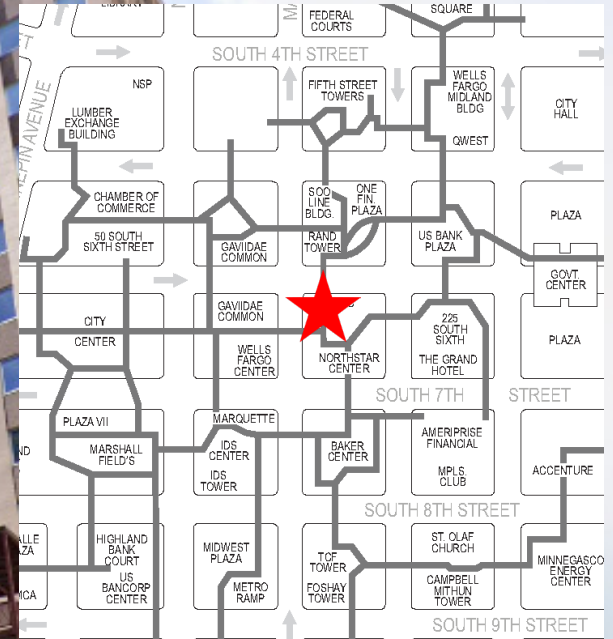
Hennepin Ave

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

SITE

Pennys

23,000 VPD

15,400 VPD

GUTHRIE THEATER

CHUCKED PINT ALE HOUSE

usbank stadium

TARGET FIELD

TARGET CENTER

WHOLE FOODS MARKET

The Churchill Apartments

Carlyle Condos

Riverwest Condos

Ceresofta Building

Mill City Museum

The Depot Event Venue

Latitude 45 Apartments

U.S. District Court

Minneapolis City Hall

Hennepin County Public Safety Facility

The Armory Event Center

Hennepin County Courthouse

Capela Tower

U.S. Bank Plaza

Canadian Pacific Plaza

Gaviidae Commons

RBC Plaza

The Nic on Fifth

Fifth Street Towers

365 Nicollet Apartments

Minneapolis Central Library

Ramp C

Ramp B

Ramp A

Hennepin Ave

Nicollet Mall

Marquette Ave

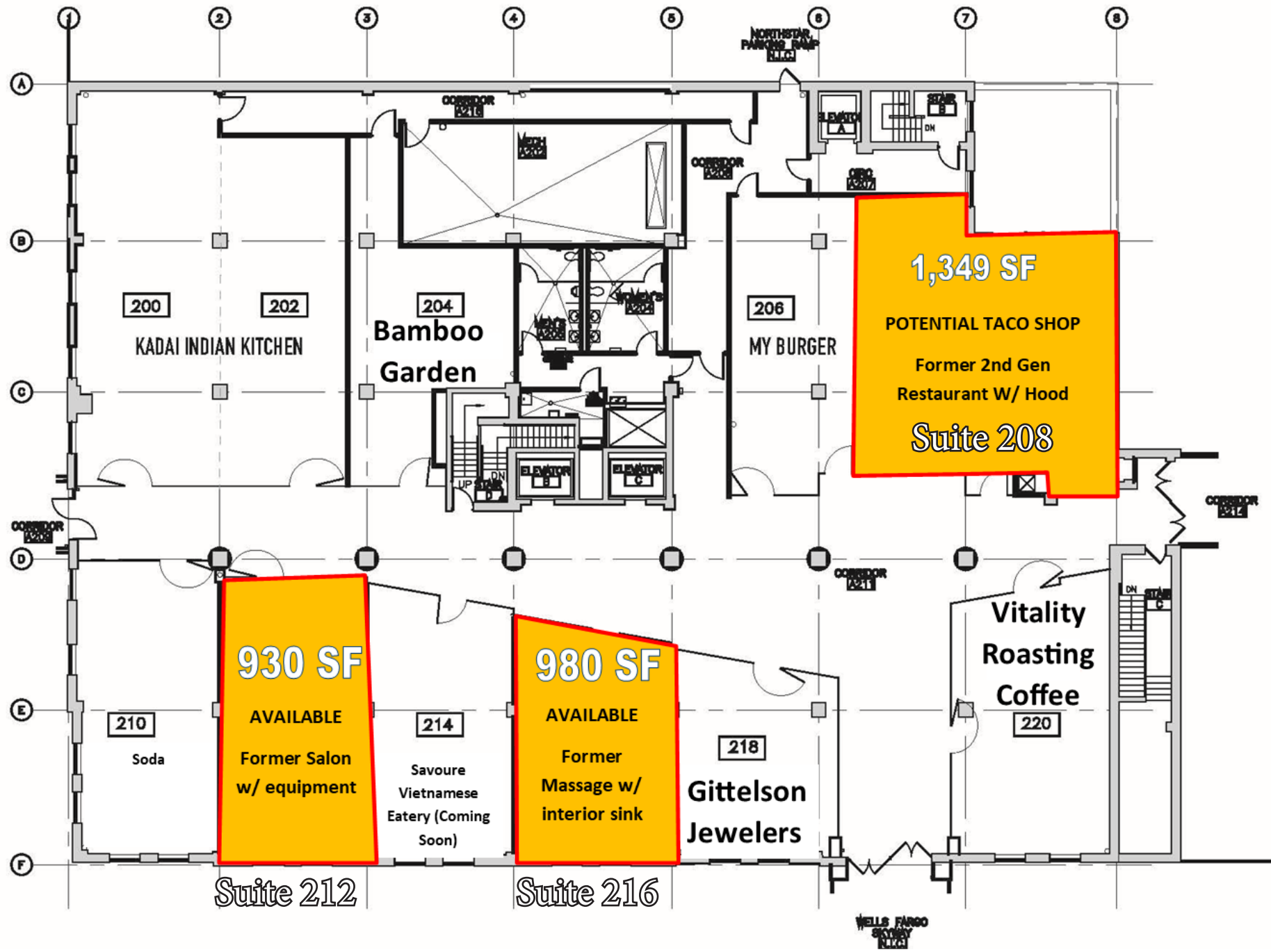
South 3rd Ave

South 4th Ave

South 6th

Washington Ave

South 3rd St



Suite 212



Storefront Suite 216





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