



Drone Video/Virtual Tour

The Link

2929 University Ave
Minneapolis MN
For Lease

LINK

UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

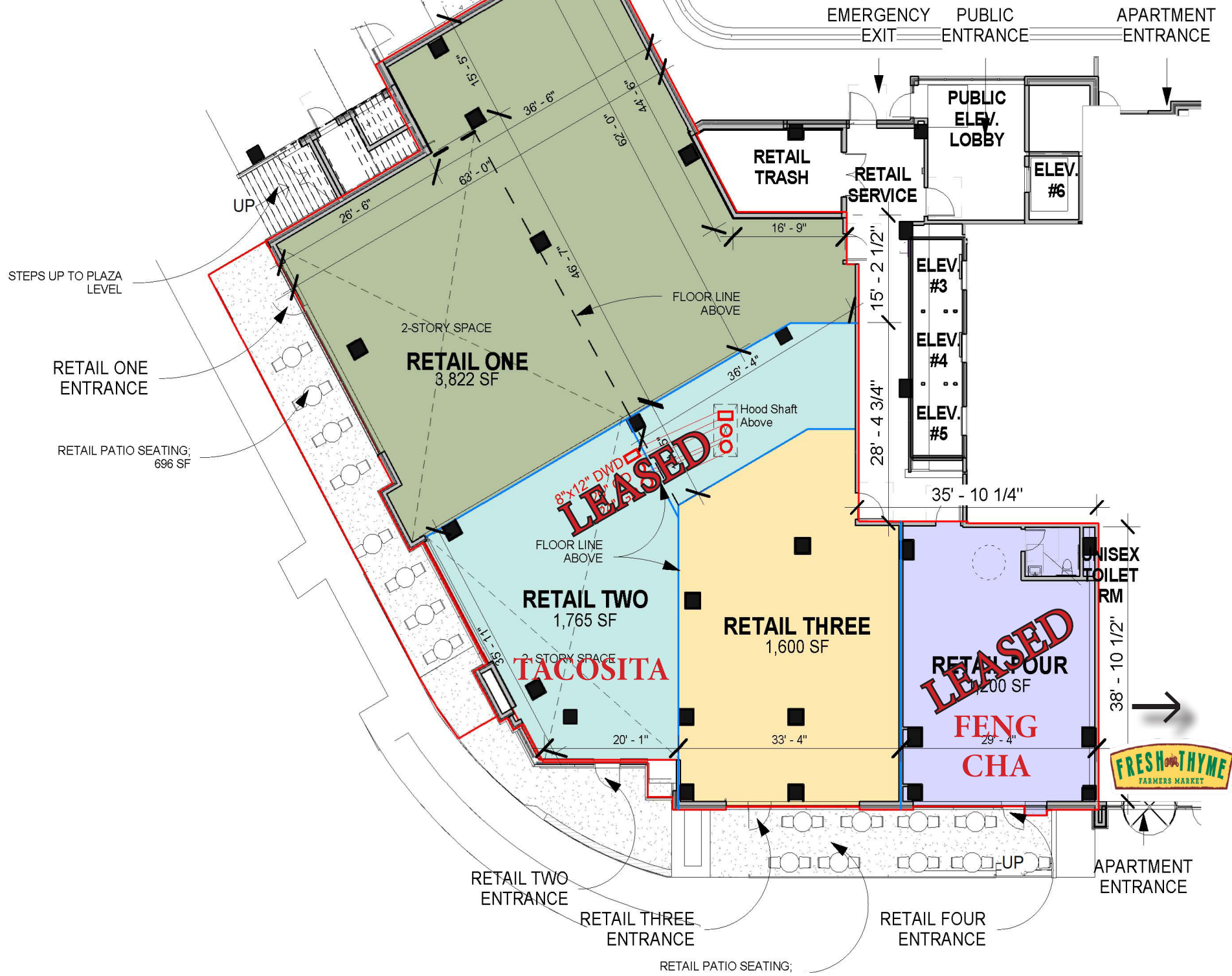
REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	2929 University Ave
City, State	Minneapolis, MN
Space Available	5,422 SF Total
Lease Rate	\$22.00 - \$24.00 PSF
CAM & Tax 2024 Est.	\$10.23 PSF
Year Built	2018
County	Hennepin
Parking Commercial/Retail	22 On-Site Deck Parking Stalls
Space 1	3,822 SF
Space 2	1,765 SF (LEASED)
Space 3	1,600 SF
Space 4	1,200 SF (LEASED)



Site Plan



Location Highlights:

- New luxury apartment complex near the U of M Campus
- On the Metro Light Rail Transit Line (Green Line)
- Walking distance from TCF Bank Stadium, Surly Brewing, The Market at Malcom Yards, and O'Shaughnessy Distillery
- Outdoor patio seating available
- 336 Apartment units
- 8,000+ apartments within trade area

O'Shaughnessy
Distillery
Market at
Malcom Yards



U of M Transitway

Green Line

University Ave

15,100 VPD

157,000 VPD

University of
Minnesota

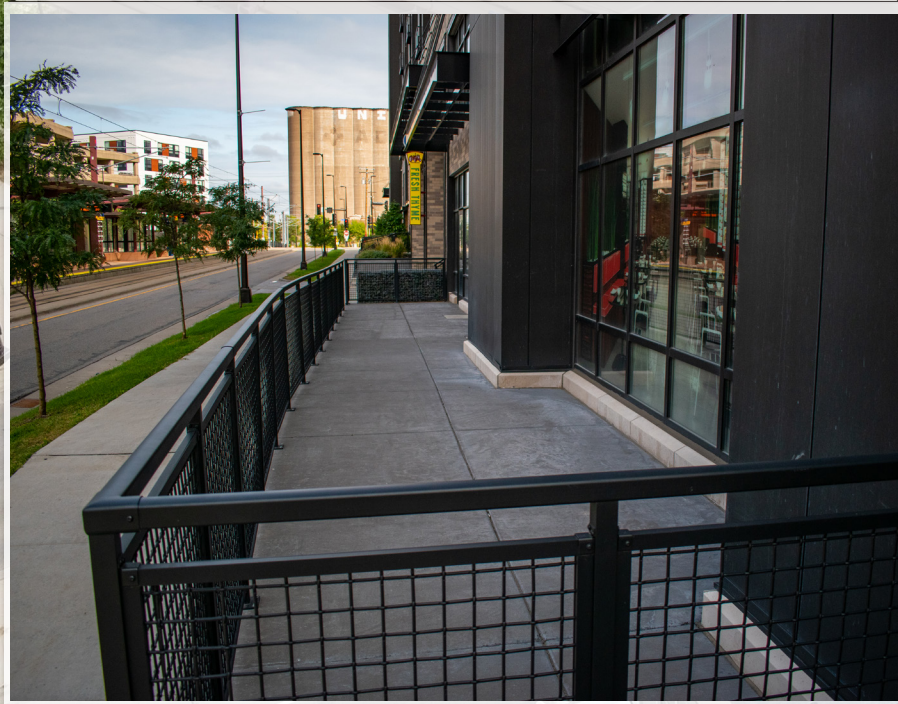


Population		Median HH Income		Average HH Income		Median Age	
1 Mile	19,165	1 Mile	\$37,659	1 Mile	\$67,315	1 Mile	23.2
3 Miles	193,335	3 Miles	\$44,303	3 Miles	\$71,848	3 Miles	29.9
5 Miles	508,154	5 Miles	\$53,406	5 Miles	\$80,431	5 Miles	33.0

JOIN US AT THE LINK!



EXTERIOR & PATIO PHOTOS



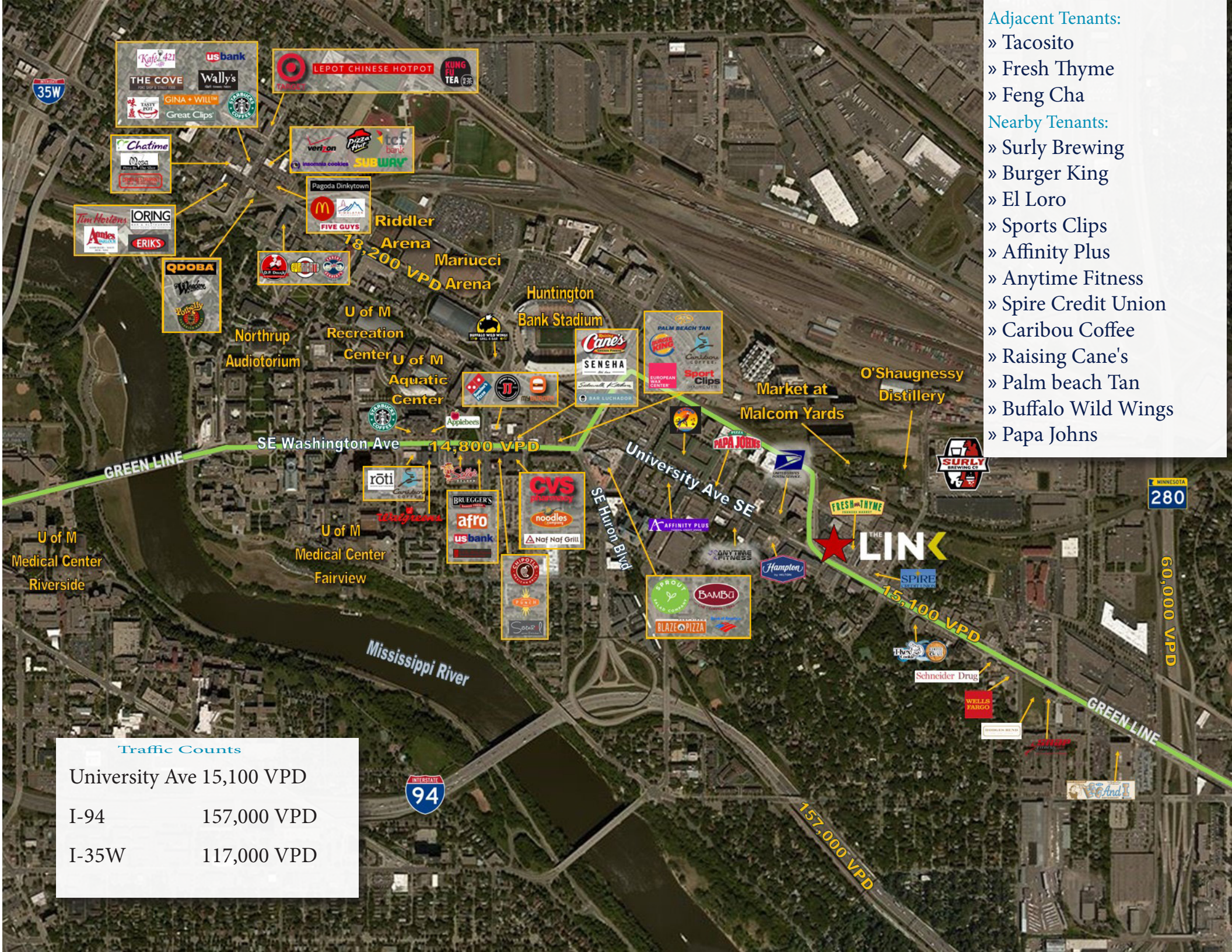
22 ON-SITE DECK

PARKING STALLS

Commercial/Retail Dedicated Parking

Located next to Fresh Thyme Parking Lot





Adjacent Tenants:

- » Tacosito
- » Fresh Thyme
- » Feng Cha

Nearby Tenants:

- » Surly Brewing
- » Burger King
- » El Loro
- » Sports Clips
- » Affinity Plus
- » Anytime Fitness
- » Spire Credit Union
- » Caribou Coffee
- » Raising Cane's
- » Palm beach Tan
- » Buffalo Wild Wings
- » Papa Johns

Traffic Counts	
University Ave	15,100 VPD
I-94	157,000 VPD
I-35W	117,000 VPD

Interior Highlights:

- Shaft and duct in place for hood
- Dirt floor for build-to-suit plumbing and piping
- 20+ Foot high windows facing West provide massive amounts of natural light
- Deck parking available for customers and patio space facing West and South



Prospect Park Light Rail Station (Green Line)



Metro Transit Light Rail Green Line Map
Nice Ride Bicycle Station (Located near Fresh Thyme)





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