

601 Marquette Building

Minneapolis | MN

For Lease

UPLAND
REAL ESTATE GROUP, INC.

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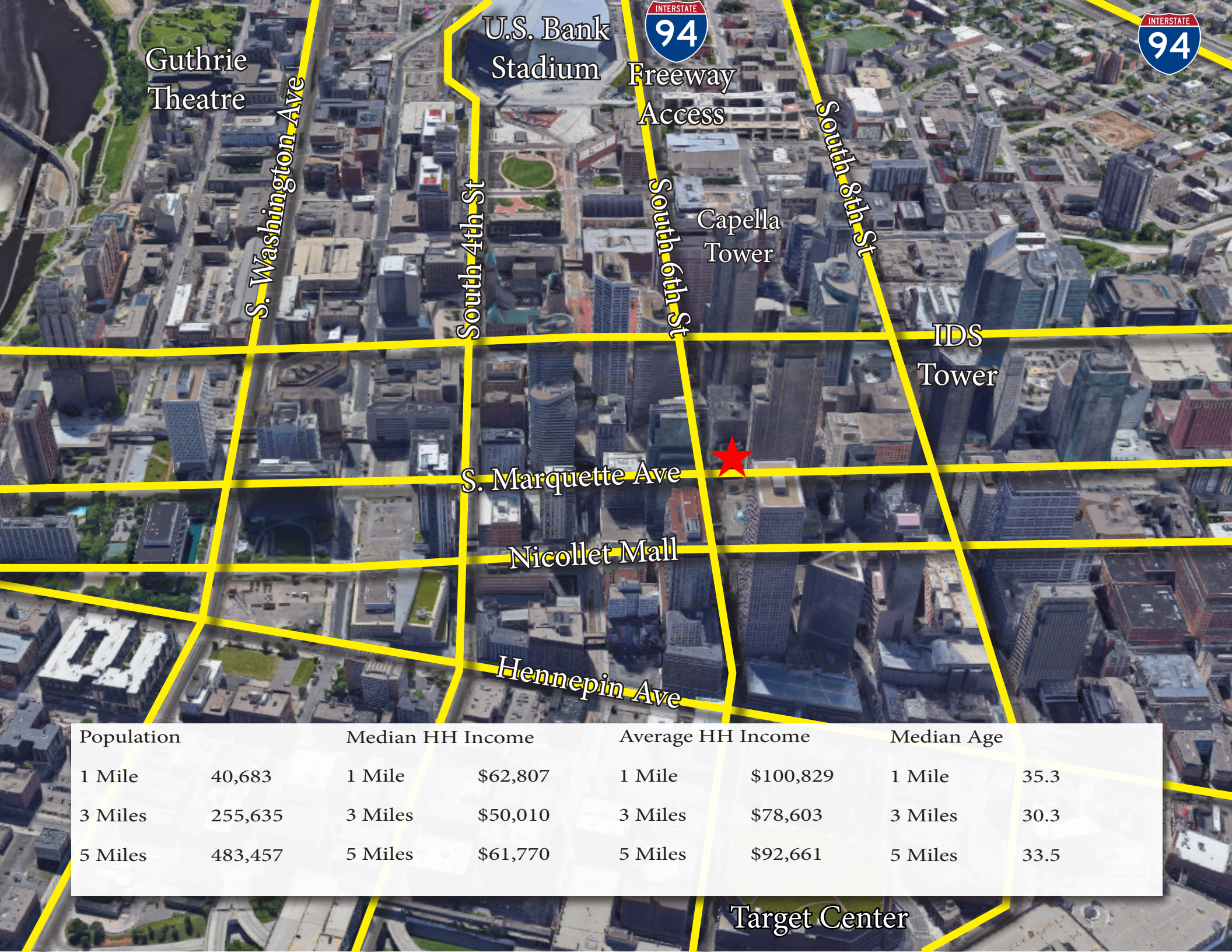
UPLAND

REAL ESTATE GROUP, INC.
THE OPPORTUNITY

Address	601 S. Marquette Ave
City, State	Minneapolis, MN
Suite 212	930 SF - Former Salon with trade fixtures
Suite 216	980 SF - Open Layout with sink
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

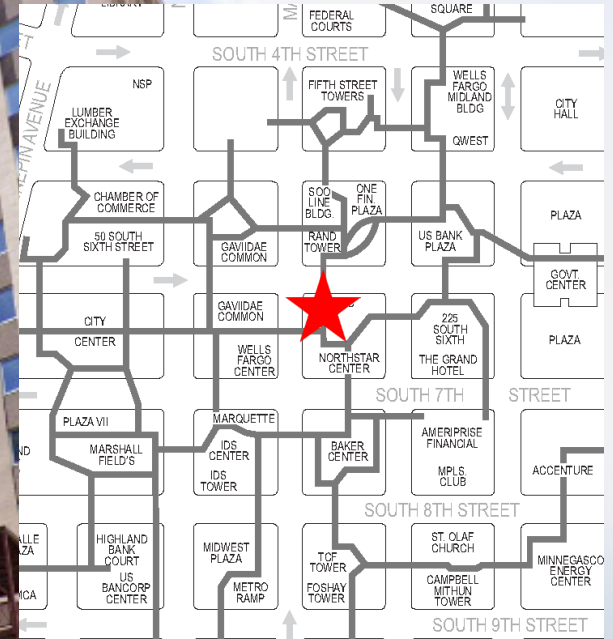
Hennepin Ave

Target Center

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	40,683	1 Mile	\$62,807	1 Mile	\$100,829	1 Mile	35.3
3 Miles	255,635	3 Miles	\$50,010	3 Miles	\$78,603	3 Miles	30.3
5 Miles	483,457	5 Miles	\$61,770	5 Miles	\$92,661	5 Miles	33.5

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

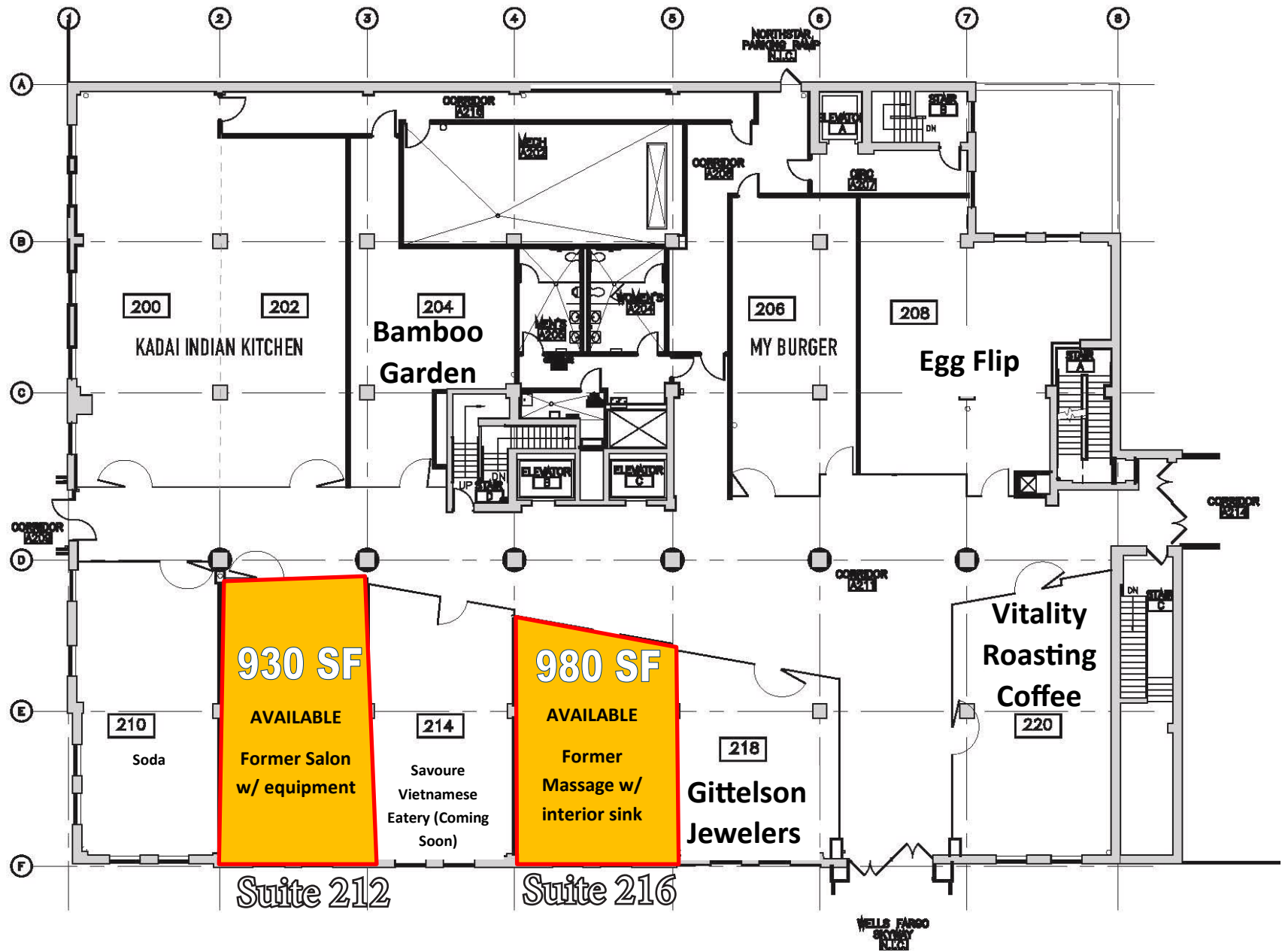
S 6th St 13,500 VPD

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





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