

601 Marquette Building

Minneapolis | MN | 55402

For Lease

UPLAND
REAL ESTATE GROUP, INC.

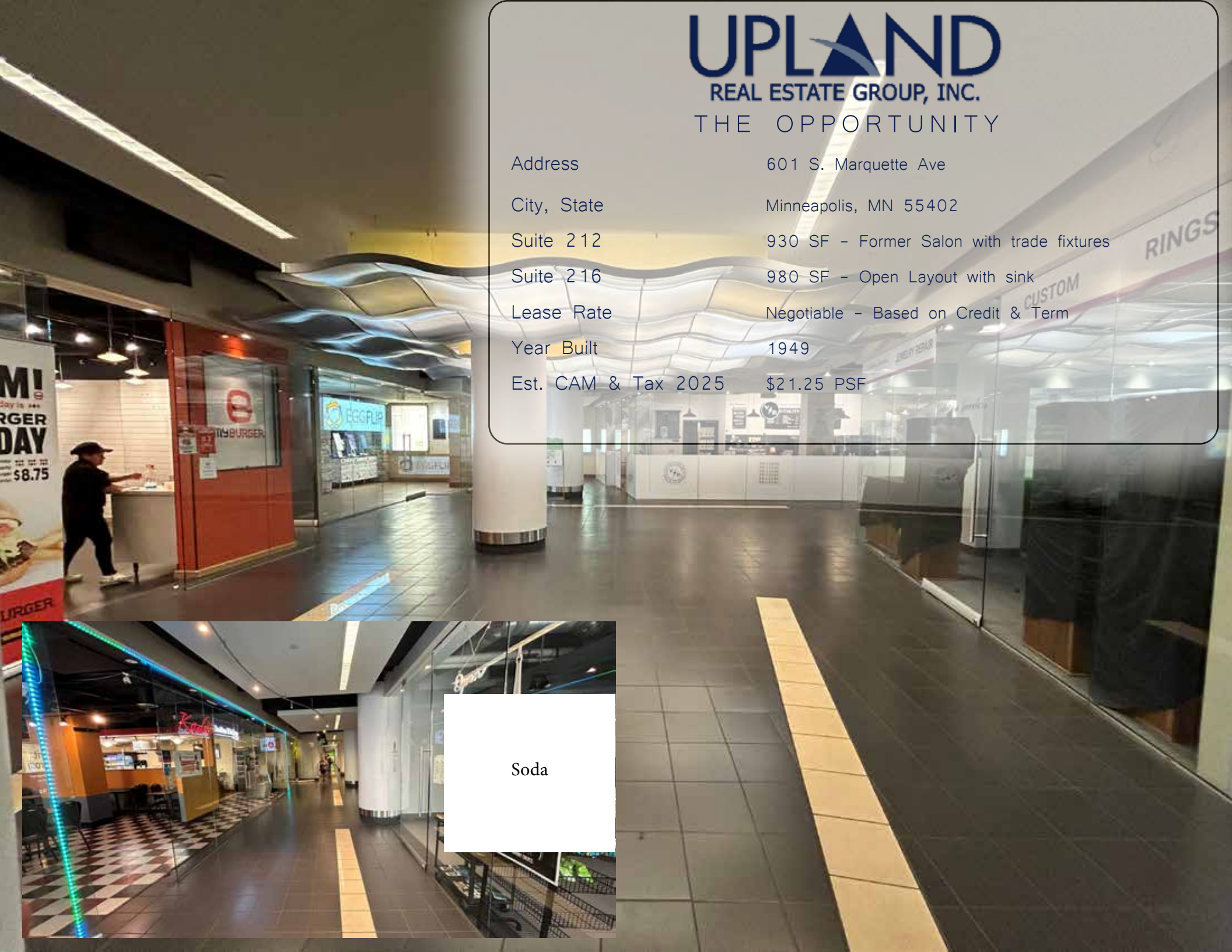
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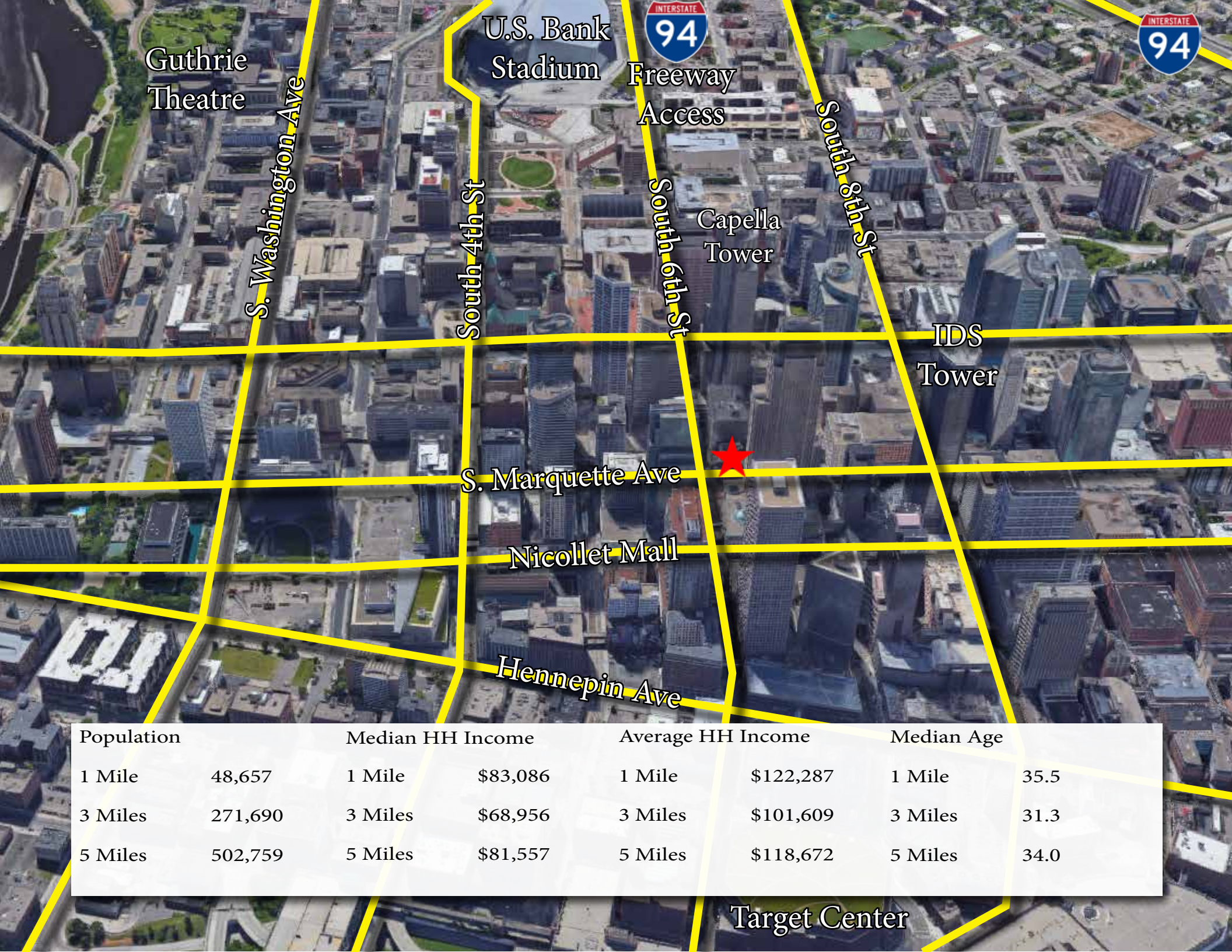
UPLAND

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
Lease Rate	Negotiable - Based on Credit & Term
Year Built	1949
Est. CAM & Tax 2025	\$21.25 PSF



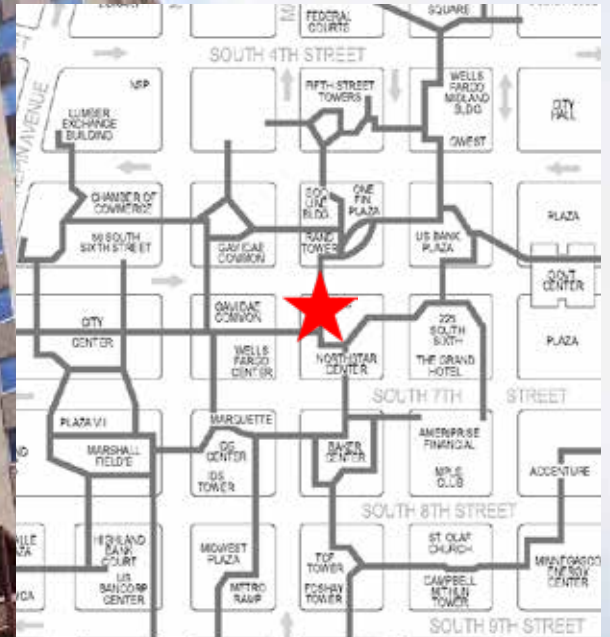
Soda



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



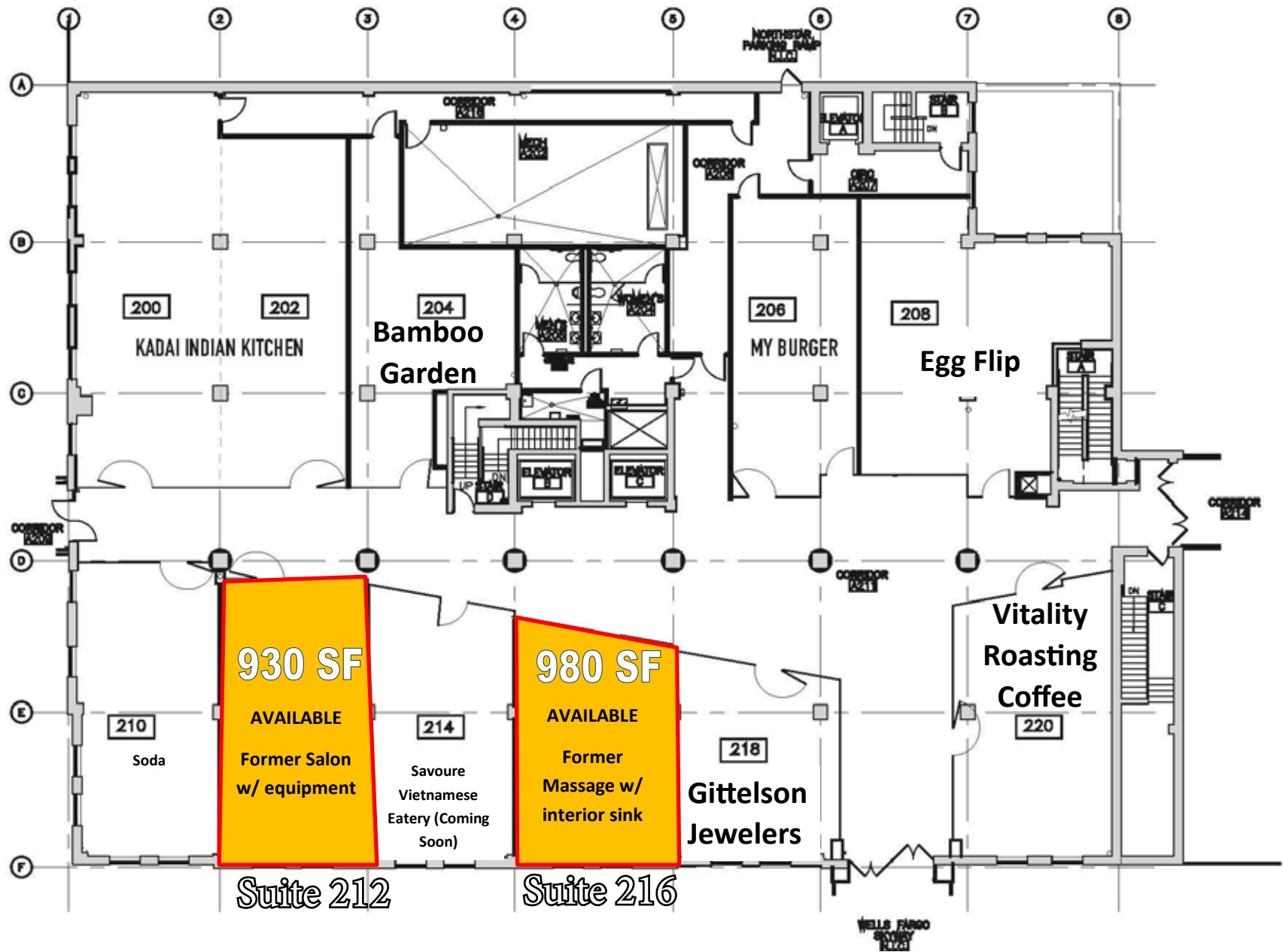
- T Metro Transit**
Light Rail Line
- 1** Target Field
 - 2** Warehouse District
 - 3** Nicollet Mall
 - 4** Government Plaza
 - 5** U.S. Bank Stadium

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
VEHICLE

CROWN
BANK

CROWN
BANK

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