

**AVISON
YOUNG**

For Sublease
Minneapolis CBD
33 S 6th St.



City Center
Modern.
Centered.
Connected.

Get more information:

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About the space

Location: 33 S 6th St. Minneapolis, MN 55402

Floor / SF: 38th / 24,886 SF

Term: 5/31/2028

Rate: Negotiable

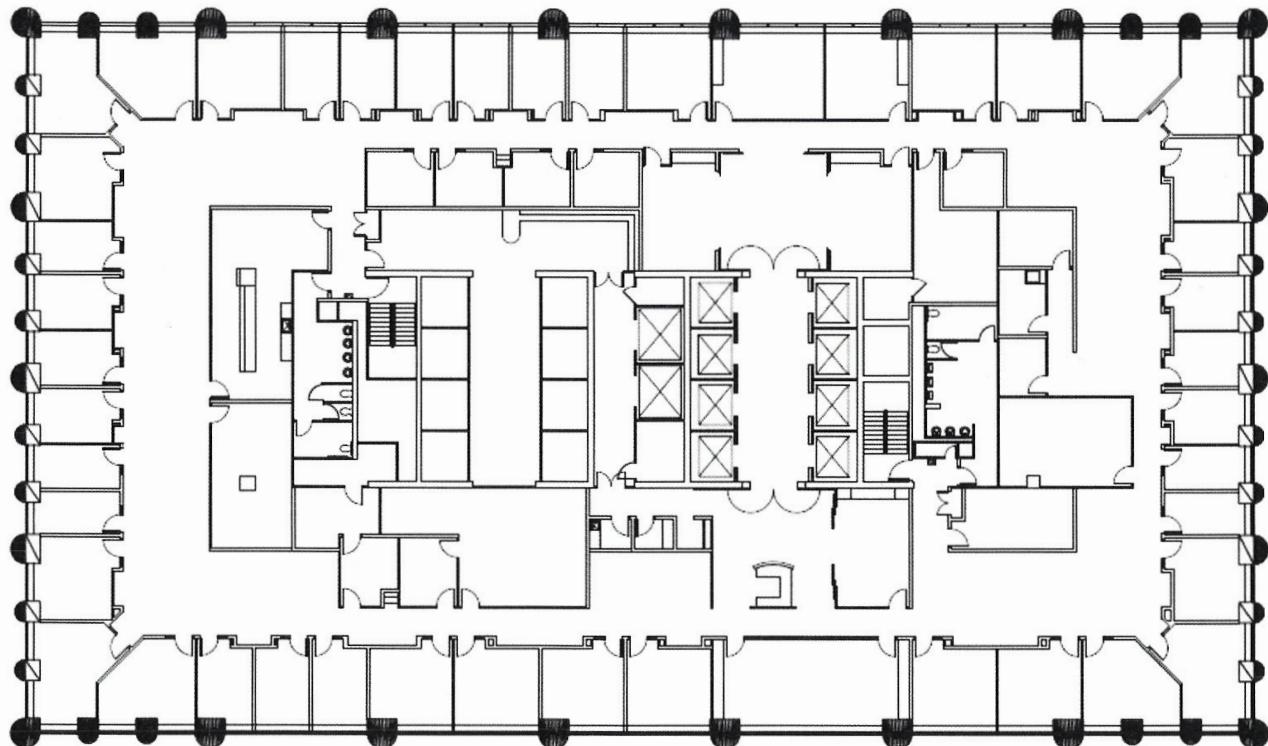
Available: 2/1/2026
Fully Furnished Space

Details

- Full-floor buildout and restroom renovation completed in 2018
- Private elevator bay with controlled access
- Perimeter office layout
- Lobby/waiting area
- Dozens of private offices
- Open areas for cubes/desks
- Several large and small conference rooms
- Kitchen and break room
- Private call and wellness rooms
- Numerous storage and IT rooms



Floor plan - 38th Floor / 24,886 SF



Center of attention



Parking

- Ramp & reserved available
- Multiple on-site & adjacent parking options



Bike Storage

- Available & Secure



Amenities

- Fitness Center
- Conference Facility



Access

- Close to light-rail station
- Adjacent to the iconic Nicollet Mall



Panoramic Views

- Natural light from high glass walls in the atrium



Secure

- Refreshed entrance and secure entry from 2nd floor elevators



Connected

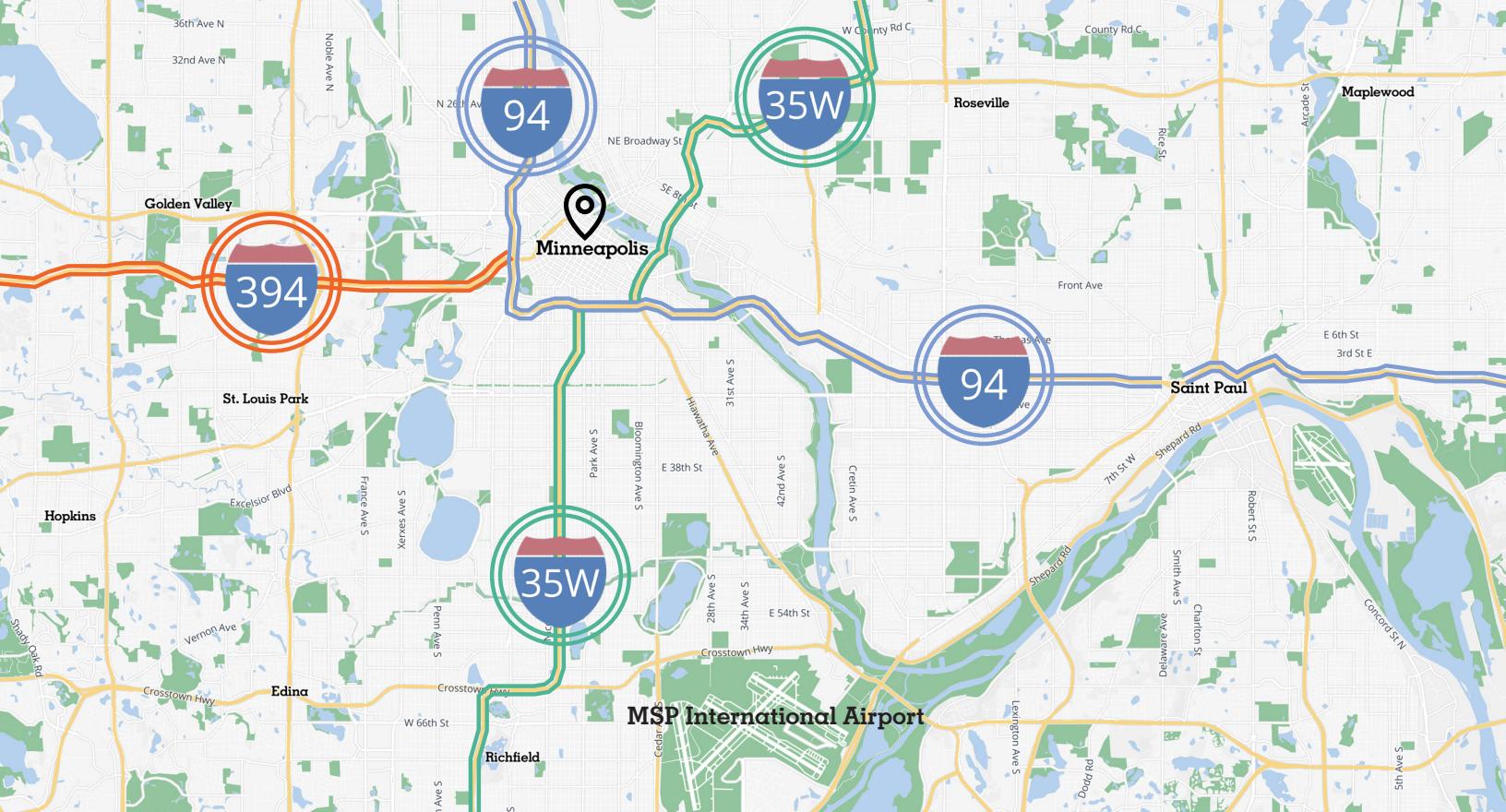
- Located in the center of downtown Minneapolis
- Renowned skyway system
- Pedestrian oasis - bars, restaurants, and seasonal attractions on Nicollet Mall

Downtown Minneapolis



Property Highlights

- **Community-driven** environment with a true urban feel.
- **Elevated** amenities designed for **modern** users.
- Immersed in the **energy of downtown** living.
- **Efficiently designed** layouts that **maximize usability**.
- **Full-service** fitness center and conference spaces **on site**.
- **Direct access** to the Nicollet Mall light-rail station.
- **Secure, controlled** entry for peace of mind.



Location, Location, Location

With immediate access to I-94, I-394, and I-35W, the property offers seamless connectivity across the Twin Cities. It is adjacent to the light-rail with direct service to Minneapolis-St. Paul International Airport and just a one-minute walk to the Hawthorne Transportation Center for Northstar Commuter Rail access. Dedicated off-ramps feed directly into City Center parking (Ramps A, B, and C), allowing occupants to move from car to office without exposure to Minnesota weather. Additional convenience is provided through extensive Metro Transit service surrounding the property and a seven-story on-site parking ramp with 687 spaces and dual access points.



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