

**AVISON
YOUNG**

For Sublease
Minneapolis CBD
33 S 6th St.



City Center
Modern.
Centered.
Connected.

Get more information:

Brian Helmken
Executive Vice President
D 612.701.8787
brian.helmken@avisonyoung.com

Erik Heltne
Executive Vice President
D 612.237.9226
erik.heltne@avisonyoung.com

Addison Carlson
Associate
D 612.473.6987
addison.carlson@avisonyoung.com

Max Nolan
Associate
D 612.509.2364
max.nolan@avisonyoung.com



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

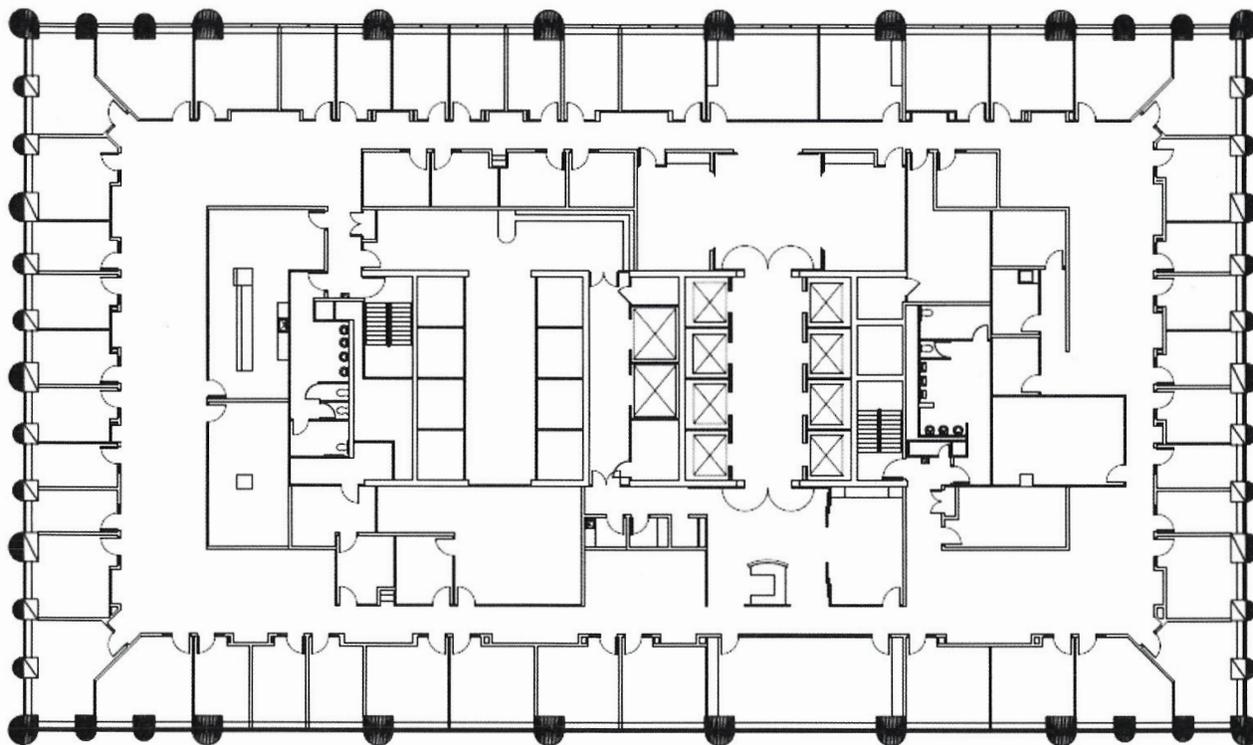
- Full-floor buildout and restroom renovation completed in 2018
- Private elevator bay with controlled access
- Perimeter office layout
- Lobby/waiting area
- Dozens of private offices
- Open areas for cubes/desks
- Several large and small conference rooms
- Kitchen and break room
- Private call and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



**AVISON
YOUNG**

avisonyoung.com

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

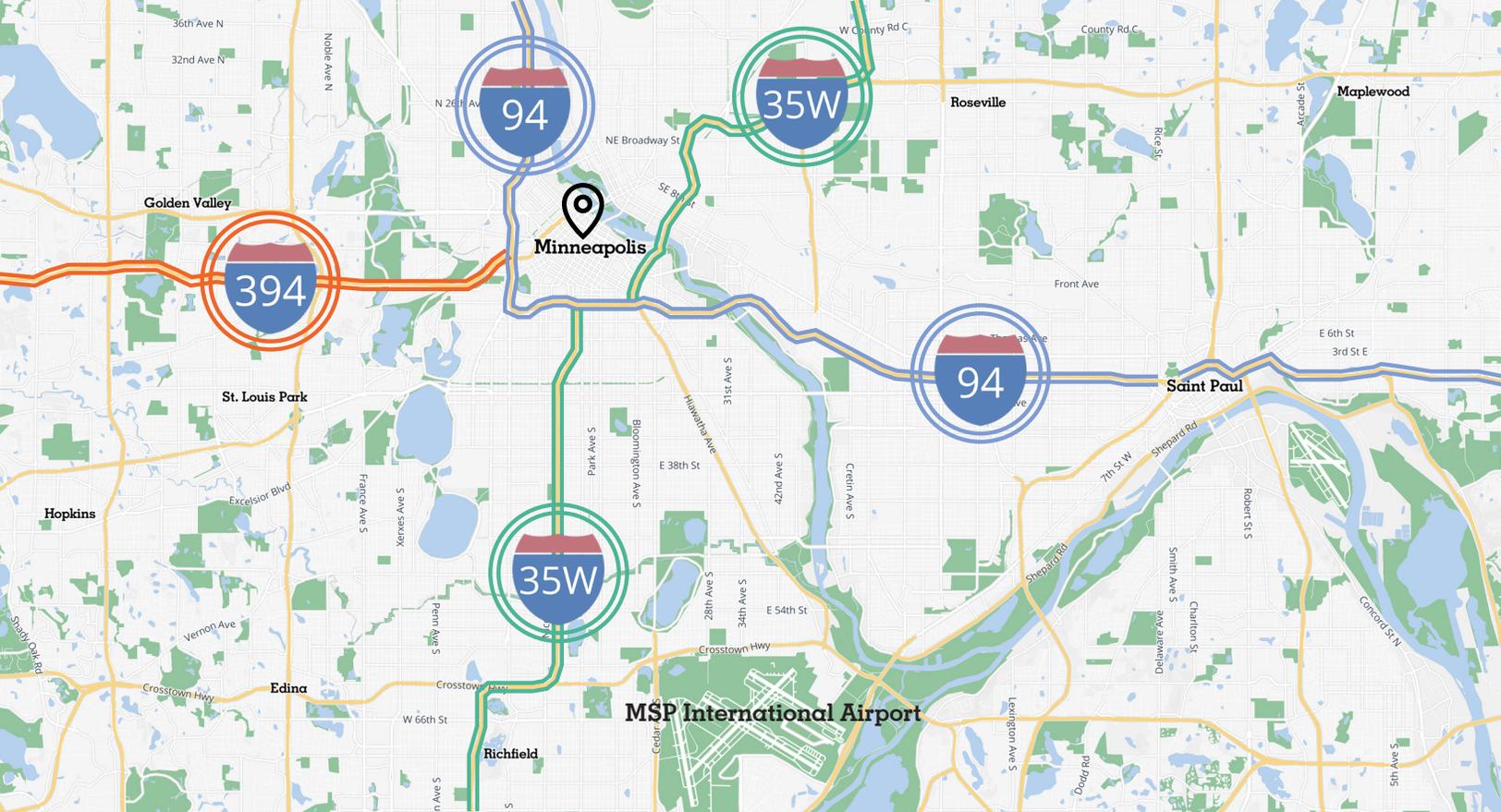
- Located in the center of downtown Minneapolis
- Renowned skyway system
- Pedestrian oasis - bars, restaurants, and seasonal attractions on Nicollet Mall

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.



Get more information:

Brian Helmken | D. 612.701.8787 | brian.helmken@avisonyoung.com

Erik Heltne | D. 612.237.9226 | erik.heltne@avisonyoung.com

Addison Carlson | D. 612.473.6987 | addison.carlson@avisonyoung.com

Max Nolan | D. 612.509.2364 | max.nolan@avisonyoung.com

Avison Young Minneapolis | 1601 Utica Ave S | Minneapolis, MN 55416 | 612 913 5640 © 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

**AVISON
YOUNG**

avisonyoung.com