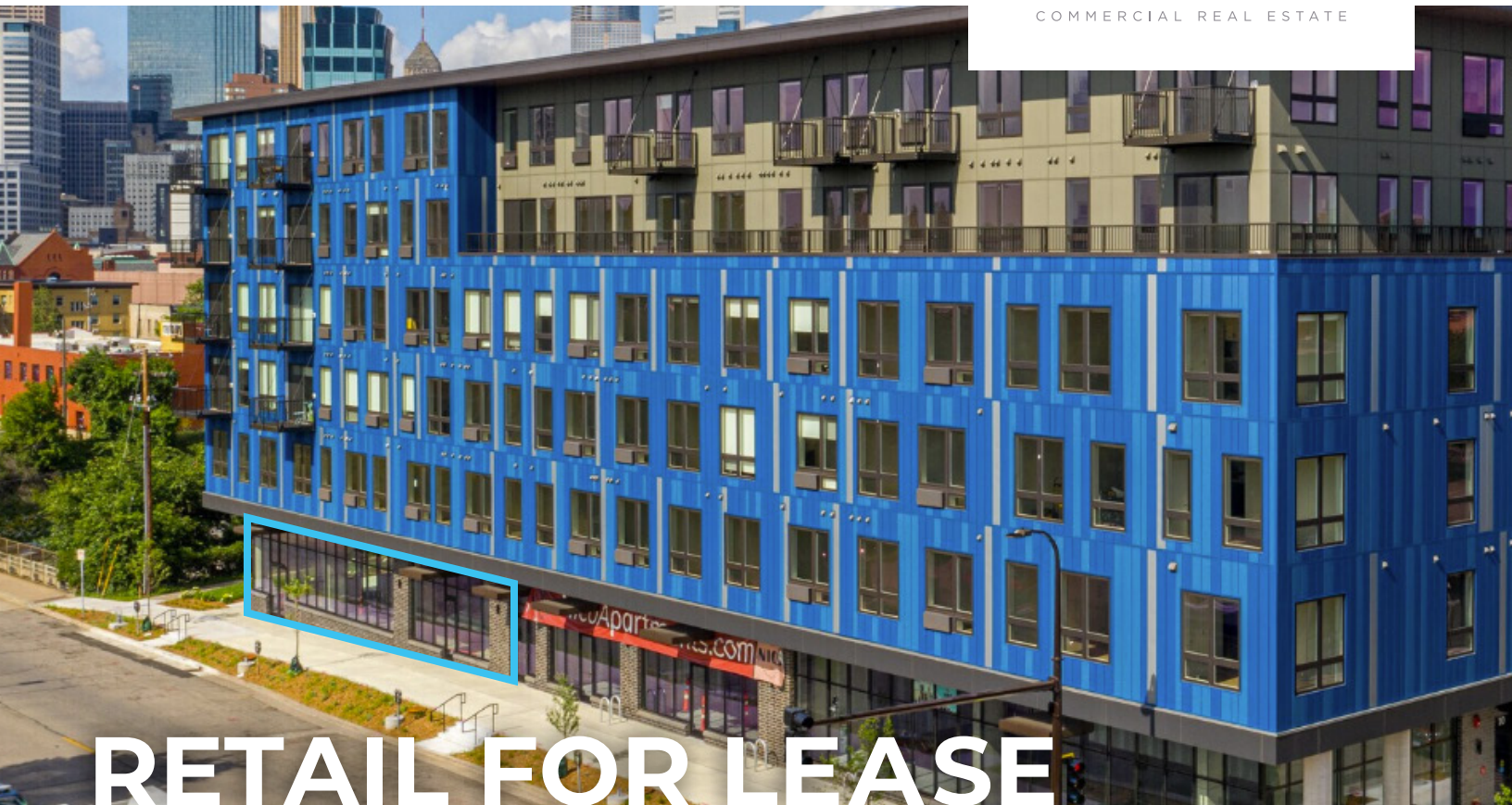


1725 NICOLLET AVE  
MINNEAPOLIS, MN



MONARCH

COMMERCIAL REAL ESTATE



# RETAIL FOR LEASE

## PROPERTY HIGHLIGHTS:

- **Lease Rate:** \$22 - \$28 Gross
- **Prime Nicollet Avenue Retail:**  
Highly visible street-level space along a key corridor linking Downtown and Eat Street.
- **Restaurant-Ready Suites:**  
Select spaces include grease ducts and patio potential.
- **Flexible Use Layouts:**  
Suites suited for retail, food & beverage, wellness, medical, or service users.
- **Walker's Paradise (92 Score):**  
Exceptional pedestrian, transit, and bike access.
- **Strong Residential Growth:**  
Hundreds of new and planned apartments drive sustained foot traffic.
- **Modern Construction (2020):**  
High ceilings, expansive glass, and open layouts built for branding and flexibility.
- **Built-In Customer Base:**  
300+ on-site units with strong occupancy at Nico East & West.

## CONTACT

**KYLE KALIVODA**

DIRECTOR

[KYLE@MONARCHCRE.COM](mailto:kyle@monarchcre.com)

763 242 8127

**MONARCHCRE.COM**

## NICO EAST:

■ Suite 4: 1,097 SF

■ Suite 5: 2,922 SF



**KYLE KALIVODA**

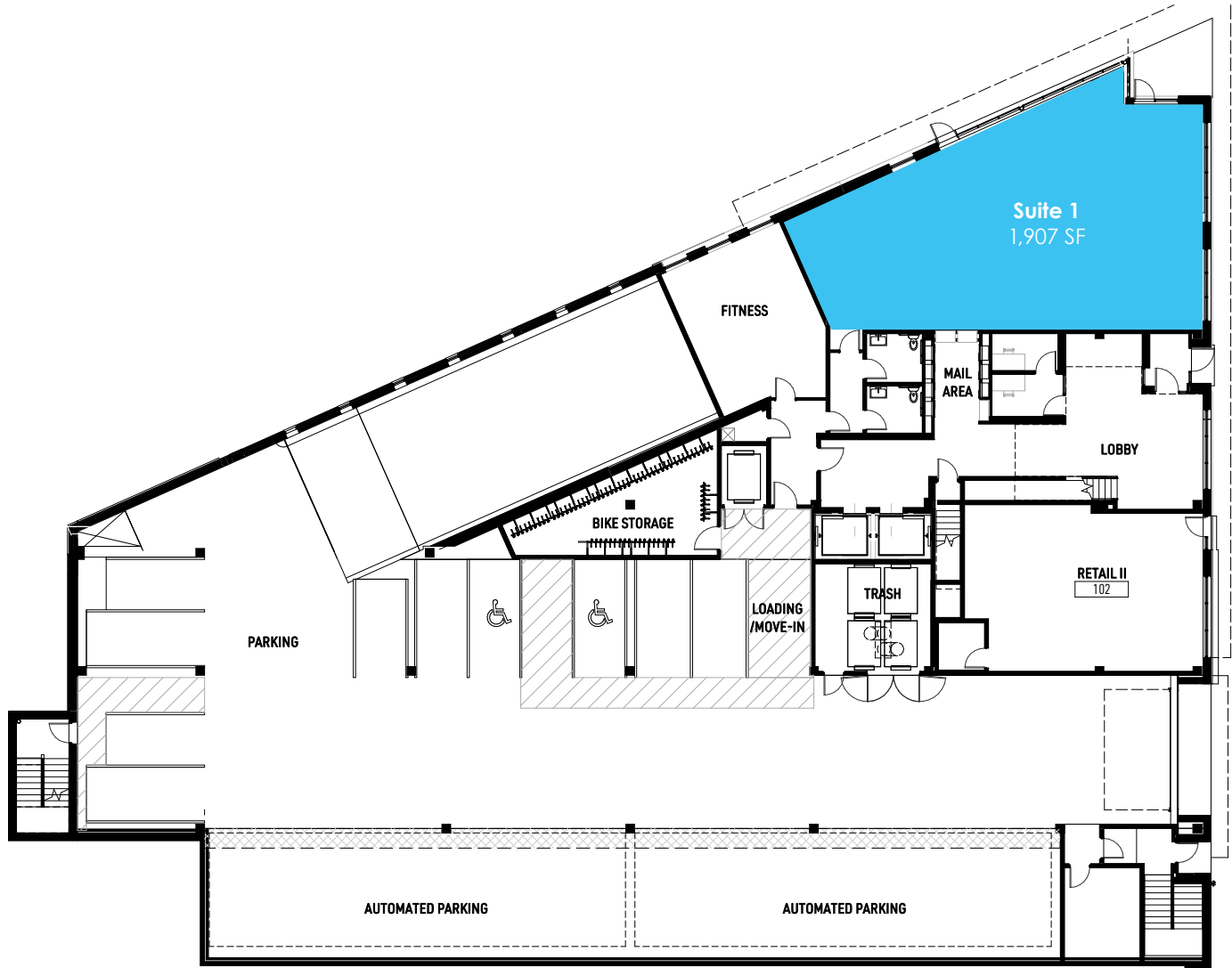
DIRECTOR

KYLE@MONARCHCRE.COM

763 242 8127

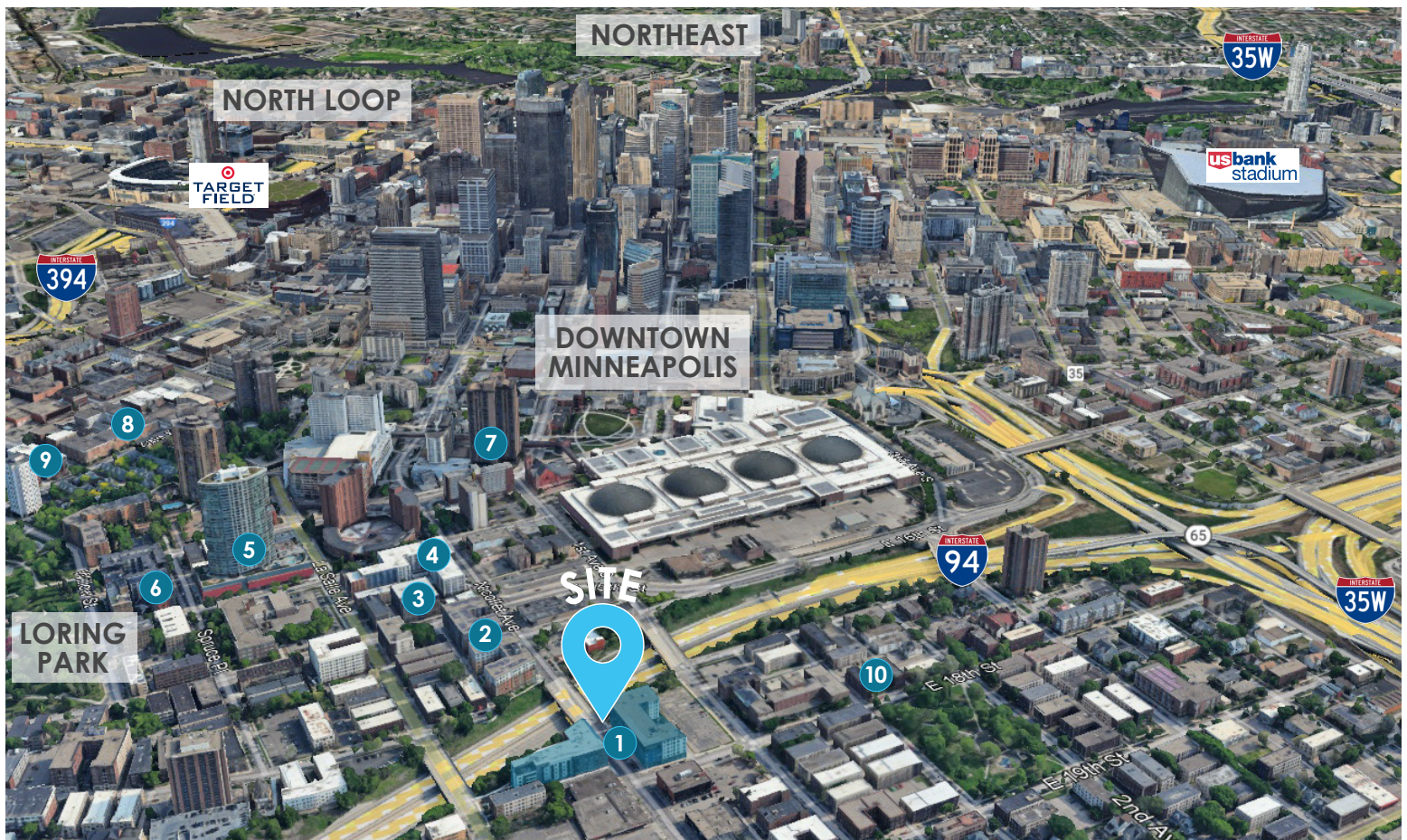
## NICO WEST:

■ Suite 1: 1,907 SF



**KYLE KALIVODA**  
DIRECTOR  
KYLE@MONARCHCRE.COM  
763 242 8127

# AERIAL MAP



## APARTMENT COMPLEXES NEARBY

1. NiCo East & West (276 Units)
2. 1500 Nicollet (188 Units)
3. Arrive Apartments (75 Units)
4. Marquee Apartments (232 Units)
5. LPM Apartments (354 Units)
6. Eitel Apartments (218 Units)
7. Marquette Place Luxury Apartments (240 Units)
8. Loring Park Apartments (162 Units)
9. The Abbey Apartments (124 Units)
10. Stevens Community Apartments (618 Units)

Densely populated area supporting strong retail traffic.

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