

FOR LEASE

Variant

315 N 7th Ave, Minneapolis, MN 55401

Variant offers a rare second generation retail opportunity with excellent visibility in a highly walkable and energetic area of the North Loop.



Building Size 136,039 SF
Year Built 2017
Space Available 2,955 SF
Rent Rate Negotiable
CAM & Taxes \$12.46/SF/yr

- ✓ Great glass frontage with two covered entrances
- ✓ Open layout for flexibility in use
- ✓ Restroom in unit
- ✓ Internal access to hundreds of onsite residents
- ✓ Highly walkable area with countless nearby retailers

Variant

About the Property

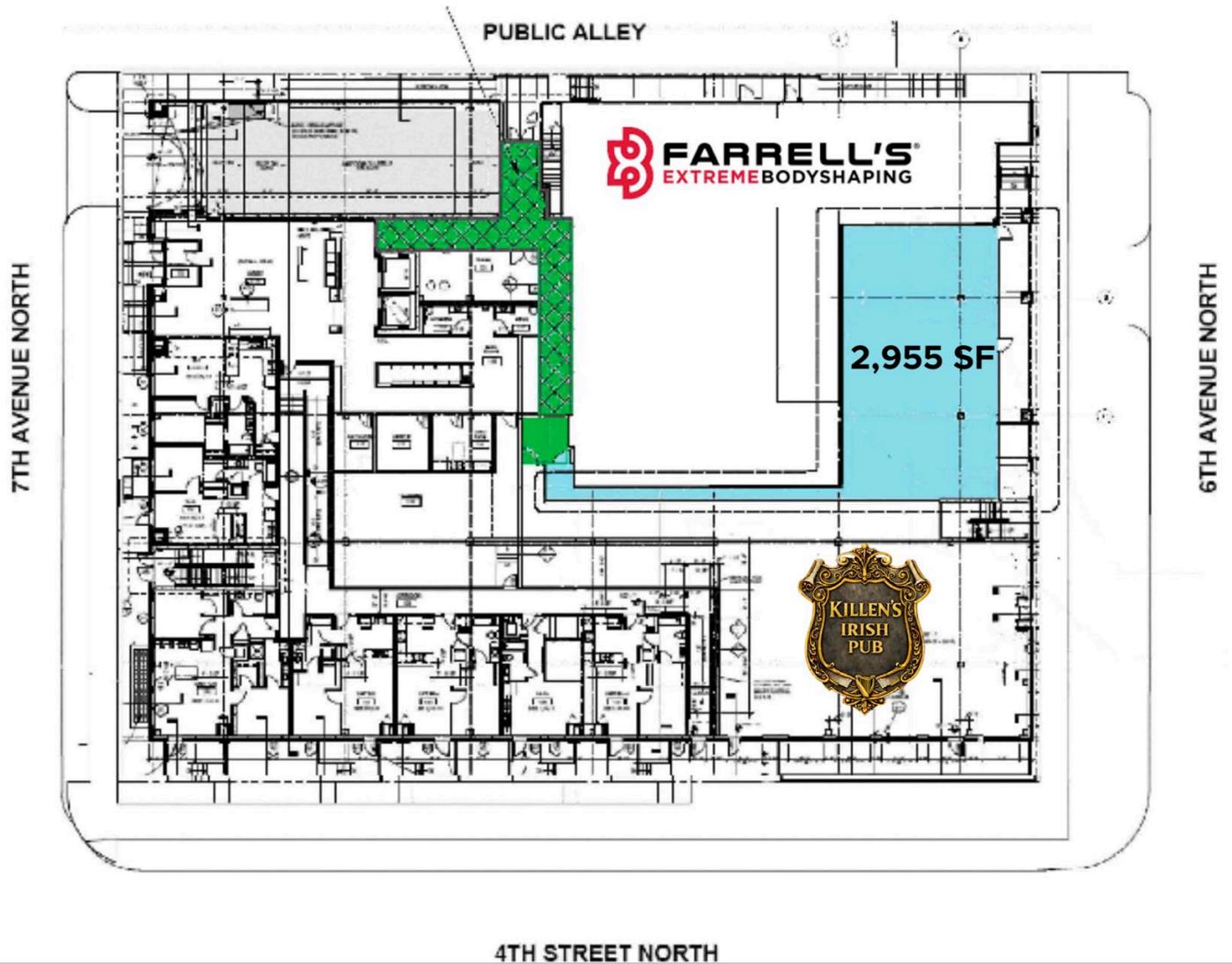
The Variant building allows residents and customers alike to bask in the vibrant energy of Minneapolis' North Loop, the city's trendiest neighborhood. Nestled in the heart of this bustling area, Variant offers a rare street-level retail space located below 144 luxury apartment units. Boasting prime signage opportunities and proximity to a plethora of restaurants and retailers, the availability presents an exceptional chance for a diverse retail establishment or customer-focused business to thrive. Join onsite retailers, Farrell's Extreme Bodyshaping and **Killen's Irish Pub coming in May 2026**, providing unrivaled access to a superb demographic of residents and daytime and nighttime visitors.

Location

Offering a blend of livability, walkability, and access to amenities, along with convenient transport options and green spaces, the North Loop appeals to a diverse demographic—from young professionals to empty nesters, creative minds, food enthusiasts, concert goers and sports fans. Central to its charm is a remarkable culinary scene. Spanning from the various offerings at Graze food hall to local favorites like Modist Brewing, Fulton Taproom, The Freehouse, and Smack Shack, the diverse dining scene in the North Loop is nationally recognized. Additionally, Element Minneapolis by Marriott, The Fillmore, and Target Field are all steps away, creating great opportunities for event-oriented hospitality and entertainment.



Variant
Site Plan



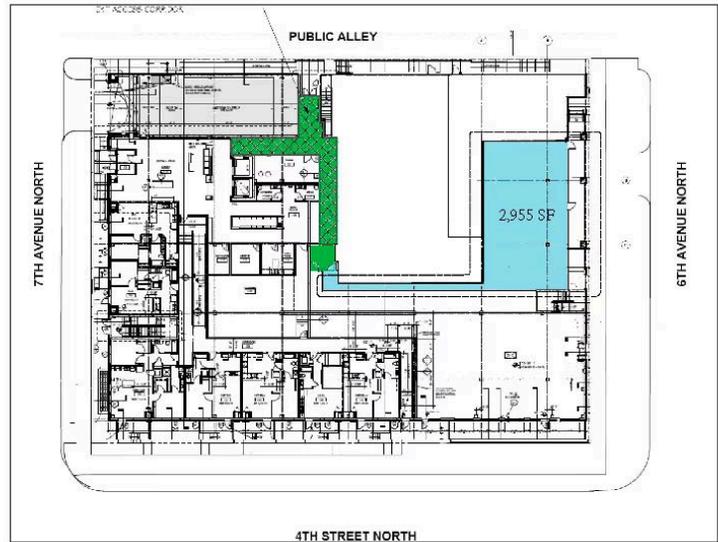
Variant
316 N 6th Ave

Rentable Area: **2,955 RSF**

Availability: **Immediately**

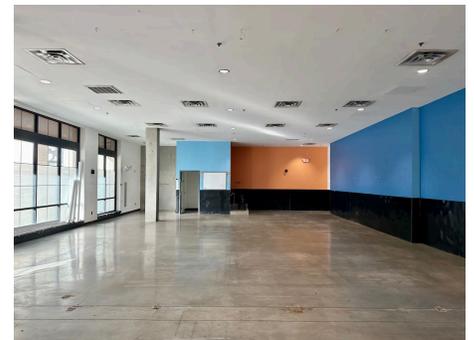
Lease Rate: **Negotiable**

CAM & Taxes: **\$12.46/SF/yr**



Second generation retail space located in Variant building in Minneapolis' North Loop.

- Inline retail with strong visibility along N 6th Ave
- Concrete floors
- Full height windows
- Flexible layout
- Restrooms in place
- Strong signage opportunities



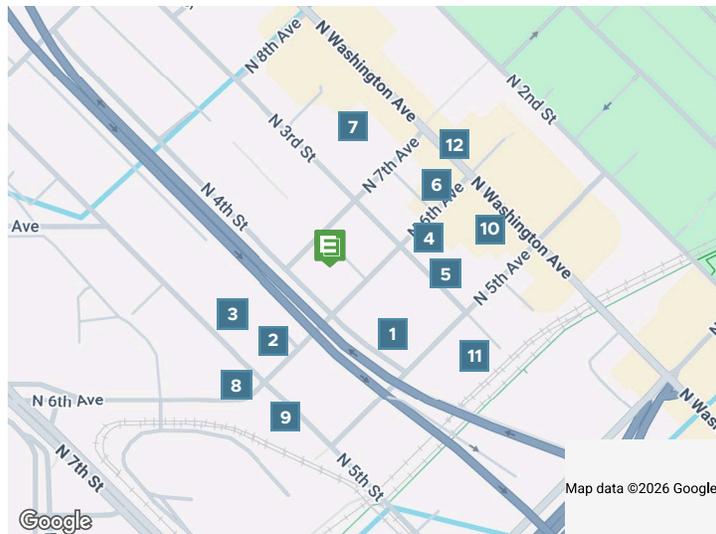
The Neighborhood
North Loop

The North Loop fosters a robust and communicative community that promotes and supports its local businesses and entrepreneurs, recognizing that without them the vibrant community would not exist as it does today.

 **91**
 WALK SCORE

 **80**
 TRANSIT SCORE

 **96**
 BIKE SCORE



- 1** Viva Taco
- 1** The Last Drop Cafe
- 1** WRAP: Handheld Food Stuff
- 1** Two Mixed Up
- 1** Union Hmong Kitchen - North Loop
- 1** Libation Lounge
- 1** The Fabled Rooster
- 1** Avocadish
- 1** Graze | Provisions + Libations
- 2** Fulton Beer Taproom
- 3** Little Tomato Pizza
- 3** Number 12 Cider
- 3** StormKing Brewpub + Barbecue
- 4** Rise Bagel Co.
- 5** Corner Coffee
- 6** Smack Shack
- 7** Burger Thursdays @ Thr3 Jack
- 7** Thr3 Jack
- 7** The Freehouse
- 7** Fuzzy's Taco Shop Taqueria
- 8** Holiday Stationstores
- 9** Trax Burgers and Bar
- 10** NOLO's Kitchen & Bar
- 10** The Rooftop Bar
- 10** The Basement Bar
- 11** Sprout
- 11** Bricksworth Beer Co. - North Loop
- 12** The Loop - Minneapolis

Demographics	1 Mile	3 Miles	5 Miles
Total population	24,742	246,875	486,453
Median age in years	34.3	31.0	33.4
Total households	13,638	111,679	217,488
Median household income	\$98,387	\$62,971	\$76,119
Average household size	1.67	2.06	2.14
Average home value	\$553,950	\$503,348	\$466,814

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

