



AT THE CENTER
of everything.



usbank
stadium
8 Blocks away
1.27M Visitors (2023)

HENNEPIN AVE
HENNEPIN THEATRE TRUST
STATE * ORPHEUM * PANTAGES

CITY CENTER
Marriot - 583 rooms

4MARQ
400 MARQUETTE

365
NICOLET

NICOLLET MALL

TARGET CENTER
1 Block away
322k Visitors (2023)

TARGET FIELD
2 Blocks away
2.3M Visitors (2023)

contact

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— local —



— connected —



— integrated —



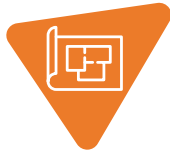
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site details

ADDRESS: **33 South Sixth Street | Minneapolis CBD**
 BUILDING GLA: **1.6M sq. ft. | 51-story office tower**
 RETAIL GLA: **400,000 sq. ft.**
 ACCESS: **4 street entrances + 6 skyway access points**
 SECURITY: **24-hour On-site (electronic + foot patrol)**
 LOADING: **Largest, most efficient loading docks | 10 bays**
 PARKING: **687 stalls | 7 level parking ramp**
 LIGHT RAIL: **One block north**



retail space available

Powerful 2-level opportunity along Nicollet Mall with dedicated freight elevator to dock and escalator connecting floors.

STREET LEVEL: **1,408 - 23,687 sq. ft.**
 SKYWAY LEVEL: **226 - 16,726 sq. ft.**
 CONCOURSE: **50,163 sq. ft.**
 TAX & OPS: **\$16.34 psf (2026 est.)**



demographics

POPULATION (1-3-5 MILES):
38,816 - 253,080 - 480,864
 MEDIAN HH INCOME (1-3-5 MILES):
\$55,713 - \$48,845 - \$60,807
 AVERAGE HH INCOME (1-3-5 MILES):
\$94,119 - \$77,741 - \$91,121

tenants



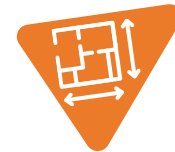
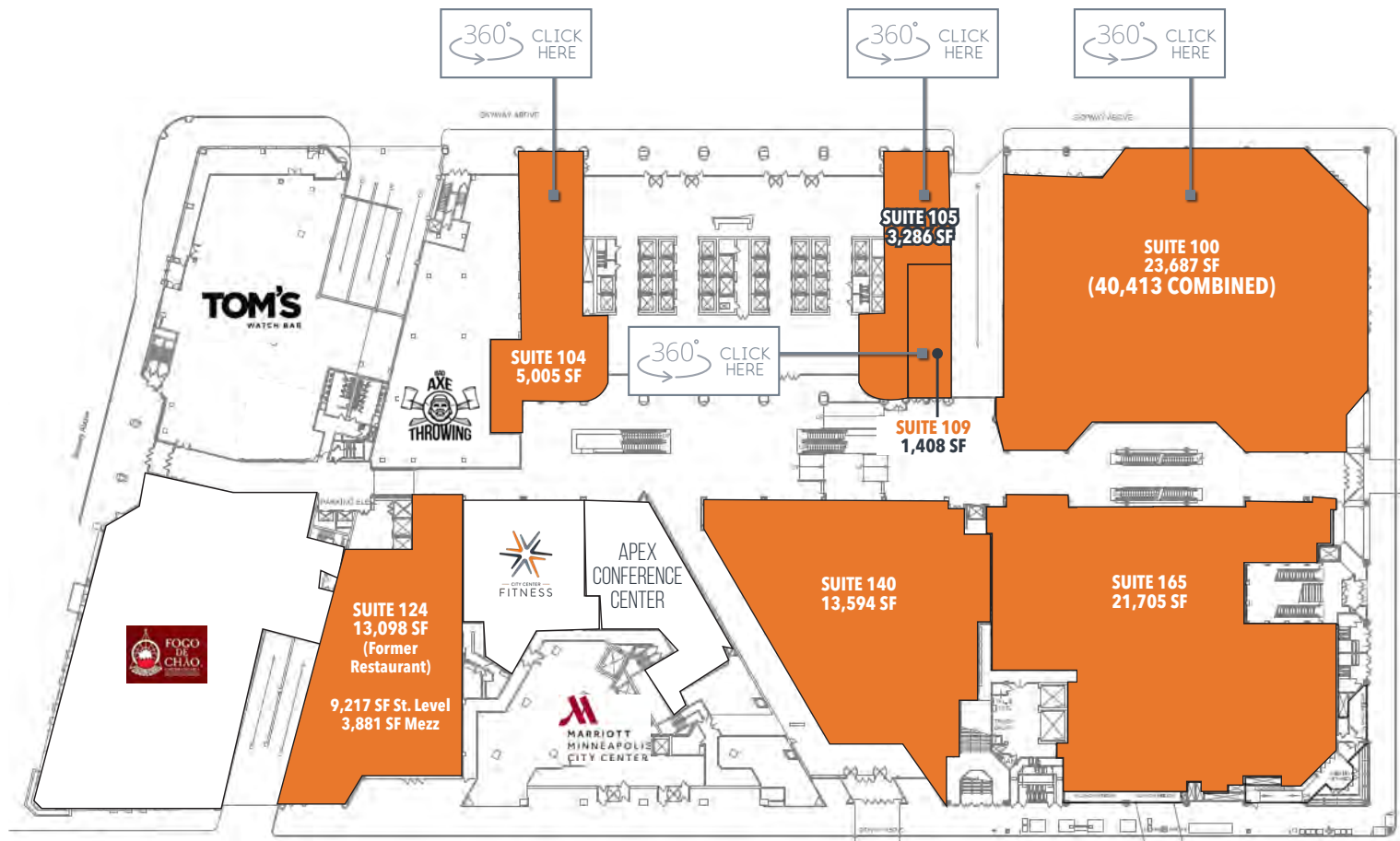
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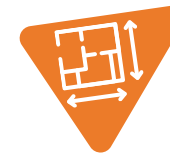


street level



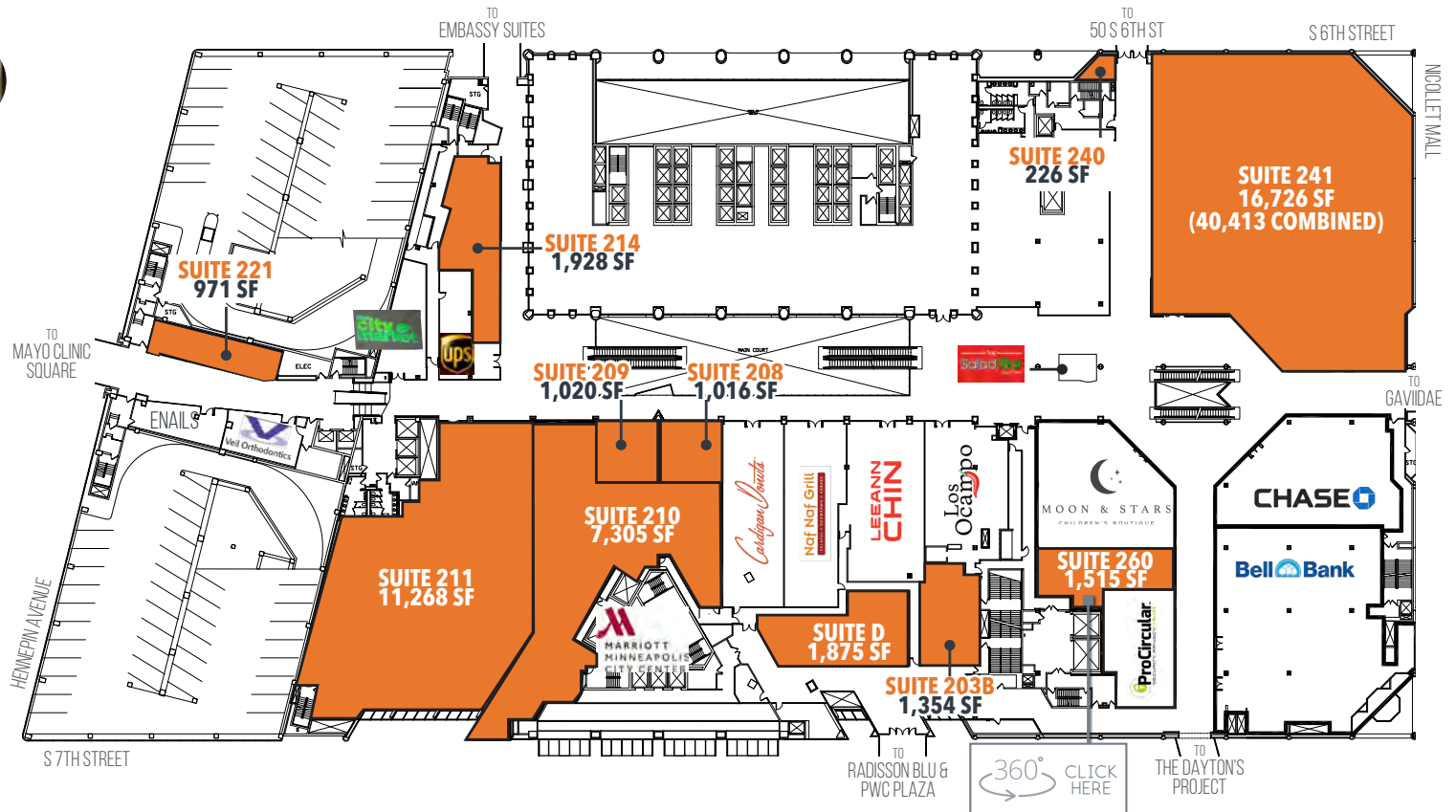
availabilities

- SUITE 100 | 23,687 sf
- SUITE 104 | 5,005 sf
- SUITE 105 | 3,286 sf
- SUITE 109 | 1,408 sf
- SUITE 124 | 13,098 sf
- SUITE 140 | 13,594 sf
- SUITE 165 | 21,705 sf



availabilities

- SUITE D | 1,875 sf
- SUITE 203B | 1,354 sf
- SUITE 208 | 1,016 sf
- SUITE 209 | 1,020 sf
- SUITE 210 | 7,305 sf
- SUITE 211 | 11,268 sf
- SUITE 214 | 1,928 sf
- SUITE 221 | 971 sf
- SUITE 240 | 226 sf
- SUITE 241 | 16,726 sf
- SUITE 260 | 1,515 sf



skyway
— level —

MILL CITY MUSEUM

GUTHRIE THEATER



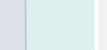
WASHINGTON AVE



MPLS CENTRAL LIBRARY



MINNEAPOLIS CITY HALL



TARGET FIELD
2.3M VISITORS



TARGET CENTER
233K VISITORS



TOMS
LEANN CHIN
Bell Bank CHASE



Hennepin County Medical Center
HCMC

usbank stadium
1.27M VISITORS

394



MINNEAPOLIS COMMUNITY & TECHNICAL COLLEGE



Minneapolis
Convention Center



CITY CENTER

AT THE CENTER
of everything.

 **TRANSWESTERN**

MANAGED BY

RYAN

FOR RETAIL LEASING CONTACT:

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