



# 655 NICOLLET MALL

Minneapolis, MN 55402

## Move-in Ready Medical Space - Skyway Level - 2,950 SF

Gaviidae Commons/655 Nicollet Mall lies in the heart of activity in the dynamic Minneapolis Central Business District, with an iconic "Main and Main" location along the coveted Nicollet Mall.

### Space Available:

- Suite 275: 2,950 sf
- 2023 CAM: \$10.71 psf and Tax: \$14.07 psf
- Lease Rate: Negotiable



### Highlights and Features:

- High-end finishes
- 2 ADA restrooms
- Ample below-ground parking
- 265,971 employees within 2 miles
- Located in the heart of the Downtown Core with the heaviest traffic pedestrian counts on the Nicollet Mall
- Skyway connected to IDS Center, Wells Fargo, City Centre, and RBC Plaza
- Blocks from Target Field, Target Center, US Bank Stadium, and the Hennepin Theater District
- Popular area restaurants include Oceanaire, Manny's Steakhouse, The Local, Zelo, The News Room, Brit's Pub, Barrio
- Co-tenants include Walgreens, North Memorial Health Care, Caribou Coffee, Freshii, Cocoa & Fig, Bruegger's Bagels, Bright Horizons, and YMCA

### Traffic Generators:

- Target Field: 39,504 capacity, 81 home Twins games
- Light Rail: 19 stops, 10 million rides, 30,500 average rides per weekday
- Target Center: Averages 225 event days per year
- Nicollet Mall: Heaviest pedestrian traffic counts
- MN Orchestra: 70 events per year
- Skyway Connects: 80 blocks, 1,000 businesses, 200,000 pedestrians/day
- Hennepin Theatre Trust: 3 theatres, 5,729 seats, 230 event days per year
- Upscale Hotels: 8 within walking distance, 4,100 rooms
- US Bank Stadium: 73,000 capacity



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## Interior Photos



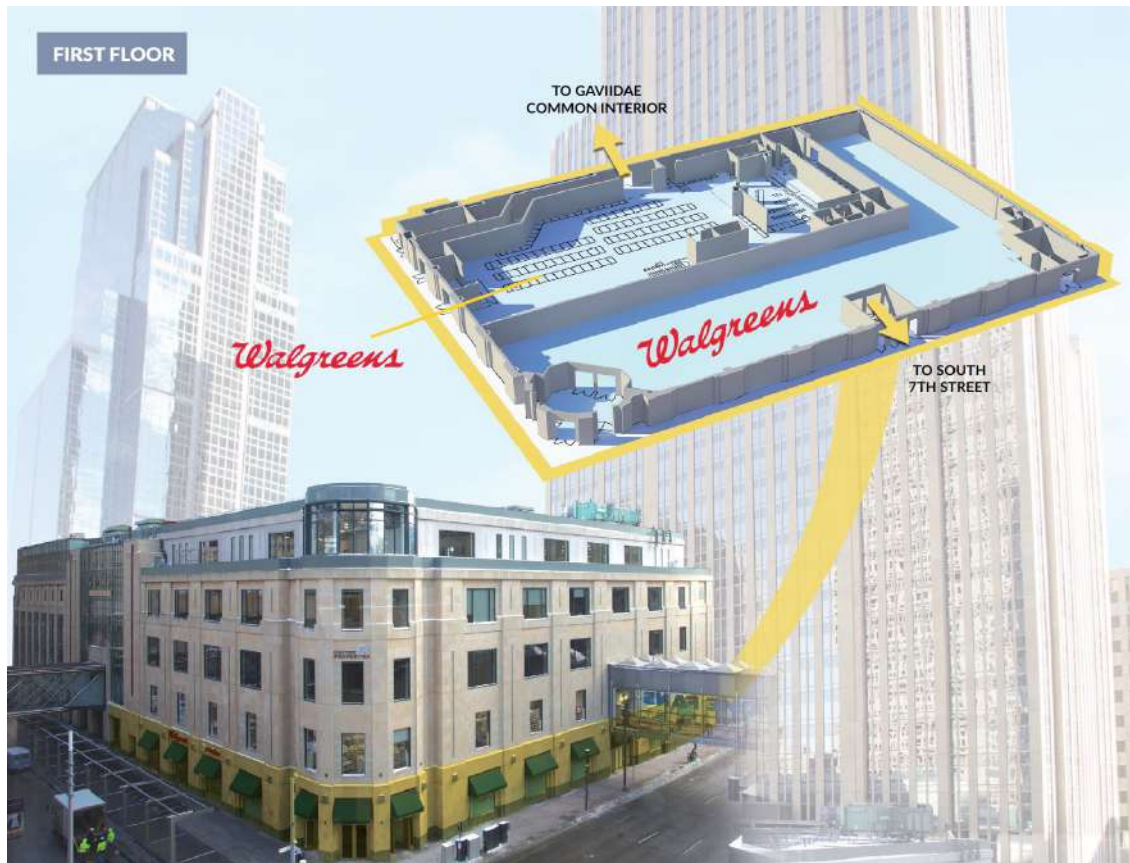
## Interior Photos



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## First Floor Plan



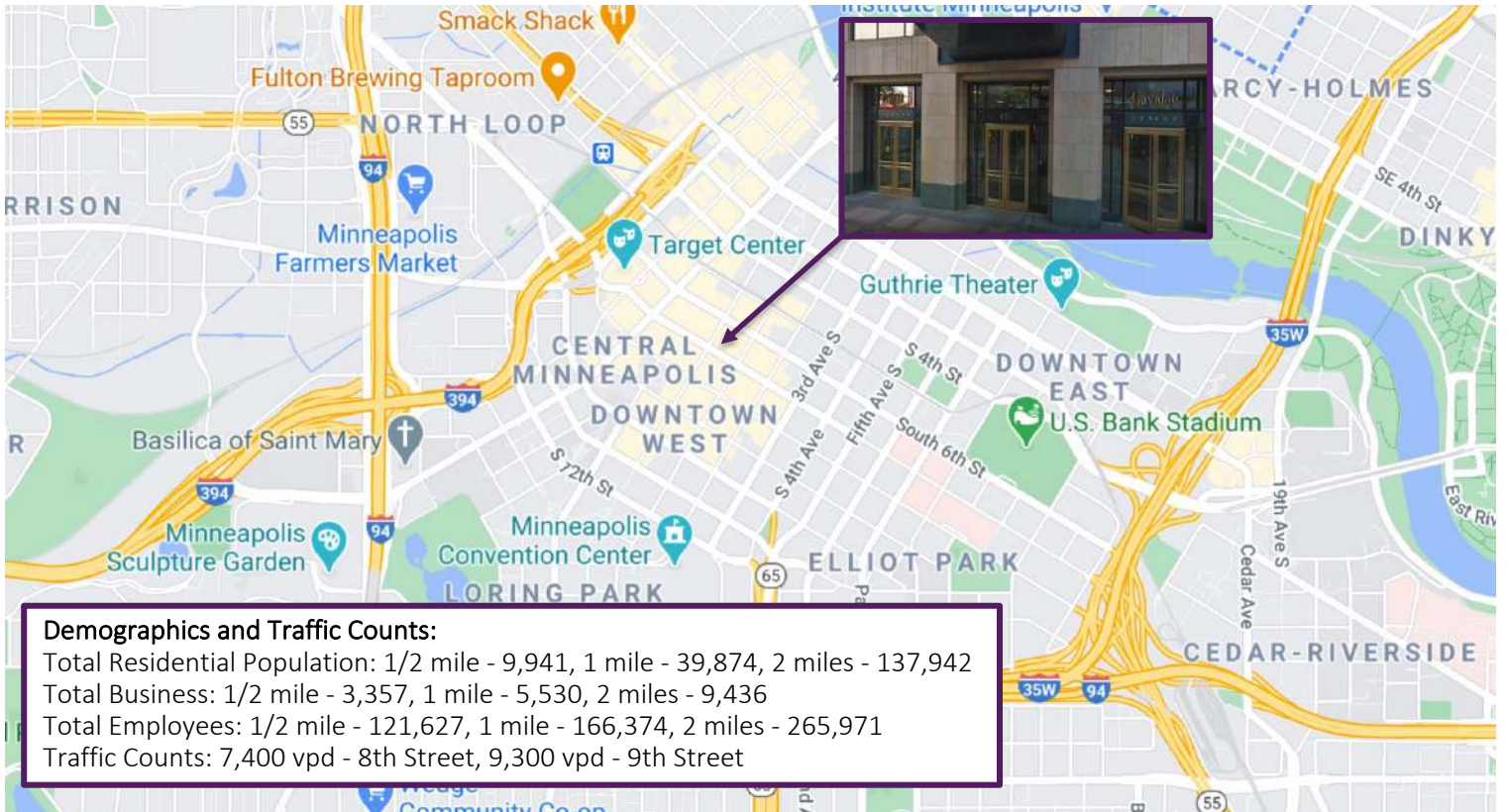
## Second Floor Plan



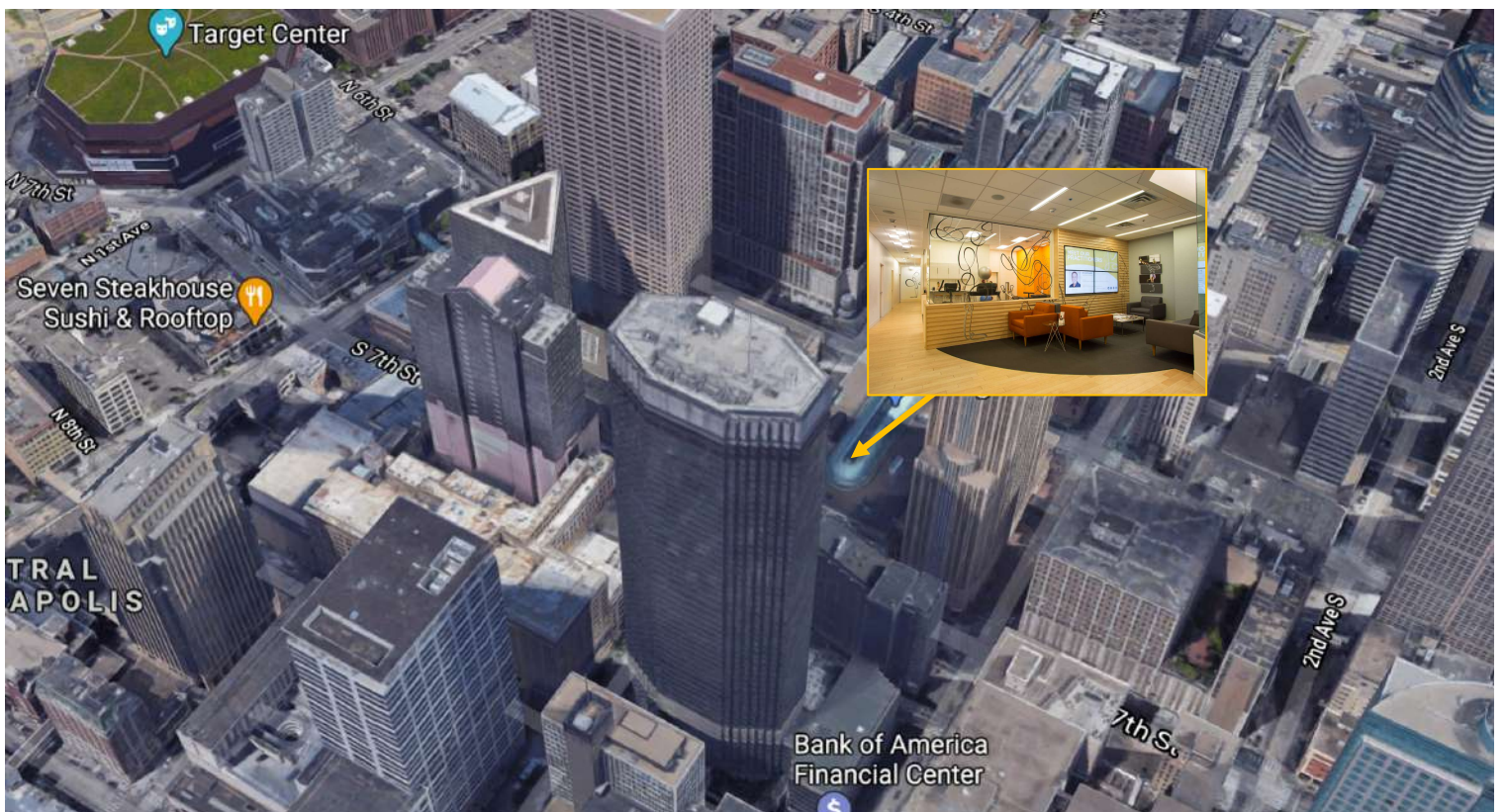
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## Map



## Aerial



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