

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

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FLOOR PLAN

NICO EAST:

- **Suite 4:** 1,097 SF
- **Suite 5:** 2,922 SF



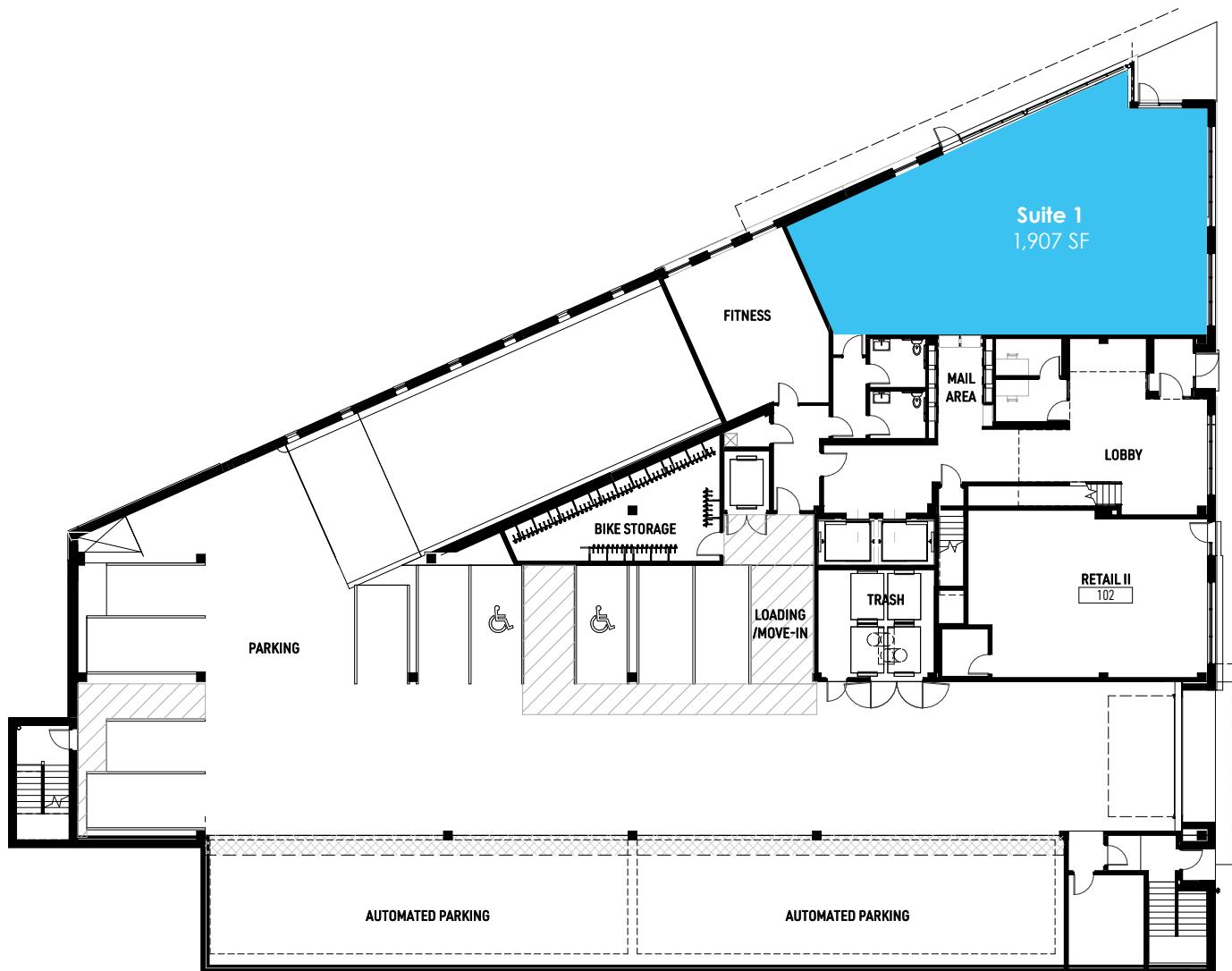
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NICO WEST:

■ Suite 1: 1,907 SF



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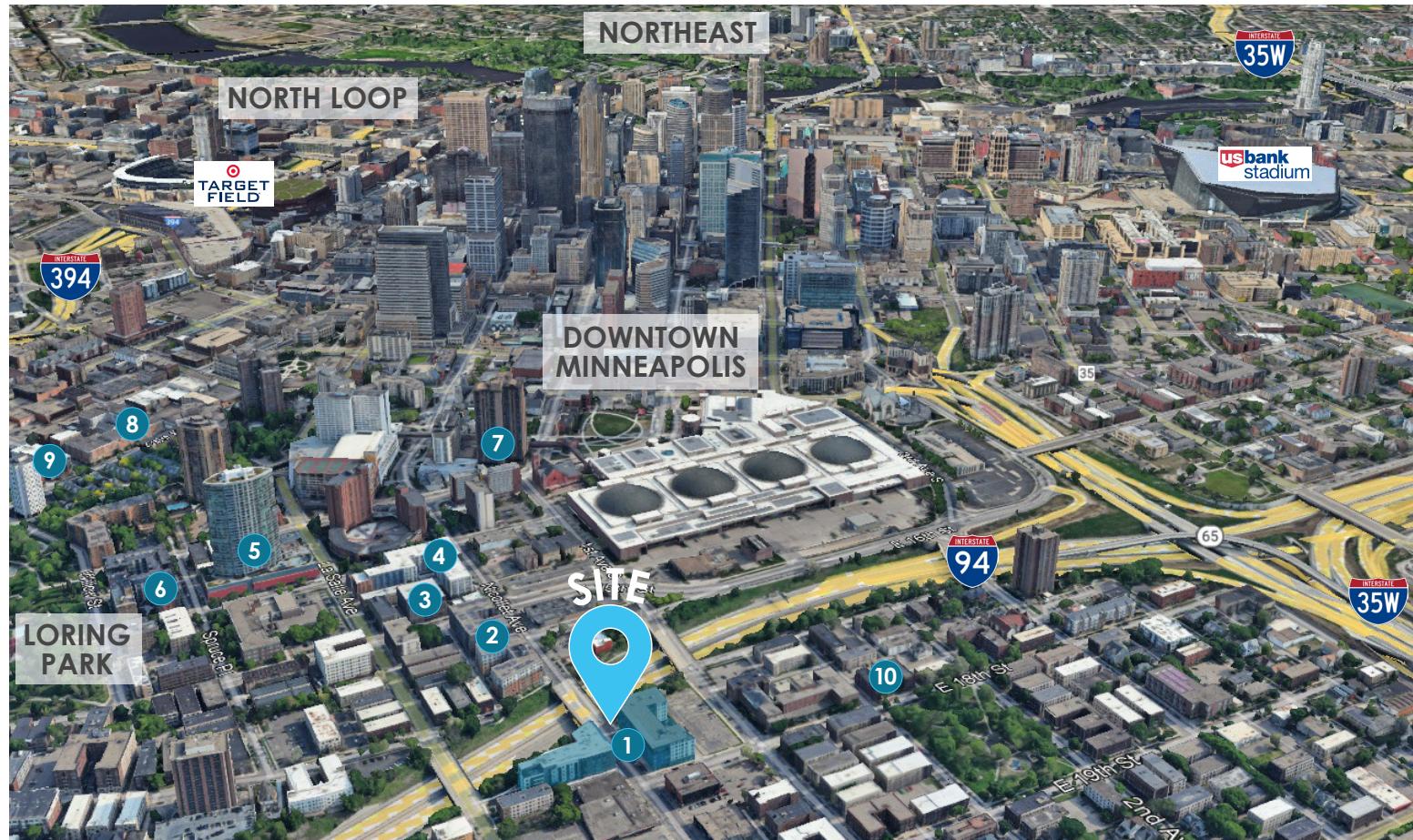
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AERIAL MAP



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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