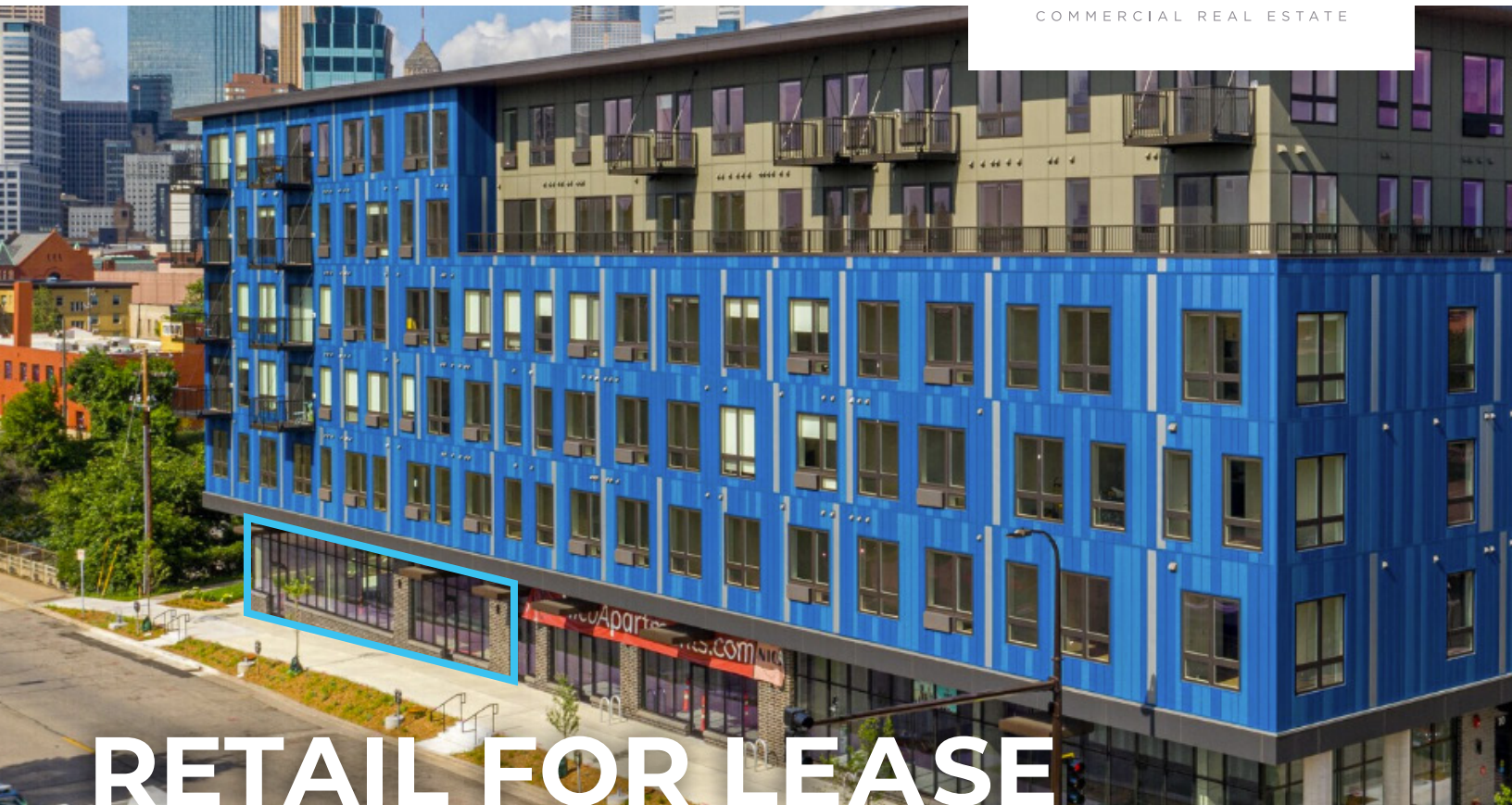


**1725 NICOLLET AVE**  
MINNEAPOLIS, MN



**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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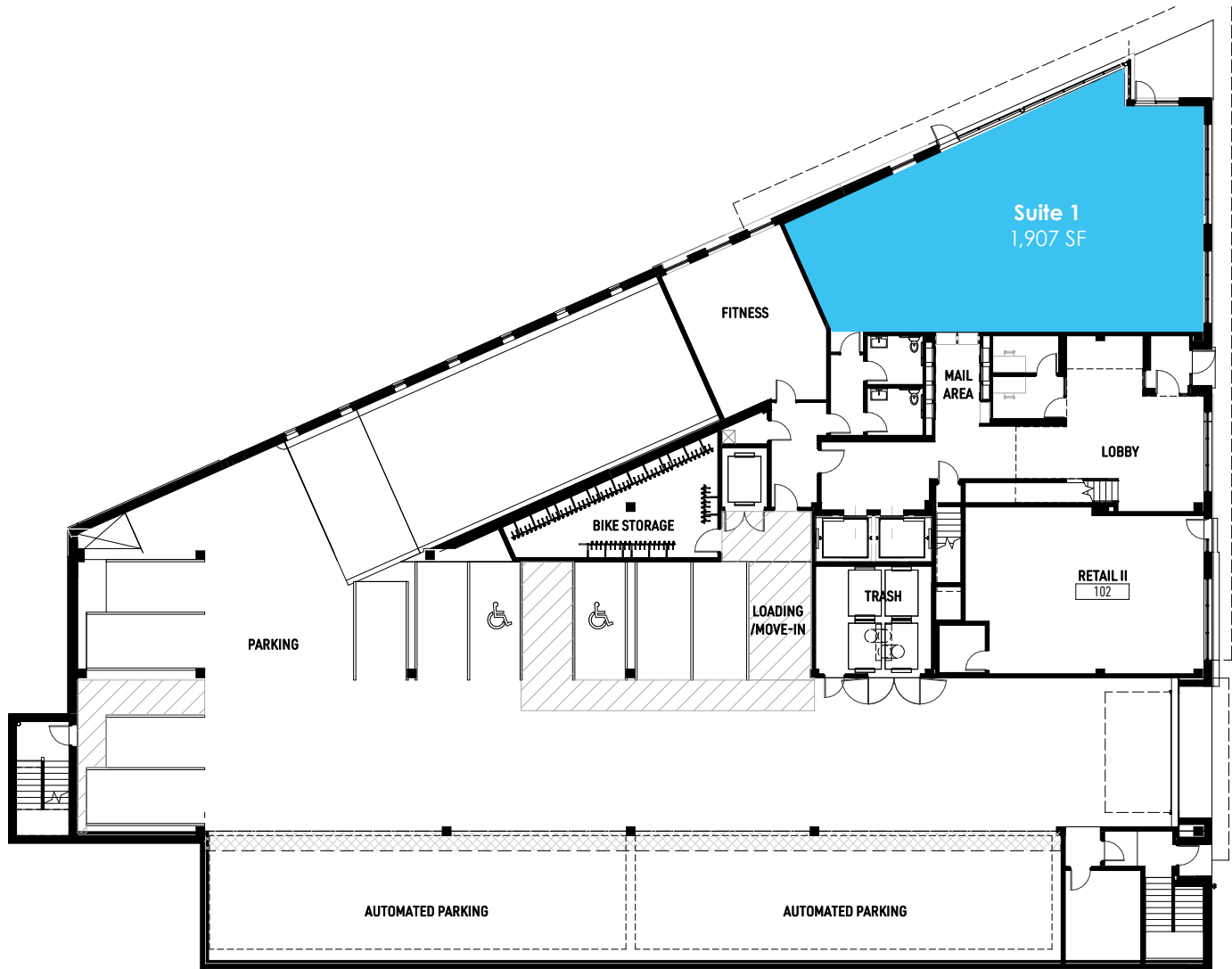
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## NICO WEST:

■ Suite 1: 1,907 SF



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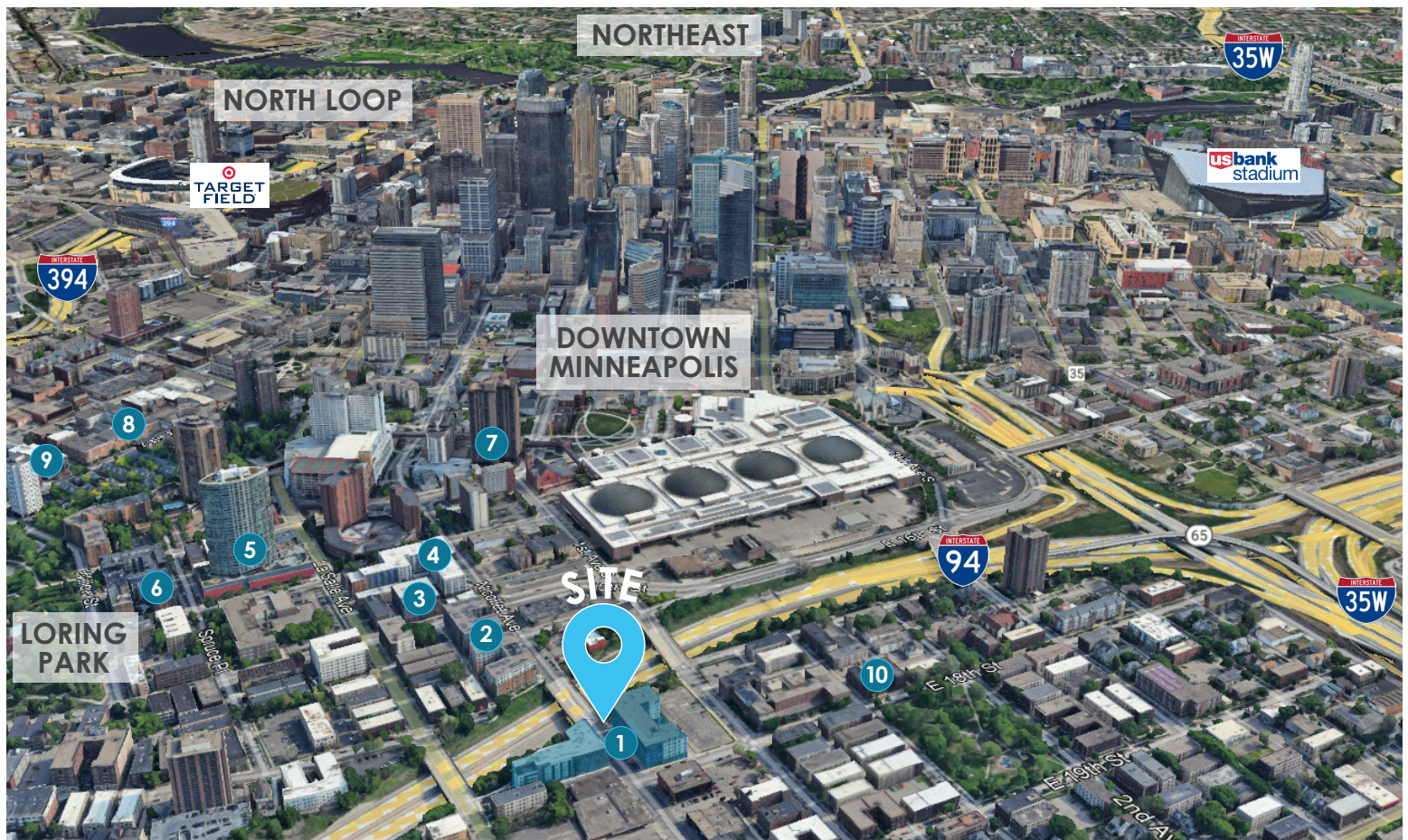
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# AERIAL MAP



## 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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