

1227 6th Street S

Minneapolis, MN 55415

3,434 Available SF; Single Tenant Office with Premier Access & Visibility



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Minneapolis , MN 55415

For Lease

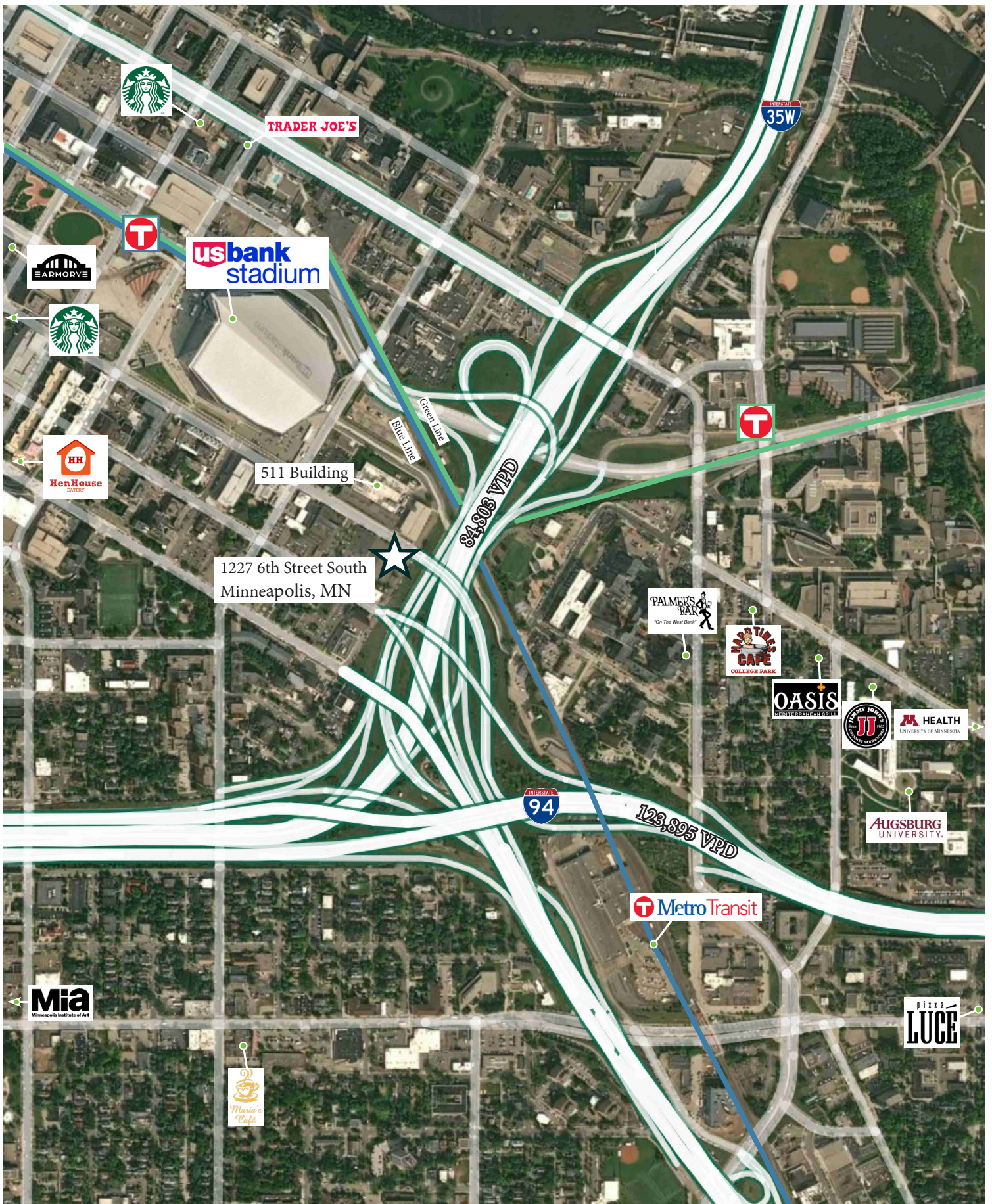


Property Overview

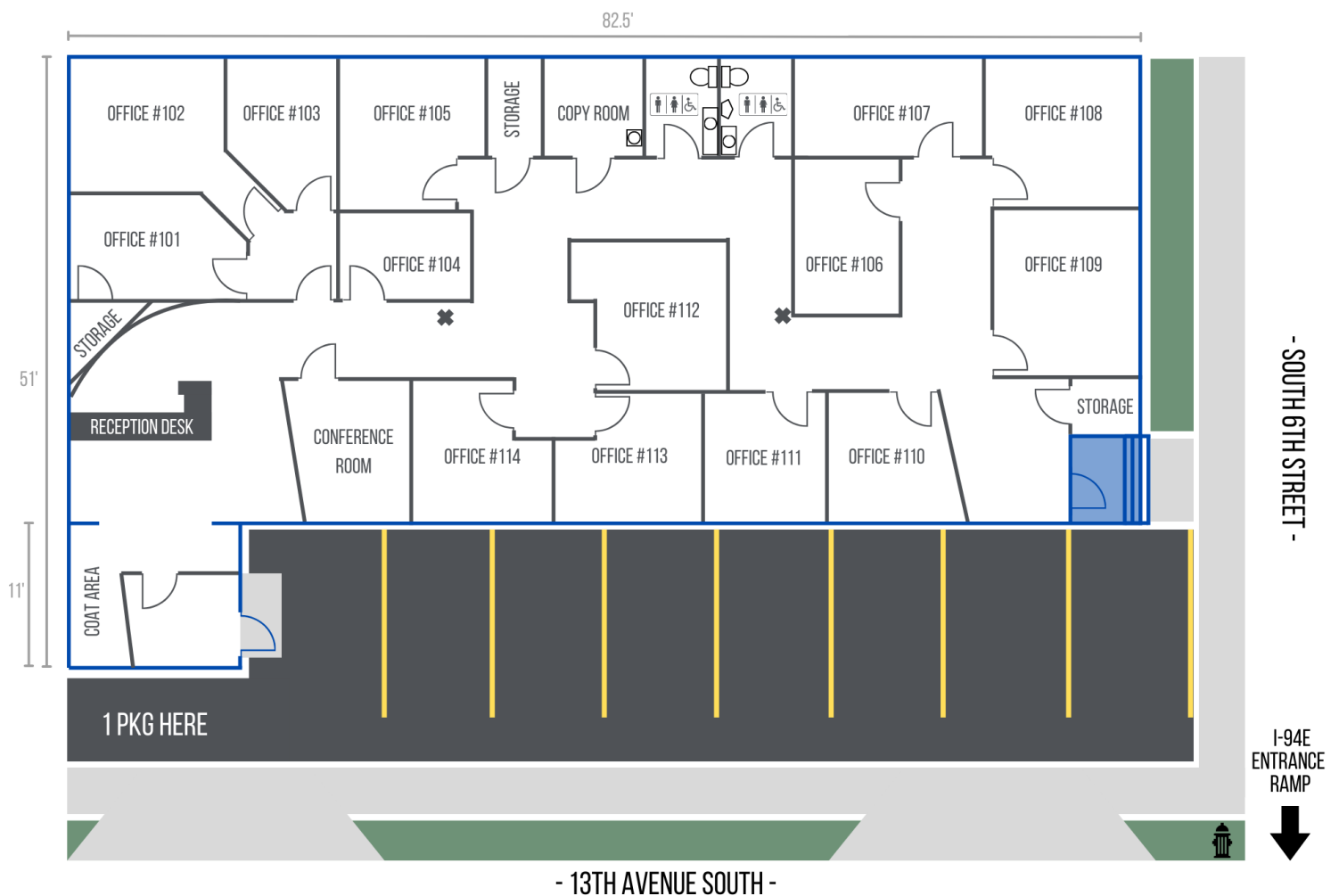
- + Occupancy: Suite vacant on 3/1/25
- + Well maintained office building
- + 3,434 square feet
- + Approx 14 offices, conference rooms, reception area, kitchenette.
- + Built 1957. Renovated 2007
- + Local professional responsive ownership and management
- + Signage opportunities visible from I-94/I-35W
- + Move in condition, IT wiring in place.
- + Private restrooms, Single tenant building.
- + Coop agents welcome
- + No common area factor
- + \$14.00 NNN base rent + \$7.00 estimated tax/cam
- + Tenant is 100% responsible for: gas, electric, water, storm water runoff, trash/recycling, any internet, and HVAC regular maintenance

Property Highlights

- + Near I-94/I-35W/6th Street freeway entrance ramp/7th Street freeway exit ramp/Hiwatha/55. Quick and easy in and out. Next to US Bank Stadium. Highly visible building with high traffic counts.
- + Walk to light rail/bus stops
- + Near Elliot Park, 1010 Lofts, Cologix Data Center; North Central University, University of MN, HCMC, Bethlehem Seminary, etc.
- + The property is nonsprinklered.
- + Approximately 8-9 free surface parking stalls. Additional stalls negotiable. On street parking too
- + Planned painting of façade spring 2025
- + Windows on 3 sides



Floor Plans



1227 S 6TH ST MINNEAPOLIS, MN 55415

UPDATED OFFICE SPACE ON THE EDGE OF MINNEAPOLIS DOWNTOWN

***NOT TO SCALE**

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	45,756	270,830	507,143
2029 Population - Five Year Projection	47,738	277,368	515,771
2020 Population - Census	44,148	264,617	501,124
2010 Population - Census	34,759	227,991	448,299
2020-2024 Annual Population Growth Rate	0.85%	0.55%	0.28%
2024-2029 Annual Population Growth Rate	0.85%	0.48%	0.34%
HOUSEHOLDS			
2024 Households - Current Year Estimate	21,130	126,394	225,330
2029 Households - Five Year Projection	22,736	131,765	232,746
2020 Households - Census	20,198	121,854	219,684
2010 Households - Census	14,486	100,376	191,513
2020-2024 Compound Annual Household Growth Rate	1.07%	0.86%	0.60%
2024-2029 Annual Household Growth Rate	1.48%	0.84%	0.65%
2024 Average Household Size	1.88	2.00	2.14
HOUSEHOLD INCOME			
2024 Average Household Income	\$96,182	\$98,433	\$115,121
2029 Average Household Income	\$112,009	\$113,101	\$131,455
2024 Median Household Income	\$53,993	\$65,990	\$78,573
2029 Median Household Income	\$64,511	\$77,002	\$89,698
2024 Per Capita Income	\$45,108	\$46,084	\$51,263
2029 Per Capita Income	\$54,206	\$53,886	\$59,411
HOUSING UNITS			
2024 Housing Units	23,549	136,795	241,781
2024 Vacant Housing Units	2,419 10.3%	10,401 7.6%	16,451 6.8%
2024 Occupied Housing Units	21,130 89.7%	126,394 92.4%	225,330 93.2%
2024 Owner Occupied Housing Units	3,467 14.7%	33,740 24.7%	94,332 39.0%
2024 Renter Occupied Housing Units	17,663 75.0%	92,654 67.7%	130,998 54.2%
EDUCATION			
2024 Population 25 and Over	31,049	182,665	346,916
HS and Associates Degrees	11,643 37.5%	64,849 35.5%	121,178 34.9%
Bachelor's Degree or Higher	14,475 46.6%	100,433 55.0%	200,923 57.9%
PLACE OF WORK			
2024 Businesses	3,894	14,816	23,122
2024 Employees	128,147	295,387	411,481



Contact Us

Jerry Driessen

First Vice President

+1 612 336 4310

gerald.driessen@cbre.com

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