



**FOR SUBLEASE**

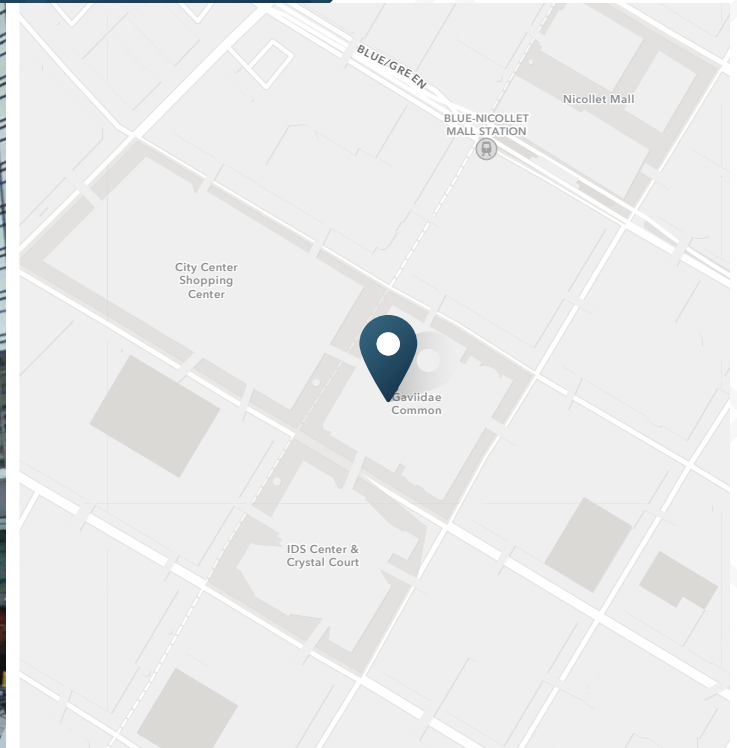
# Corner Space Adjacent to Walgreens - Gaviidae Common

655 Nicollet Mall | Minneapolis, MN



# Corner Space Adjacent to Walgreens

Gaviidae Common



±14,000 SF  
Available

08/31/2035  
Lease End Date

\$21.00  
Asking Price (PSF)  
Taxes Included

\$14.27  
CAM (PSF)

## DESCRIPTION

Prime location next to an open and operating Walgreens within Gaviidae Common, a mixed-use shopping mall and office complex, located in downtown Minneapolis, on Nicollet Mall. The complex is spread over two city blocks, and is connected to the Minneapolis Skyway System. The mall is attached to the Wells Fargo Center, one of the tallest skyscrapers in Minneapolis.

- Skyway connects to Wells Fargo Tower, IDS Center, City Center and RBC Plaza
- All offers are subject to approval by Walgreens Real Estate Committee

## JOIN THESE NEARBY RETAILERS

NORDSTROM  RaCK 



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Gaviidae Common



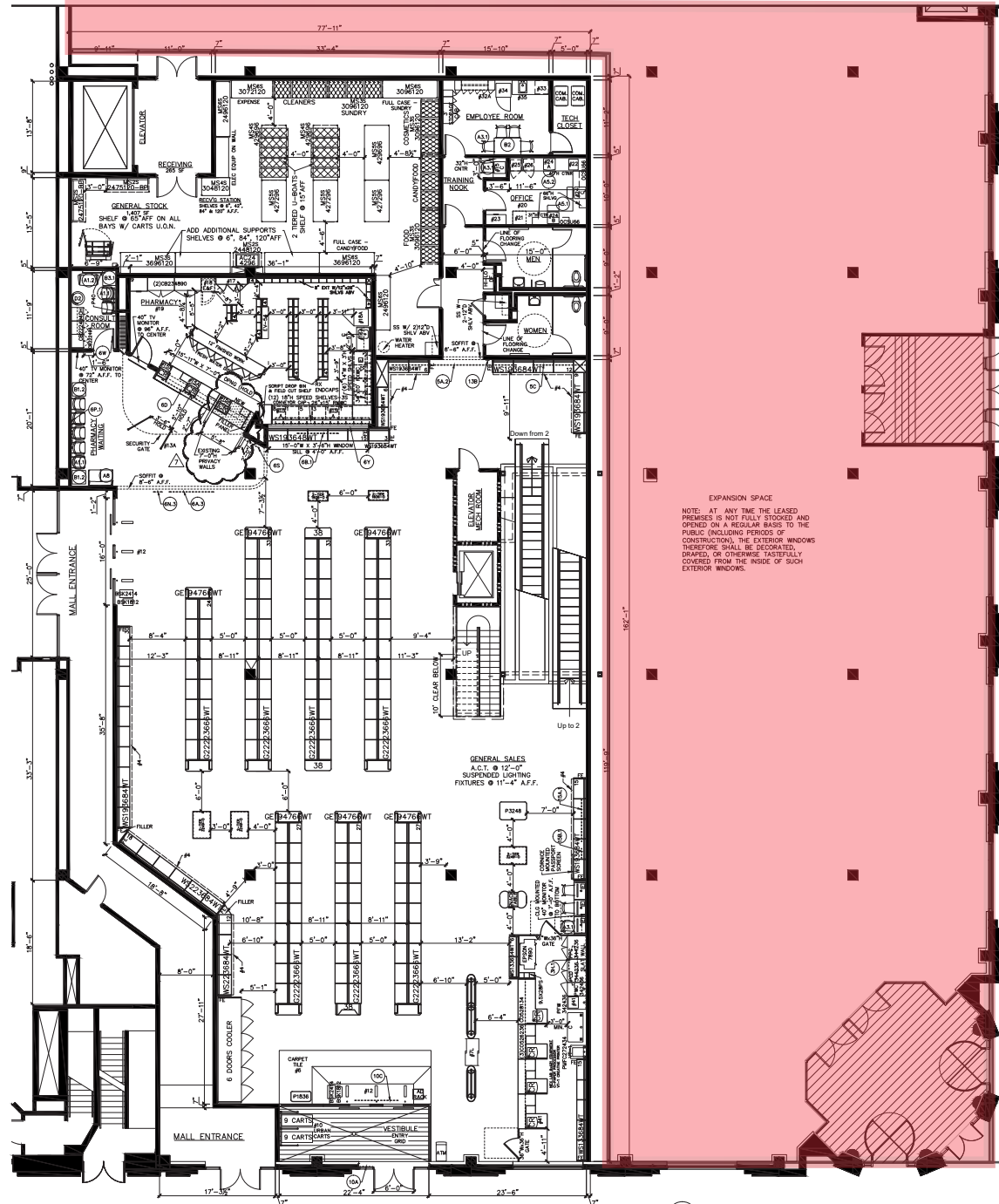
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EXPANSION SPACE  
NOTE: AT ANY TIME THE LEASED PREMISES IS NOT FULLY STOCKED AND OPENED ON A REGULAR BASIS TO THE PUBLIC (INCLUDING PERIODS OF CONSTRUCTION), THE EXTERIOR WINDOWS THEREFORE SHALL BE DECORATED, DRAPED, OR OTHERWISE TASTEFULLY COVERED FROM THE INSIDE OF SUCH EXTERIOR WINDOWS.

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## DEMOGRAPHIC HIGHLIGHTS

### .25 MILE

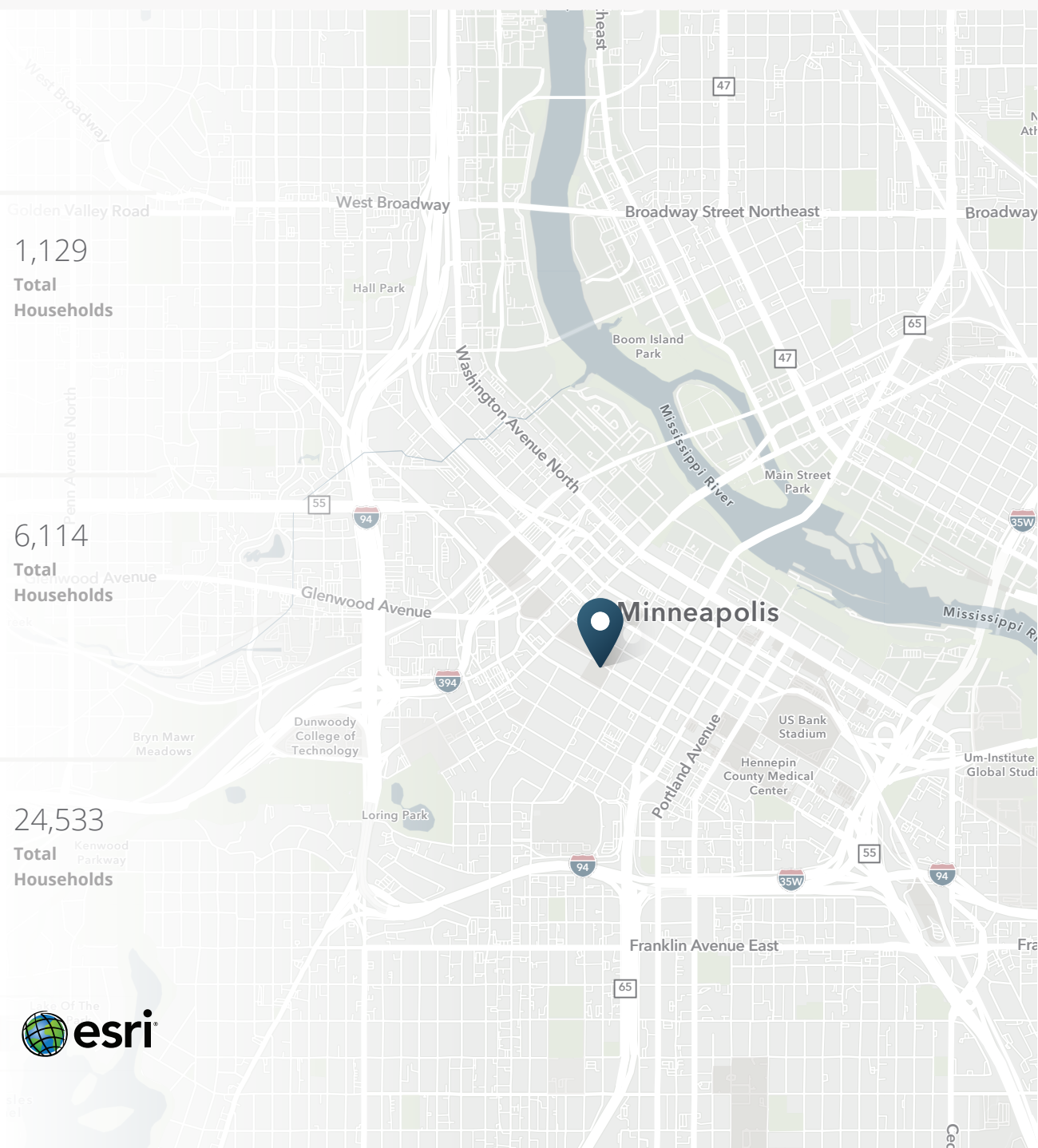
1,470 Population	31,411 Total Daytime Population	\$85,343 Average Household Income	1,129 Total Households
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### .50 MILE

10,168 Population	64,109 Total Daytime Population	\$97,120 Average Household Income	6,114 Total Households
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### 1 MILE

40,807 Population	110,789 Total Daytime Population	\$96,291 Average Household Income	24,533 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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