

FOR LEASE

Variant

315 N 7th Ave, Minneapolis, MN 55401

Variant offers a rare second generation retail opportunity with excellent visibility in a highly walkable and energetic area of the North Loop.



Building Size

136,039 SF

Year Built

2017

Space Available

2,955 SF

Rent Rate

Negotiable

CAM & Taxes

\$11.19/SF/yr

Variant

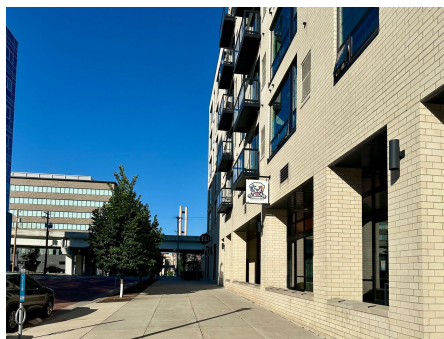
About the Property

The Variant building allows residents and customers alike to bask in the vibrant energy of Minneapolis' North Loop, the city's trendiest neighborhood. Nestled in the heart of this bustling area, Variant offers a rare street-level retail space located below 144 luxury apartment units. Boasting prime signage opportunities and proximity to a plethora of restaurants and retailers, the availability presents an exceptional chance for a diverse retail establishment or customer-focused business to thrive. Join onsite Farrell's Extreme Bodyshaping and a forthcoming pub, providing unrivaled access to a superb demographic of residents and daytime and nighttime visitors.

Location

Offering a blend of livability, walkability, and access to amenities, along with convenient transport options and green spaces, the North Loop appeals to a diverse demographic—from young professionals to empty nesters, creative minds, food enthusiasts, concert goers and sports fans. Central to its charm is a remarkable culinary scene. Spanning from the various offerings at Graze food hall to local favorites like Modist Brewing, Number 12 Cider, Fulton Taproom, The Freehouse, and Smack Shack, the diverse dining scene in the North Loop is nationally recognized. Additionally, Element Minneapolis by Marriott, The Fillmore, and Target Field are all steps away, creating great opportunities for event-oriented hospitality and entertainment.

- ✓ Great glass frontage with two covered entrances
- ✓ Open layout for flexibility in use
- ✓ Restroom in unit
- ✓ Internal access to hundreds of onsite residents
- ✓ Highly walkable area with countless nearby retailers



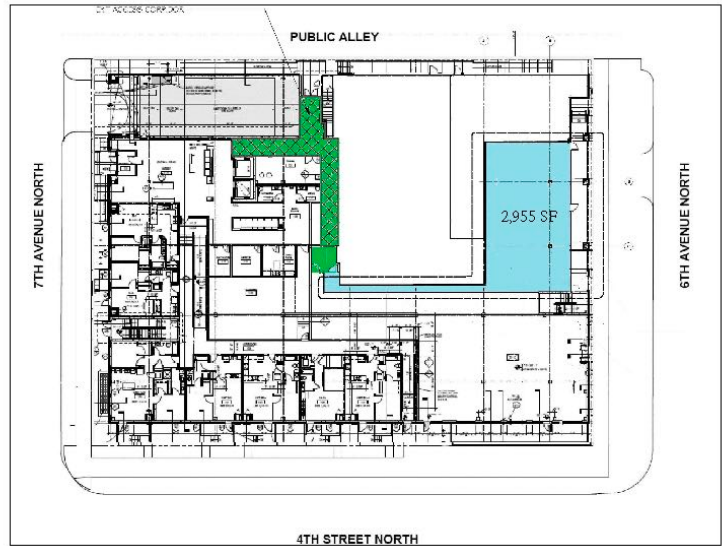
Variant
316 N 6th Ave

Rentable Area: **2,955 RSF**

Availability: **Within 60 days**

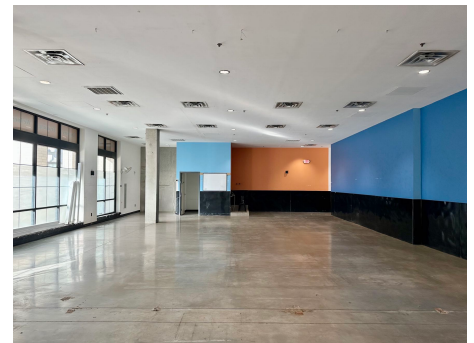
Lease Rate: **Negotiable**

CAM & Taxes: **\$11.19/SF/yr**



Second generation retail space located in Variant building in Minneapolis' North Loop.

- Inline retail with strong visibility along N 6th Ave
- Concrete floors
- Full height windows
- Flexible layout
- Restrooms in place
- Strong signage opportunities



The Neighborhood

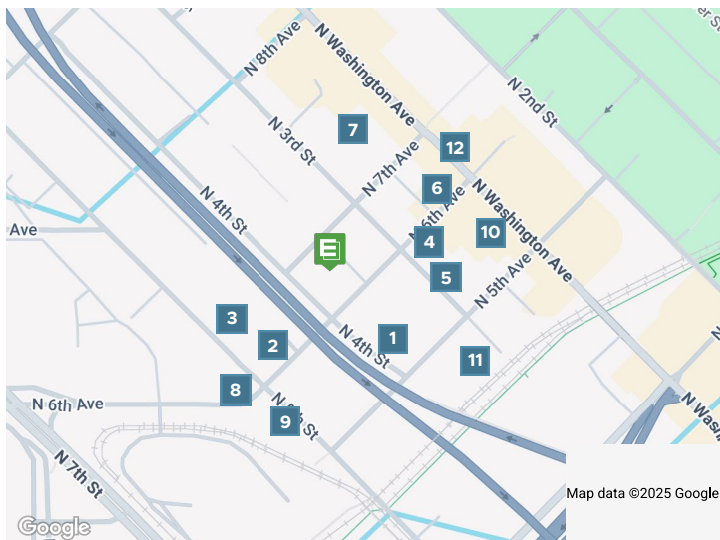
North Loop

The North Loop fosters a robust and communicative community that promotes and supports its local businesses and entrepreneurs, recognizing that without them the vibrant community would not exist as it does today.

 **91**
WALK SCORE

 **80**
TRANSIT SCORE

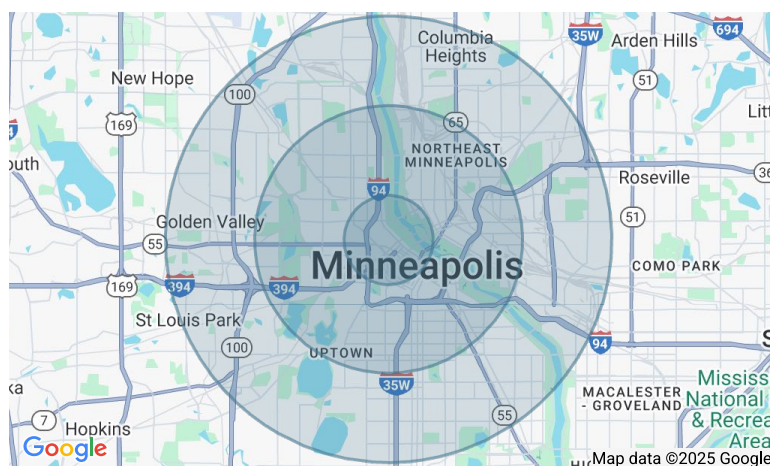
 **96**
BIKE SCORE



- | | |
|---|---|
| 1 Viva Taco | 5 Corner Coffee |
| 1 The Last Drop Cafe | 6 Smack Shack |
| 1 WRAP: Handheld Food Stuff | 7 Burger Thursdays @ Thr3 Jack |
| 1 Two Mixed Up | 7 Thr3 Jack |
| 1 Union Hmong Kitchen - North Loop | 7 The Freehouse |
| 1 Libation Lounge | 7 Fuzzy's Taco Shop Taqueria |
| 1 The Fabled Rooster | 8 Holiday Stationstores |
| 1 Avocadish | 9 Trax Burgers and Bar |
| 1 Graze Provisions + Libations | 10 NOLO's Kitchen & Bar |
| 2 Fulton Beer Taproom | 10 The Rooftop Bar |
| 3 Little Tomato Pizza | 10 The Basement Bar |
| 3 Number 12 Cider | 11 Sprout |
| 3 StormKing Brewpub + Barbecue | 11 Bricksworth Beer Co. – North Loop |
| 4 Rise Bagel Co. | 12 The Loop - Minneapolis |

Demographics	1 Mile	3 Miles	5 Miles
Total population	24,742	246,875	486,453
Median age in years	34.3	31.0	33.4
Total households	13,638	111,679	217,488
Median household income	\$98,387	\$62,971	\$76,119
Average household size	1.67	2.06	2.14
Average home value	\$553,950	\$503,348	\$466,814

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

