



SUBLEASE
AT

**33
SOUTH
SIXTH
STREET**

CBRE

SUBLEASE OPPORTUNITIES

TOTAL AVAILABLE

• 38,186 SF

47TH FLOOR

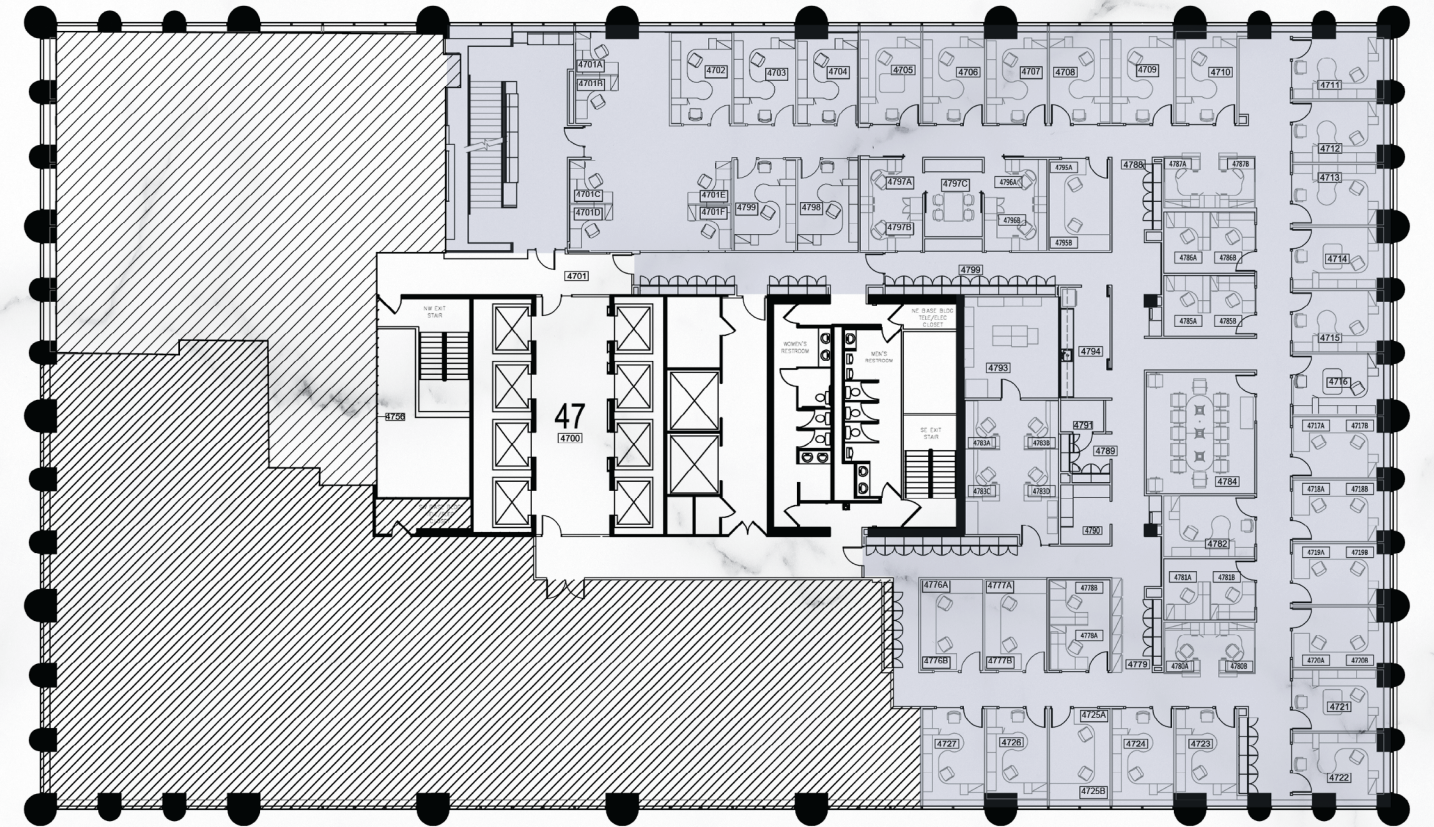
• 13,416 SF

48TH FLOOR

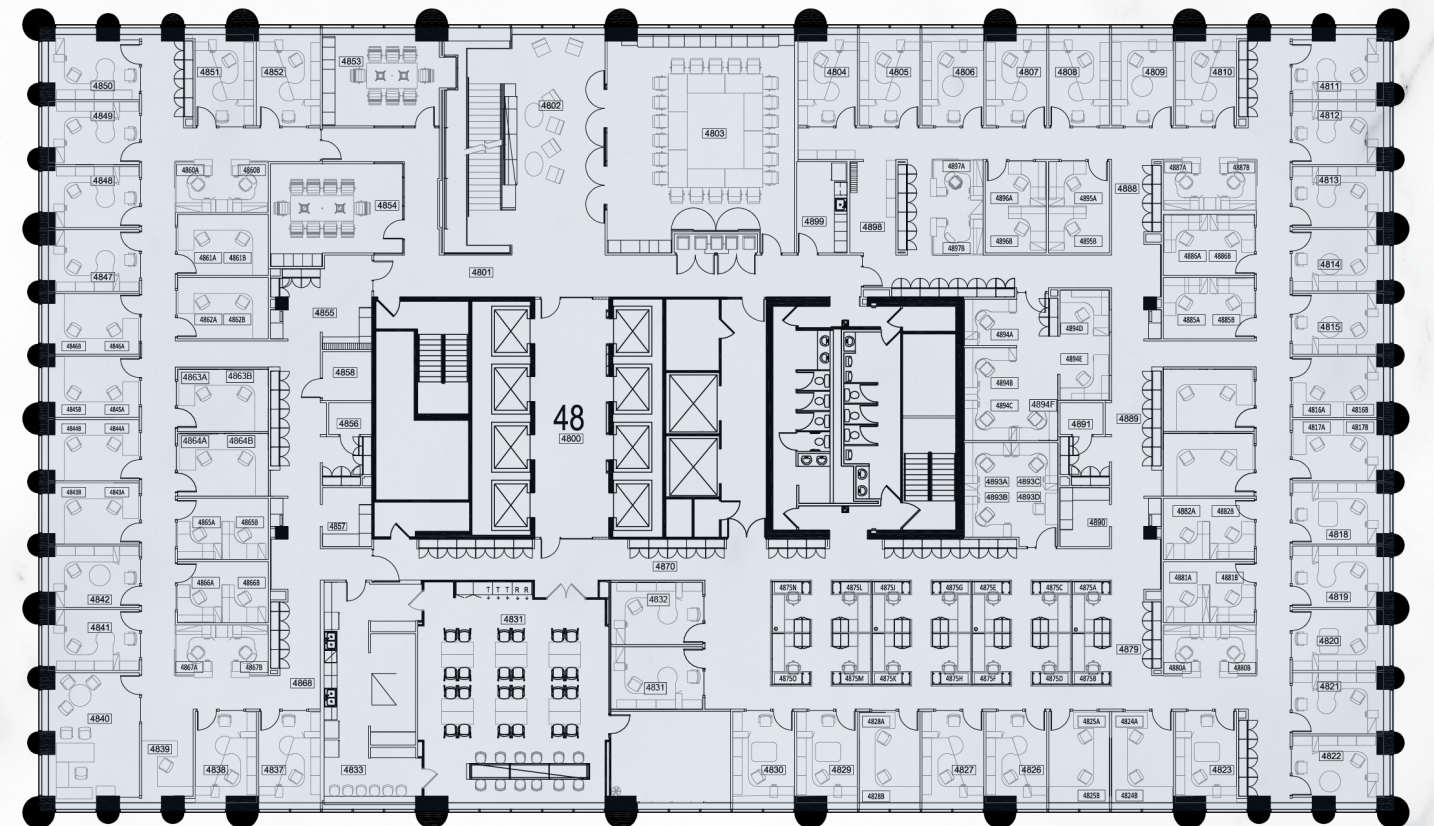
• 24,770 SF

- Lease term through May 31, 2026
- Asking Rate: \$25.00 PSF Gross
- Perimeter office layout
- Furniture may be included
- Expansive views of the Mississippi River, Mill District & US Bank Stadium

SPECS



47TH FLOOR

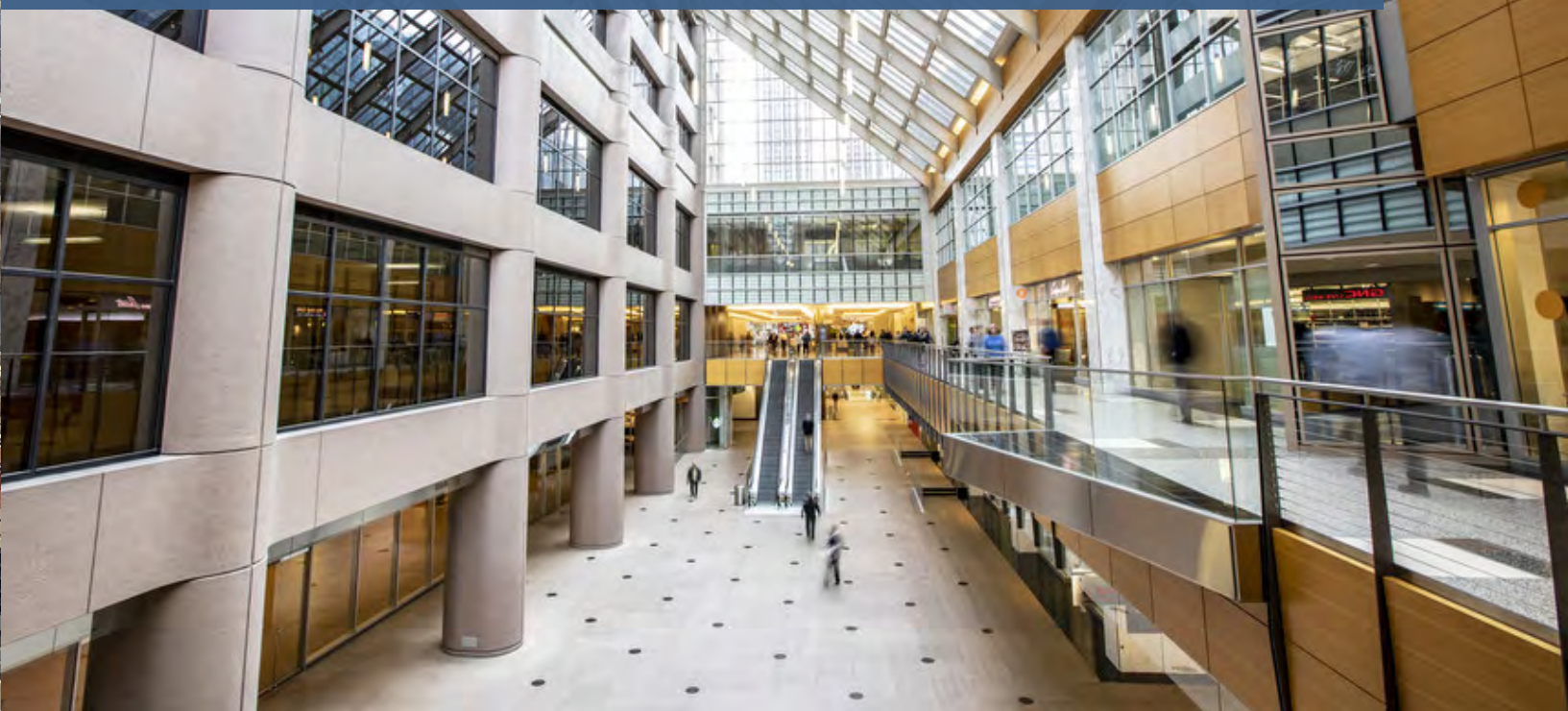


48TH FLOOR



CITY CENTER

- 51 Story, Class A tower located at the intersection of Nicollet Mall and 6th Street
- 400,000 SF of retail amenities on first floor and skyway level
- 687-stall parking ramp
- Multiple food options on-site
- New state-of-the-art conference center, board room, and training room
- Fully equipped fitness center with lockers and showers
- Energy star rated and LEED Gold Certified with score of 94





HOTELS

- 1 Marriott at City Center
- 2 Radisson Blu Hotel
- 3 Hampton Inn & Suites
- 4 Loews Minneapolis Hotel
- 5 Embassy Suites
- 6 AC Hotel by Marriott
- 7 Westin Hotel
- 8 Marquette Hotel
- 9 Crowne Plaza Northstar

RETAIL / SHOPPING

- 1 Minneapolis City Center
- 2 Gaviidae Common
- 3 IDS Crystal Court
- 4 The Dayton's Project

— Light Rail
— Light Rail

DINING / ENTERTAINMENT

- 1 Fogo De Chao
- 2 Fhima's
- 3 Naf Naf
- 4 LeeAnn Chin
- 5 Starbucks
- 6 Cardigan Donuts
- 7 Los Ocampo
- 8 FireLake Grill House
- 9 Union
- 10 State Theater
- 11 CRAVE
- 12 Orpheum Theatre
- 13 Brave New Workshop
- 14 Pantages Theatre
- 15 SEVEN Steakhouse
- 16 First Avenue
- 17 Kieran's Irish Pub
- 18 Lyon's Pub
- 19 Murray's Restaurant
- 20 Oceanaire
- 21 Bruegger's Bagels
- 22 BANK
- 23 D'Amico & Sons
- 24 Five Guys

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