

# FOR LEASE

**1,821SF (First Floor) & 7,340SF (3rd Floor)**

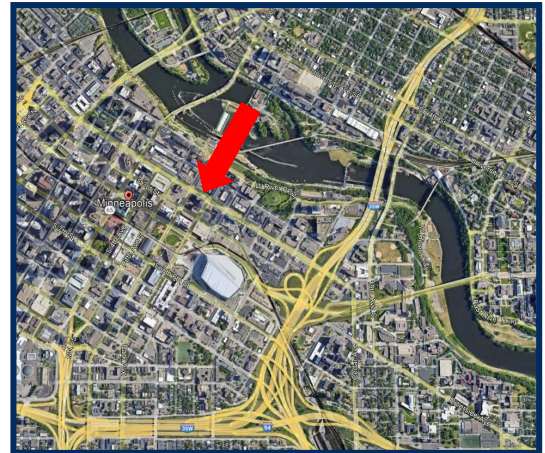
**501 Washington  
501 Washington Avenue South**

*Walk*



**Prime retail along Washington Avenue available for immediate lease. Many walkable amenities. Free short-term parking.**

- For Lease: 1,821SF (First Floor Space)
  - \*2 entrances, open space
- 7,340SF (Third Floor-Divisible)
  - \*Can be split, large windows
  - High ceiling
- Current Tenants: Caribou Coffee, Crooked Pint Ale House, CorePower Yoga, Subway
- Surrounded by dense residential/office/retail
- Negotiable rental package
- Near Metro 'Blue' & 'Green' transit lines
- Across from metro transit bus terminal



Daytime Population  
**1 Mile** 167,158  
3 Miles 426,416  
5 Miles 637,229

Traffic Counts (Daily)  
South Washington 23,000  
S 4th Street 3,950  
S 5th Avenue 7,300



**DIEHL & PARTNERS**

Real Estate Brokerage, Consulting & Development

**FOR MORE INFORMATION, CONTACT:**

**Lisa L. Diehl, CCIM, CPM**

**(612) 508-6410**

**[Lisa.Diehl@CloseTheDiehl.com](mailto:Lisa.Diehl@CloseTheDiehl.com)**

# FOR LEASE

**1,821SF (First Floor) & 7,340SF (3rd Floor)**

**501 Washington  
501 Washington Avenue South  
MINNEAPOLIS, MINNESOTA 55415**

**501 Washington Avenue: Located along busy Washington Avenue. Three blocks from US Bank Stadium, and across from the metro transit bus terminal. Minutes to Northeast Minneapolis. Centrally located.**



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**MINNEAPOLIS, MINNESOTA 55415**

**1,821SF** retail, service boutique space available today! Includes open area, one restroom, two entrances, room for prominent signage facing Washington Avenue.

Free short-term parking available. High traffic area.



Two Entrances to Space



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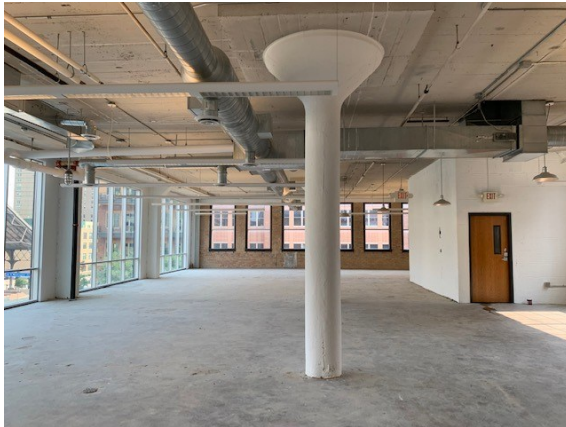
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**501 Washington**  
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**MINNEAPOLIS, MINNESOTA 55415**

**7,340SF:** Third floor office, retail space available today! Great window-line, high 12'+ ceiling height, includes open area, restrooms, elevator, stairs. Prominent building signage available.

Elevator and stairs available for access. Tenant improvement package available in exchange for lease term.



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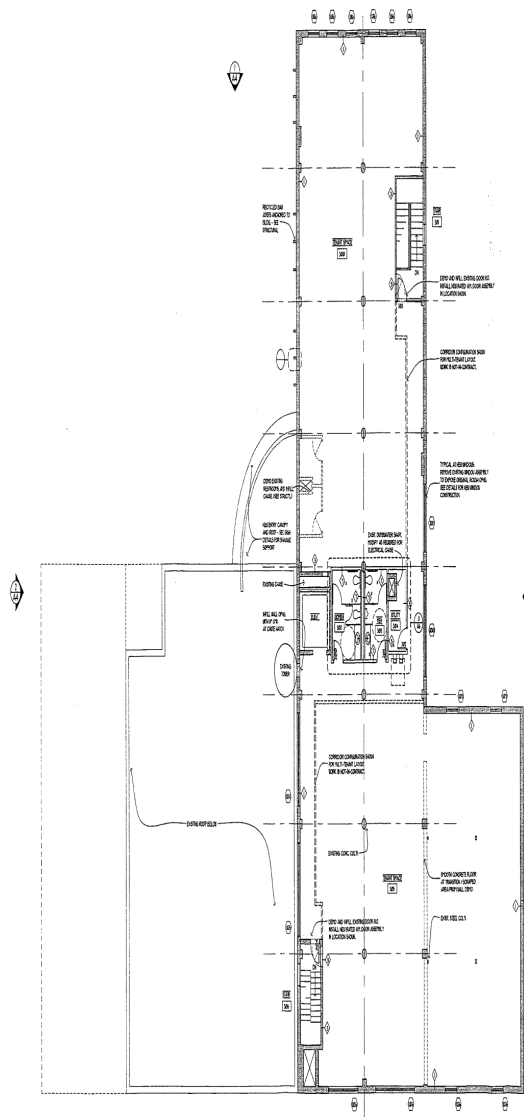
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**501 Washington**  
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**MINNEAPOLIS, MINNESOTA 55415**

7,340SF: Divisible third floor office, retail space available today!  
Includes restrooms, elevator and stairway.



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