



Minneapolis, MN 55414

## Office Space For Lease In the Heart of Stadium Village

### Highlights and Features:

- In the heart of the University of Minnesota campus
- Walking distance to student housing, Huntington Bank Stadium, Mariucci Arena, and the Light Rail
- 52,375 students at U of MN
- Rare small vacancy
- Lighted intersection
- On the busiest light rail station in MN: 1.4 million rides
- One block from the U of MN hospital: 830 beds
- Walk/Bike Score: 89/97
- Commercial Location Score: 707
- Co-tenants: Dunn Brothers, Kinzo Udon, Chipotle, Cell Phone Repair, and Psychic Readings
- Area Tenants: Chick-fil-A, Noodles, Nashville Coop, Walgreens, US Bank, Caribou, Burger King, My Burger, Raising Cane's, Bruegger's Bagels, Sally's Saloon, Stub and Herbs, Afro Deli & Grill, Kowloon, Sidewalk Kitchen, Kimchi Tofu House, Fly Chix Stadium Village, Lao Sze Chuan

### Space Available: 800 Washington Avenue SE

- Suite 202: 700 sf to 1,600 sf (upper level)
- Lease Rate: Negotiable

### Demographics and Traffic Counts:

- U of M Student Population: 52,375
- Average Household Population: 1 mile - 15,817, 3 miles - 111,270 and 5 miles - 308,401
- Average Household Income: 1 mile - \$37,010, 3 miles - \$52,054 and 5 miles - \$57,267
- Traffic Count: Washington St SE - 3,750 vpd, Oak St SE - 6,750 vpd and University Ave SE - 12,000 vpd



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[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

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INTERNATIONAL



**MARILYN FRITZE**

612.804.4364

[marilyn@christiansonandco.com](mailto:marilyn@christiansonandco.com)

**MARY LINDELL**

612.747.9854

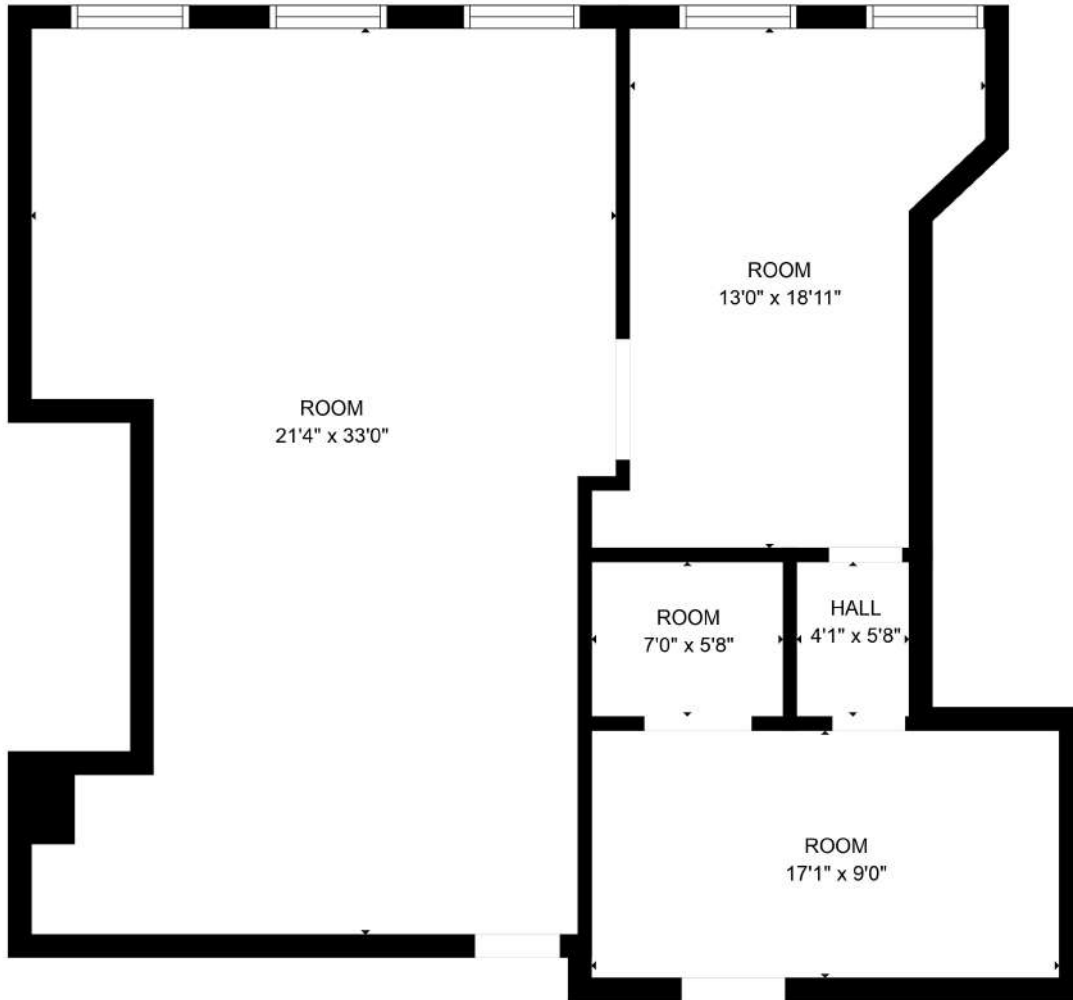
[mary@christiansonandco.com](mailto:mary@christiansonandco.com)

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[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844

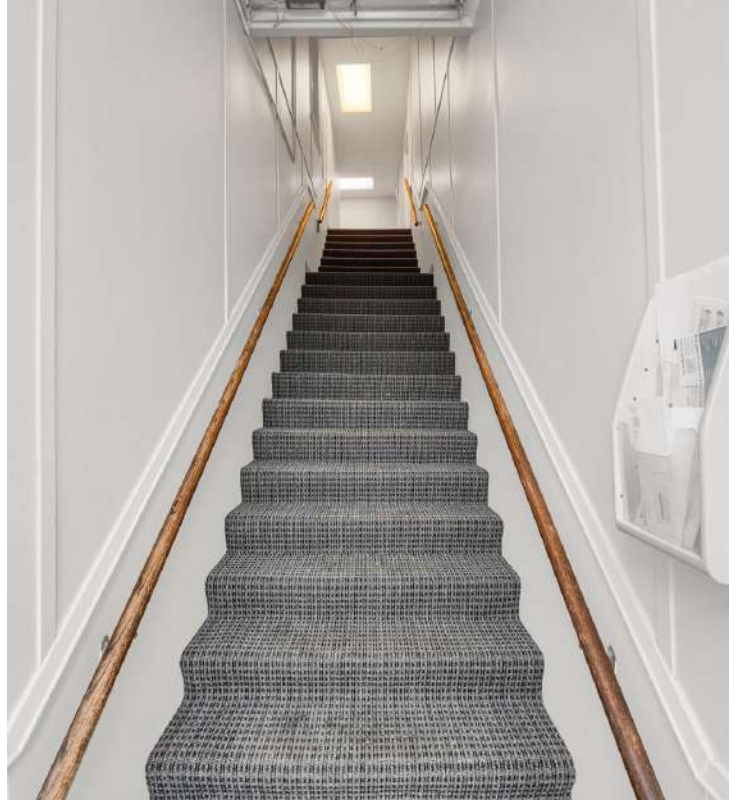
## Floor Plans - Suite 202



GROSS INTERNAL AREA  
FLOOR 1: 1079 sq. ft  
TOTAL: 1079 sq. ft

CREATED BY NORDY PHOTOGRAPHY. CALCULATIONS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

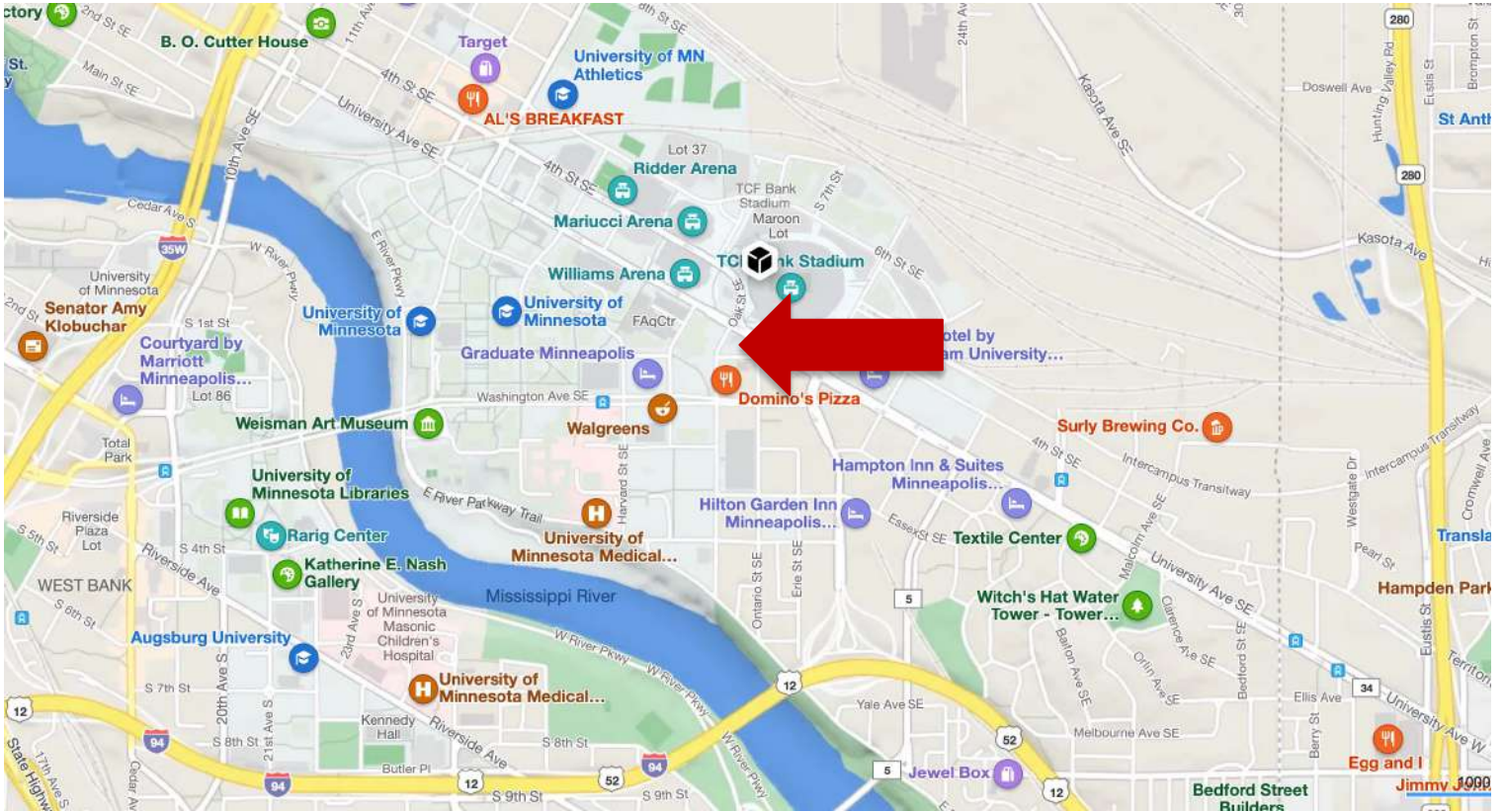
## Suite 202 Interior Photos



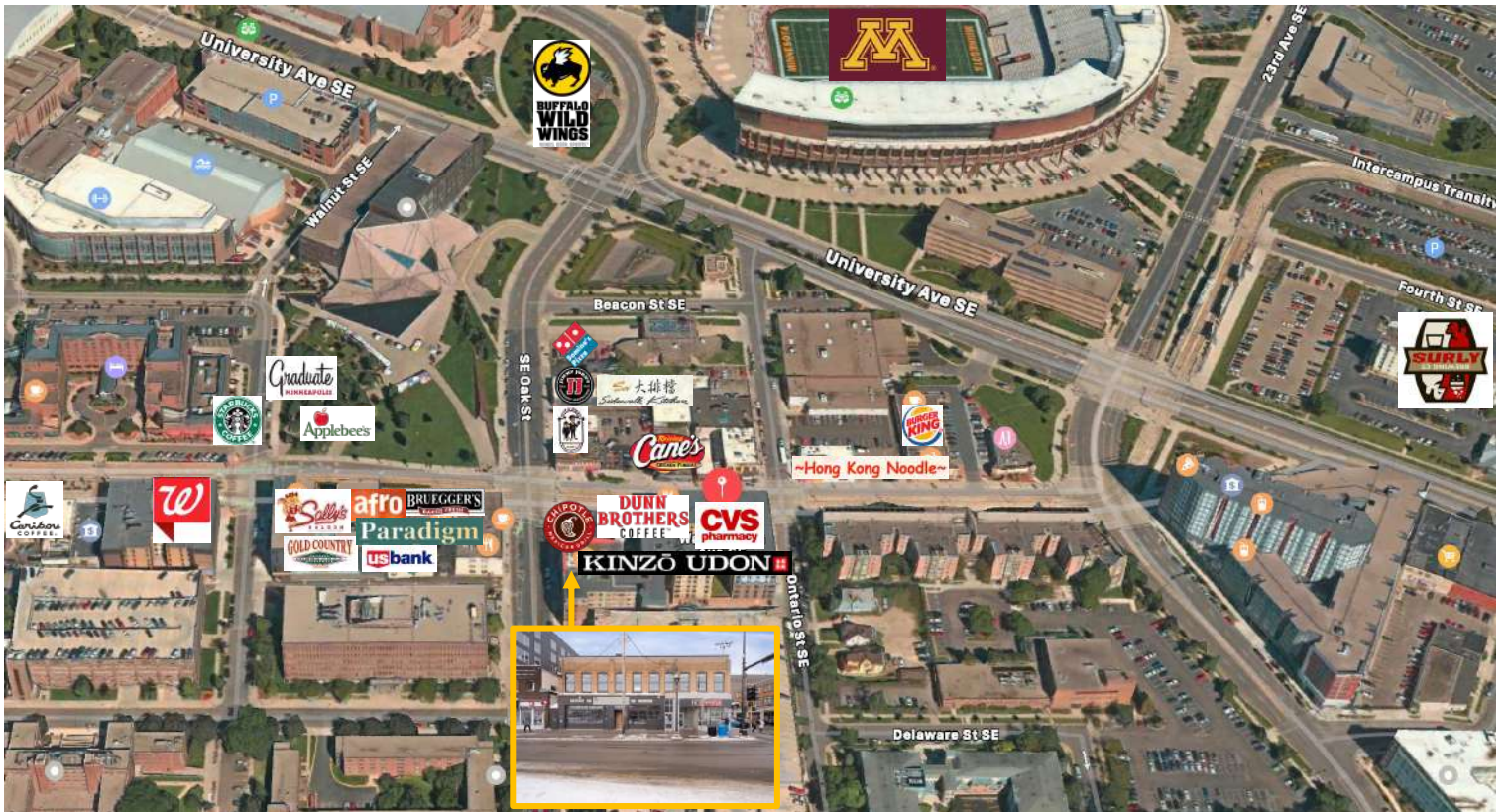
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# Map



# Aerial



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