



# 815 NICOLLET MALL

Minneapolis, MN 55402

## Retail/Office Building For Sale and Lease on Nicollet Mall

**Available For Sale: 17,100 SF** (Land 0.13 acres)

- 2024 Tax: \$79,487.92
- Sale Price: Negotiable

**Available For Lease:**

- First Floor: 5,202 RSF
- Second Floor: 6,696 RSF
- Lower-Level: 5,202 RSF
- Lease Rate: low \$20's with generous TI package for longer term lease
- 2024 CAM: \$5.29 psf and Tax: \$4.65 psf

**Highlights and Features:**

- Free-standing building
- Zoning: B4-2
- Comprehensive remodel
- Tremendous signage availability
- Ceiling Heights: 14'
- Direct/First Floor entrance on Nicollet Mall
- Ideal for Target vendors or office users needing retail exposure
- Skylights
- Skyway access
- Use of shared dock
- Ease of parking in adjacent parking ramps
- Across the street from Target's Global Headquarters
- Centrally located on Nicollet Mall in Minneapolis
- Nicollet Mall has long been downtown's core shopping and entertainment artery
- Walk Score: Walker's Paradise (97)
- Walking distance to the city's most prominent sports, art, dining, and entertainment venues, most notably The Orpheum, Target Field, Target Center, US Bank Stadium, The Guthrie, Walker Art Center, and Orchestra Hall
- Co-tenant: MGA



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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

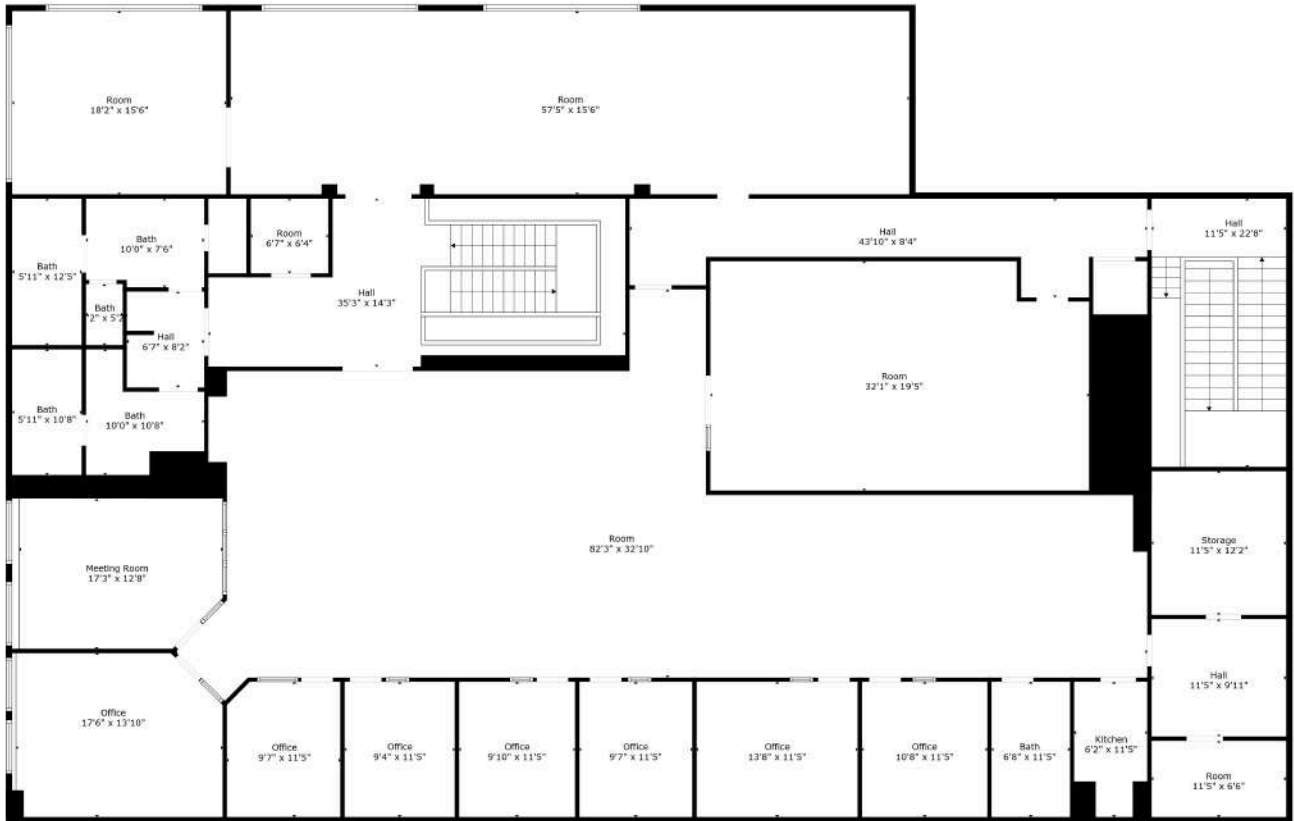
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## Second Floor Interior Photos



## Second Floor Space Plan



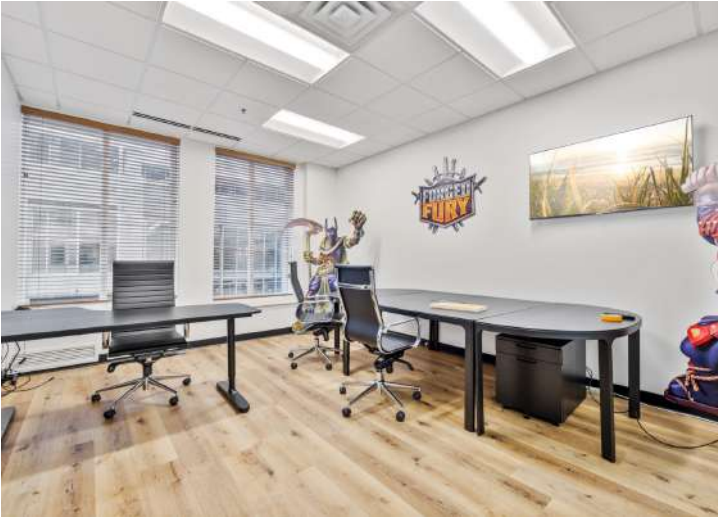
GROSS INTERNAL AREA  
 FLOOR 1: 6696 sq. ft.  
 EXCLUDED AREAS: STORAGE: 139 sq. ft.  
 TOTAL: 6696 sq. ft.

Created By Nordy Photography. Calculations Deemed Highly Reliable But Not Guaranteed.

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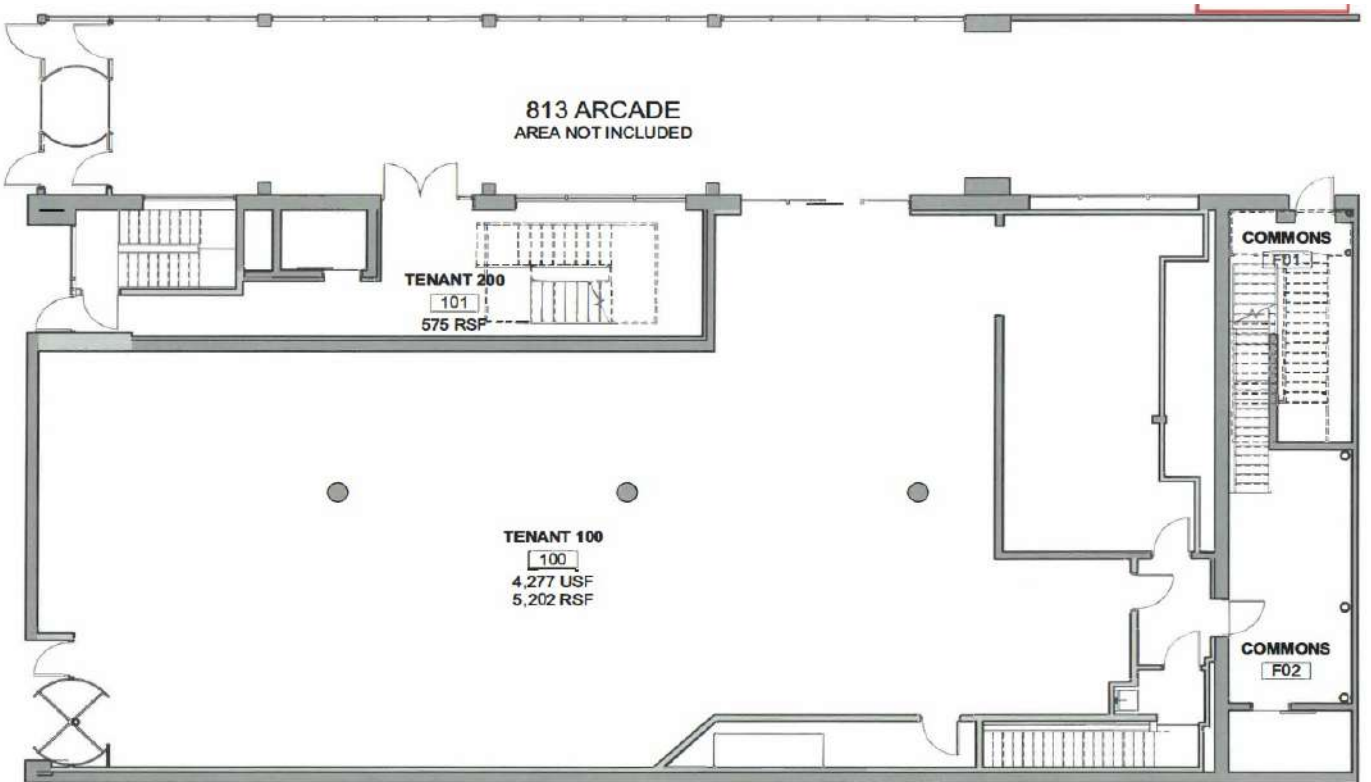


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## First Floor Interior Photos



## First Floor Space Plan

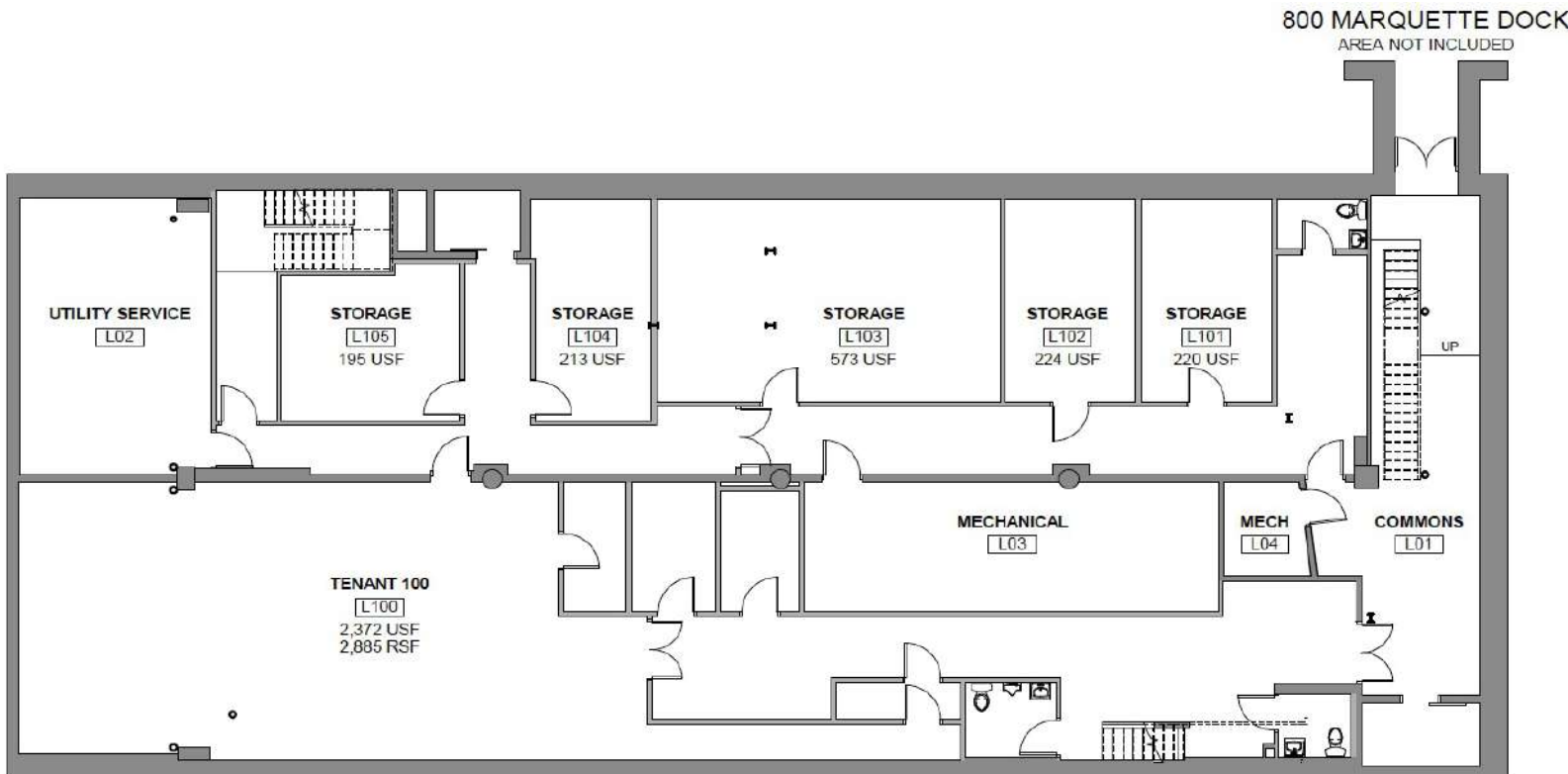




## Building Photos

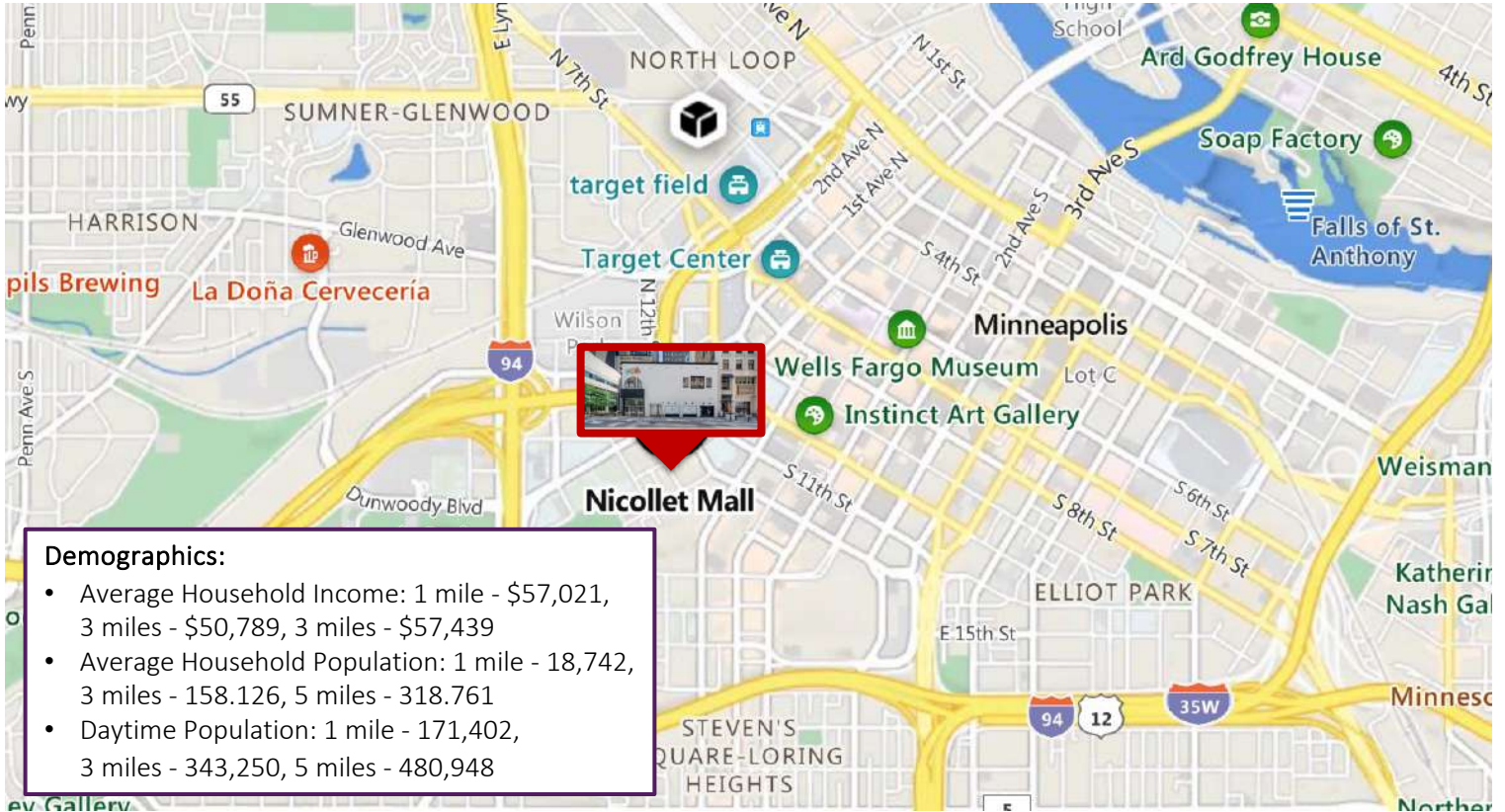


## Lower-Level Space Plan





## Map



### Demographics:

- Average Household Income: 1 mile - \$57,021, 3 miles - \$50,789, 5 miles - \$57,439
- Average Household Population: 1 mile - 18,742, 3 miles - 158,126, 5 miles - 318,761
- Daytime Population: 1 mile - 171,402, 3 miles - 343,250, 5 miles - 480,948

## Aerial



### Traffic Counts:

- 16,838 vpd - Nicollet Mall
- 7,400 vpd - Nicollet/8th St S
- 9,300 vpd - Nicollet/9th St S
- 7,200 vpd - Marquette Avenue

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