



950 Nicollet Mall, Suite 220 | Minneapolis, MN 55403

## Move In Ready Medical/Ortho Space For Sublease

950 Nicollet Mall lies in the heart of activity in the dynamic Minneapolis Central Business District, with an iconic “Main and Main” location along the coveted Nicollet Mall between 9th and 10th Street. Pedestrian access to the skyway level is provided by four skyways via midblock entrances along LaSalle Avenue, 10th Street, Nicollet Avenue, and 9th Street.

### For Sublease:

- Suite 220: 778 sf
- Lease Rate: Negotiable
- Sublease expires 10/31/2025

### Traffic Generators:

- Target Field: 39,504 capacity, 81 home Twins games
- Light Rail: 19 stops, 10 million rides, 30,500 average rides per weekday
- Target Center: Averages 225 event days per year
- Nicollet Mall: Heaviest pedestrian traffic counts
- MN Orchestra: 70 events per year
- Skyway Connects: 80 blocks, 1,000 businesses, 200,000 pedestrians/day
- Hennepin Theatre Trust: 3 theatres, 5,729 seats, 230 event days per year
- Upscale Hotels: 8 within walking distance, 4,100 rooms
- US Bank Stadium: 73,000 capacity

### Highlights and Features:

- Located in the heart of the Downtown Core with the heaviest traffic pedestrian counts on the Nicollet Mall
- Blocks from Target Field, Target Center, US Bank Stadium, and the Hennepin Theater District
- Popular area restaurants include Oceanaire, Manny’s Steakhouse, The Local, Zelo, The News Room, Brit’s Pub, Barrio
- 265,971 employees within 2 miles
- Walkability score: 98
- Transit score: 95
- Bike score: 92

### Demographics and Traffic Counts:

- Total Residential Population: 1/2 mile - 9,941, 1 mile - 39,874, 2 miles - 137,942
- Total Business: 1/2 mile - 3,357, 1 mile - 5,530, 2 miles - 9,436
- Total Employees: 1/2 mile - 121,627, 1 mile - 166,374, 2 miles - 265,971
- Traffic Counts: 7,400 vpd - 8th St, 9,300 vpd - 9th St



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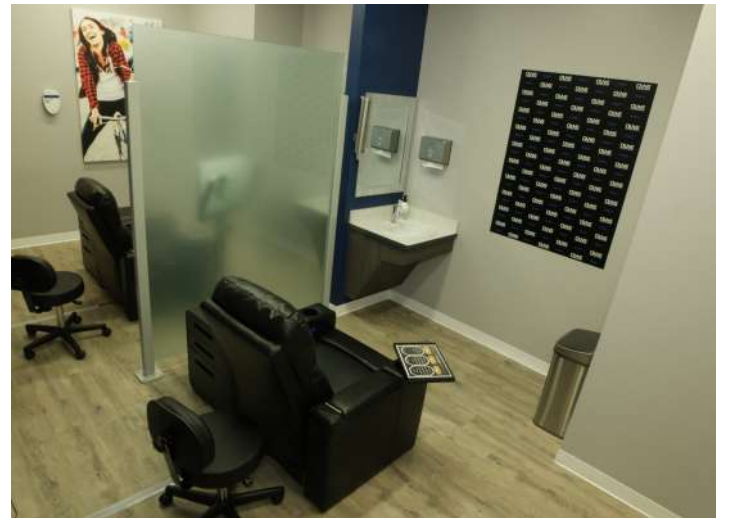
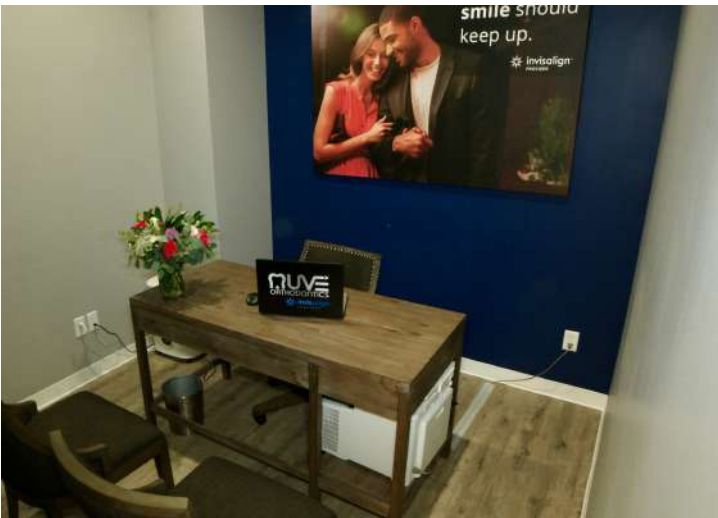
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## Photos



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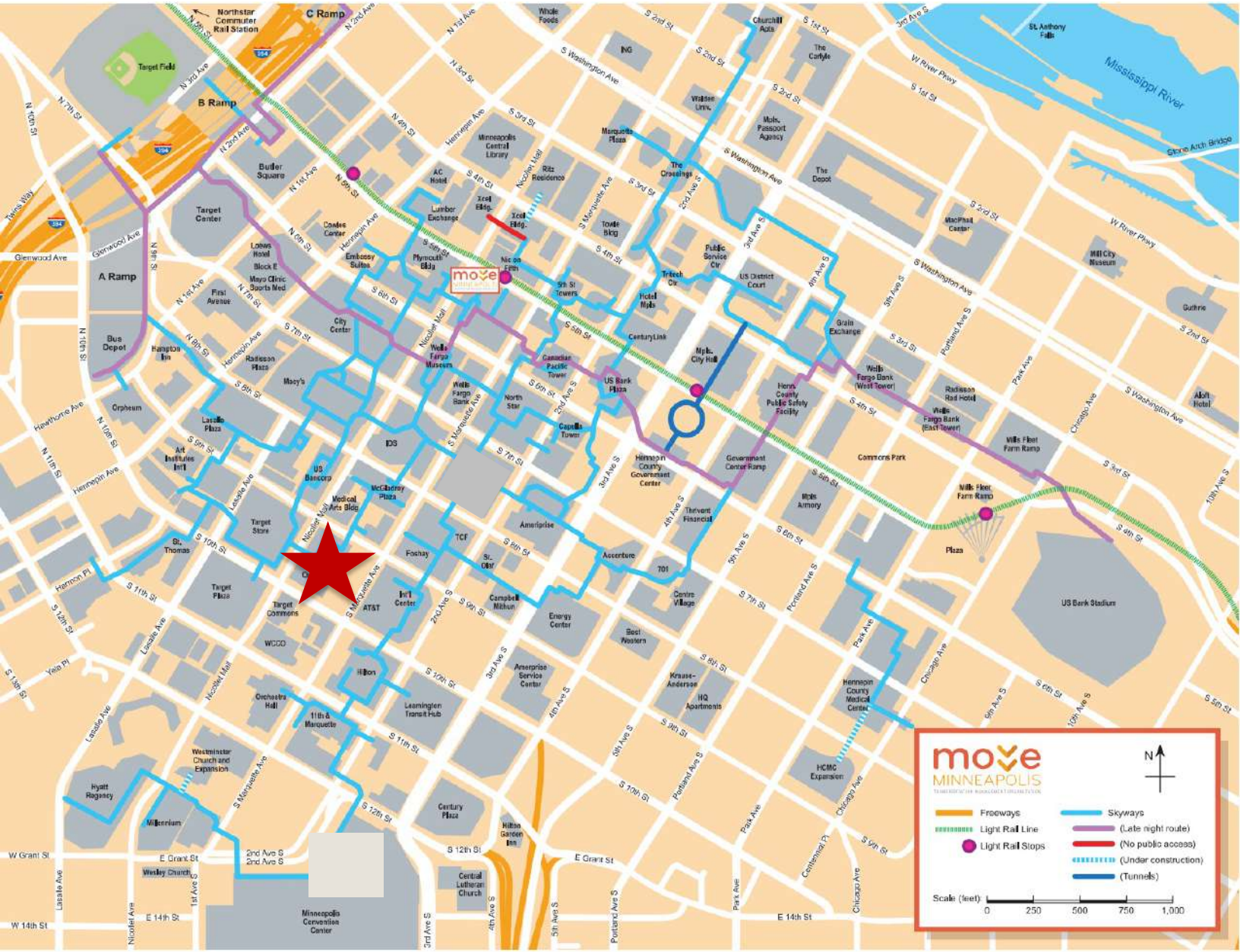


# Floor Plan



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# Skyway Map



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