

Gaviidae

THE
PREMIER CORNER AVAILABLE
IN DOWNTOWN MINNEAPOLIS

6TH & NICOLLET MALL | MINNEAPOLIS, MN 55402

UP TO 18,000 SQ FT ON TWO LEVELS

A Confidential Listing

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Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

6TH & NICOLLET MALL MINNEAPOLIS, MN 55402

- Brand New Opportunity!
- Floor to Ceiling Glass
- Interior Stairway and Elevator
- Street and Skyway Access
- High Ceilings
- Building and Skyway Signage

PROPERTY DETAILS

Total Retail Available	20,375 SF (Including kiosk)
Available Street Level	5,399 SF
Available Skyway Level	14,976 SF
Maximum Contiguous	5,618 SF
Minimum Divisible	488 SF
Lease Rate	1st floor: Net Rates Negotiable Skyway: Net Rates Negotiable
2024 Estimated Taxes & Operating Expenses	CAM: \$11.30 psf Tax: \$4.37 psf

TRAFFIC COUNTS

S 6th Street	16,838 VPD
Nicollet Mall	Bus and Pedestrian Traffic Only

DEMOGRAPHICS

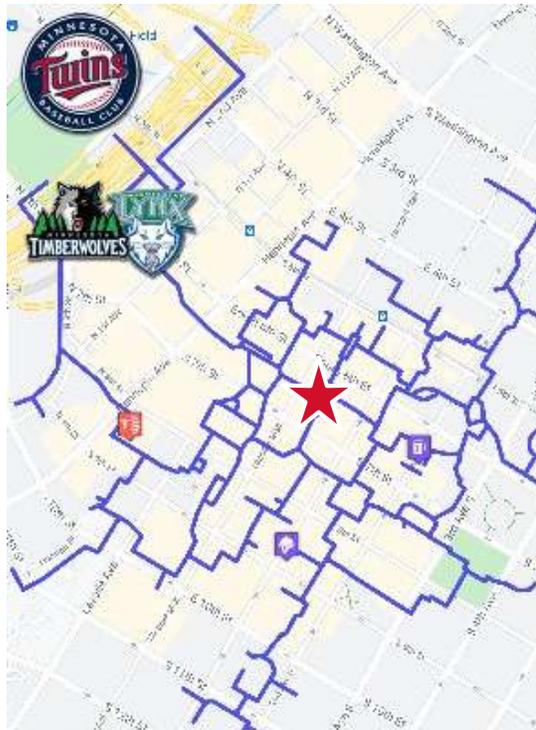
	1-Mile	3-Mile	5-Mile
Population	34,759	246,897	472,989
Daytime Population	171,402	343,250	480,948
Median HH Income	\$51,428	\$40,200	\$53,175
Average HH Income	\$84,783	\$66,598	\$79,882
Median Age	34.1	29.7	33.1

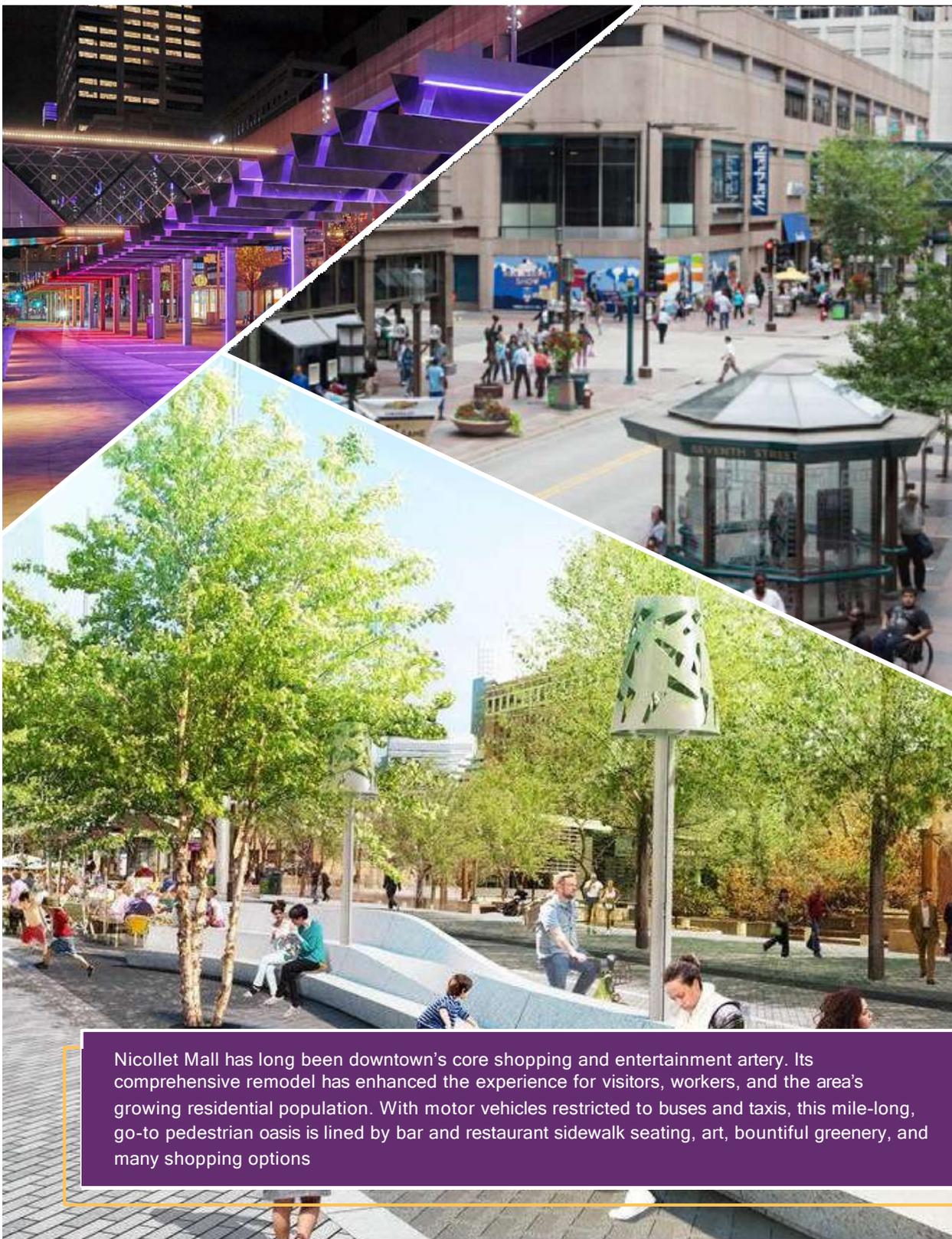




- Minneapolis is home to an expansive skyway system that is 11 miles long and connects various downtown buildings within a full 80 city block area. It is known to be one of the largest indoor systems in the world. Several condominium and apartment complexes are skyway-connected as well, allowing residents to live, work, and shop downtown without having to leave the skyway system.
- Gaviidae is within walking distance of the city's most prominent sports, art, dining, and entertainment venues, most notably The Orpheum, Target Field, Target Center, USBank Stadium, The Guthrie, Walker Art Center, and Orchestra Hall.
- Located on Nicollet Mall, Nicollet Mall plays a vital role in Minneapolis' competitive edge as a place that people want to live. Its renovation was central to the Minneapolis downtown council's intersections: Downtown 2025 Plan and a vision for downtown as a more inviting place for families, workers, and tourists to live, work, play, and visit. The redesigned Nicollet Mall is expected to inject \$105 million in new revenue, add nearly 3,000 jobs in downtown, and increase property values in the area by \$57 million. As such, Nicollet Mall is more than just a street - it is the outside world's window onto the state and the region, and the place where business owners and investors get their first impression of Minnesota's potential for growth.

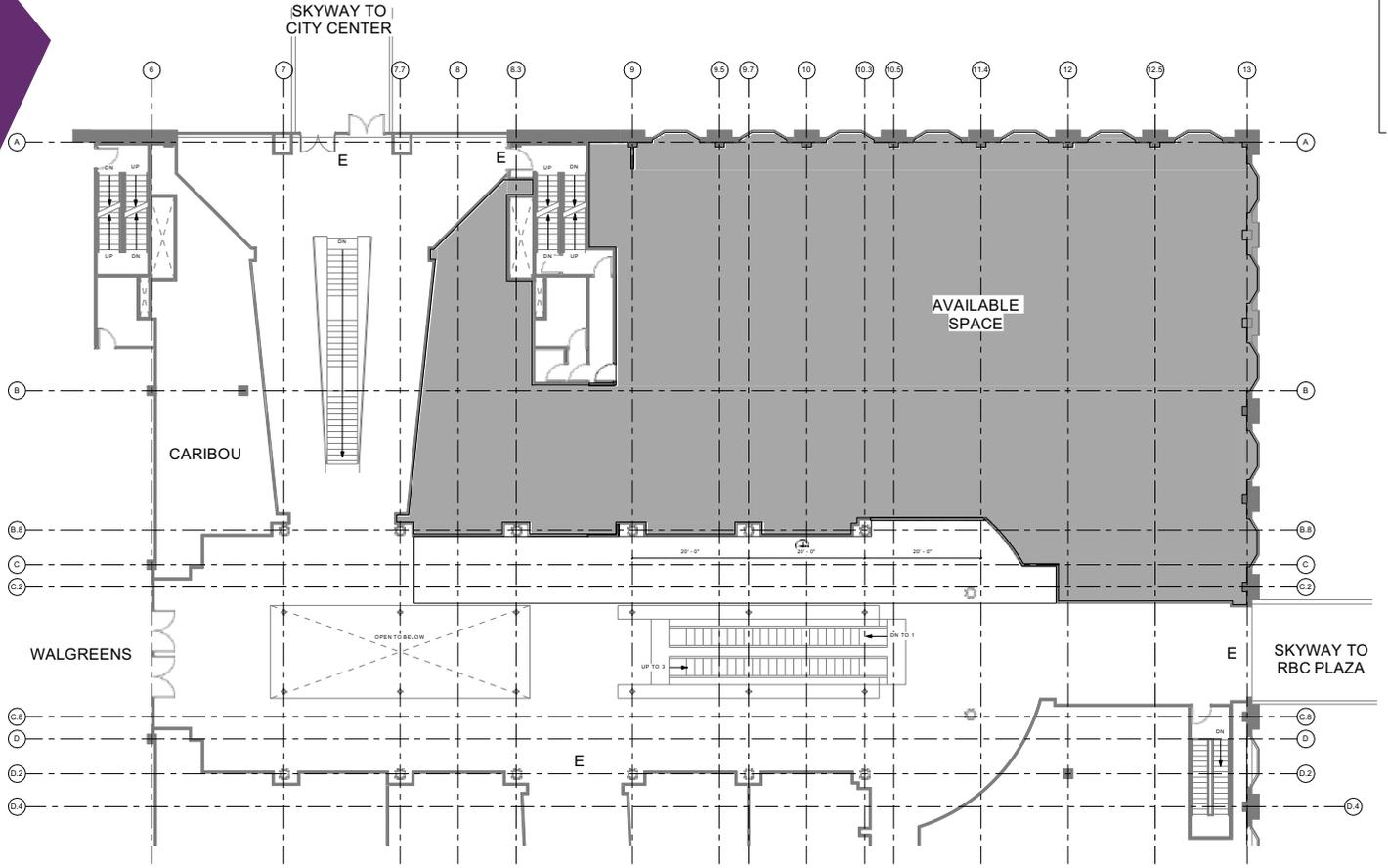
SKYWAY MAP



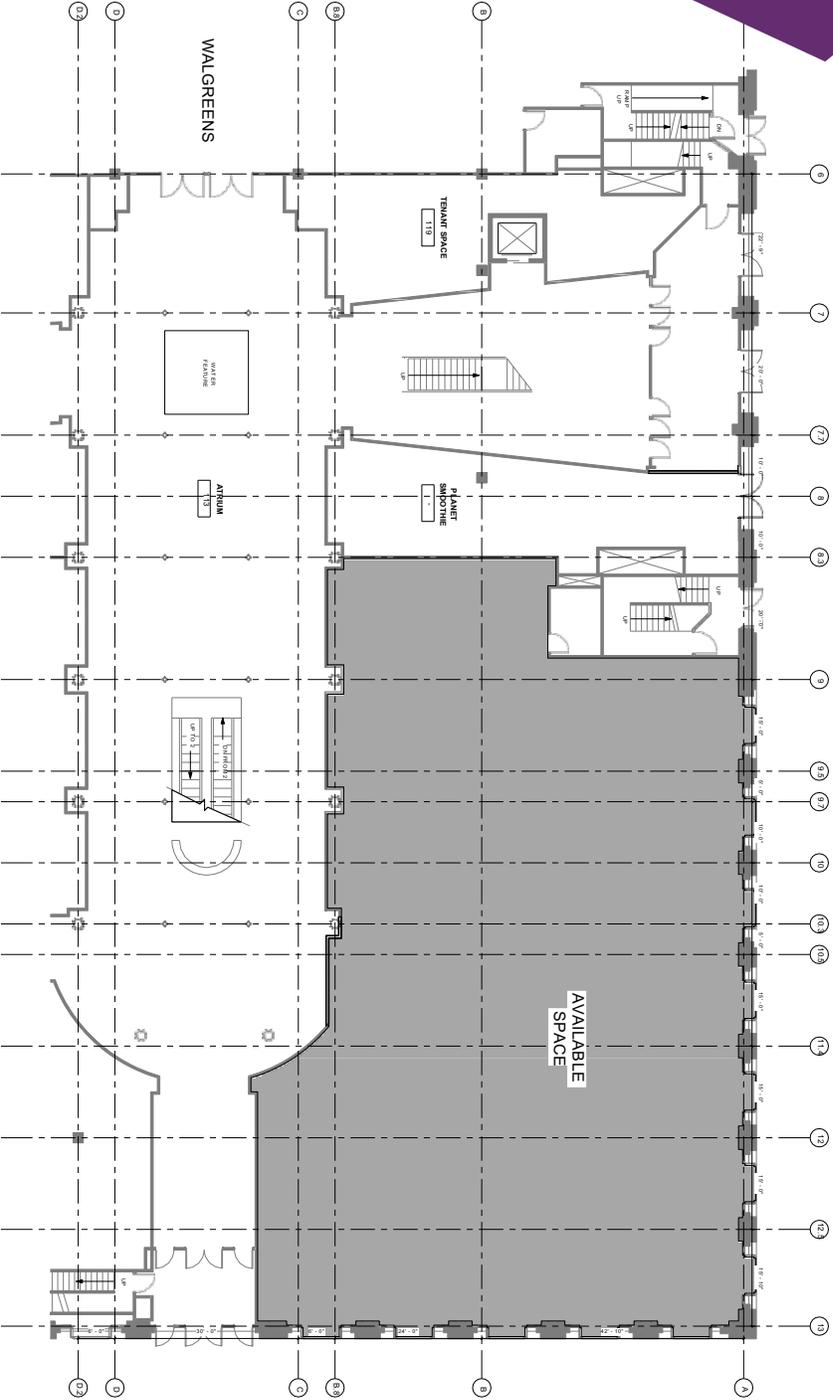


Nicollet Mall has long been downtown's core shopping and entertainment artery. Its comprehensive remodel has enhanced the experience for visitors, workers, and the area's growing residential population. With motor vehicles restricted to buses and taxis, this mile-long, go-to pedestrian oasis is lined by bar and restaurant sidewalk seating, art, bountiful greenery, and many shopping options

SITE PLAN - SKYWAY LEVEL - 9,217 NET SF



SITE PLAN - STREET LEVEL - 8,576 SF





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