



RSM PLAZA

801 Nicollet Mall | Minneapolis, MN 55402

Outstanding Skyway and Street Level Opportunities On Nicollet Mall & 8th Street

Christianson & Company is pleased to represent Golub and Oaktree Capital in leasing the skyway and street-level suites at RSM Plaza. RSM Plaza 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. The 415,000 SF mixed-use property has recently undergone a \$10 million renovation project which includes a new lobby facing Nicollet Mall and improved building skyway connections.

Space Available:

- Suite 200: 3,241 sf (skyway level/divisible)
- Suite 250: 4,373 sf (skyway level/divisible)
- Suite 108: 1,169 sf (street level)
- Suite 114: 1,286 sf (street level)
- 2020 CAM: \$10.64 psf and Tax: \$6.71 psf
- Lease Rate: Negotiable

Highlights and Features:

- 27,901 sf retail space
- 415,000 SF of Mixed-Use Space
- Great glass lines
- Approximately 4,000 employees within the building
- 265,971 employees within 2 miles
- Located in the heart of the Downtown Core with the heaviest traffic pedestrian counts on the Nicollet Mall
- Skyway connected to IDS Center and the historical Young Quinlan building
- Ample above and below-ground parking
- Popular area restaurants including 801 Chophouse, Manny’s Steakhouse, The Local, Zelo, Oceanaire, The News Room, Brit’s Pub, Barrio, and McCormick & Schmick’s
- Blocks from Minneapolis Convention Center, Target Field, Target Center, US Bank Stadium and the Hennepin Theater District
- Fun Fact: RSM Plaza served as the home of the fictional WJM-TV station of The Mary Tyler Moore Show



Christianson & Company
 COMMERCIAL REAL ESTATE SERVICES
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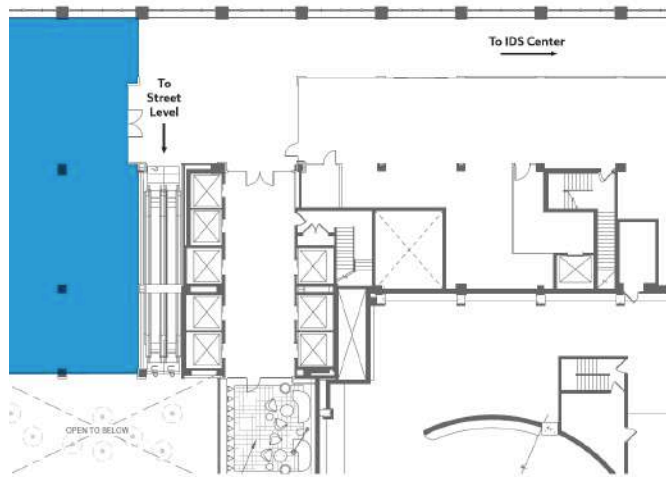
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Space Plan – Suite 200



RETAIL
SKYWAY LEVEL
3,241 SF
SUITE 200

RETAIL LEASING

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Space Plan – Suite 250



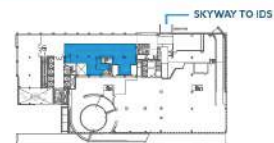
RETAIL
SKYWAY LEVEL
4,373 SF
SUITE 250

RETAIL LEASING

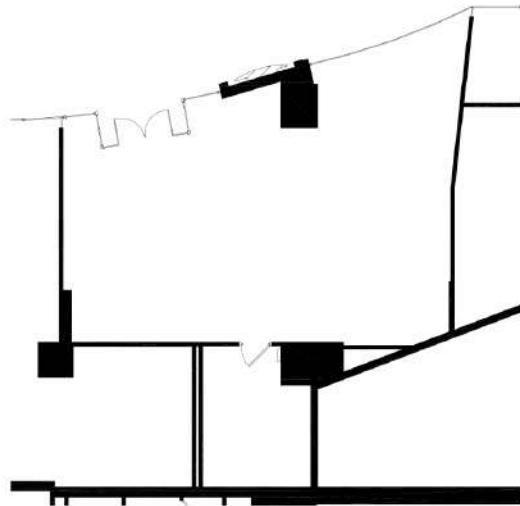
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Space Plan – Suite 108



RETAIL
STREET LEVEL
1,169 SF
SUITE 108



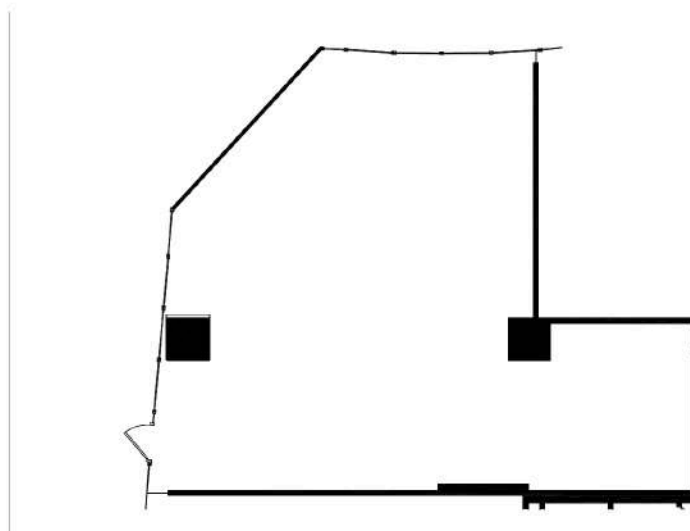
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Space Plan – Suite 114



RETAIL
STREET LEVEL
1,286 SF
SUITE 114



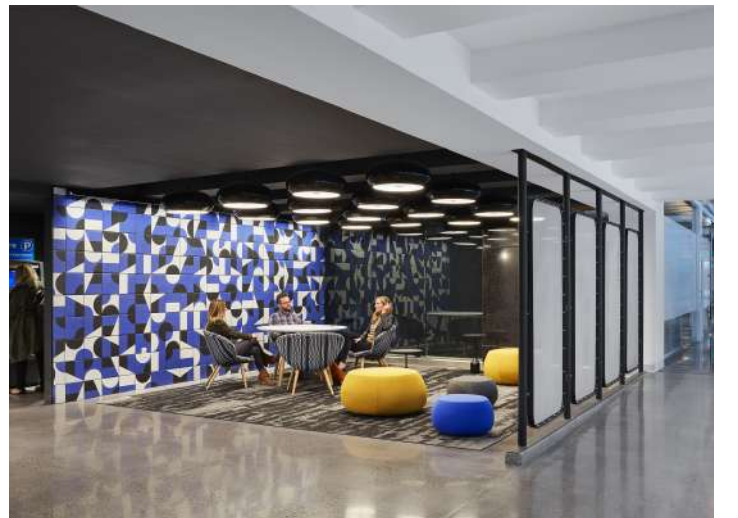
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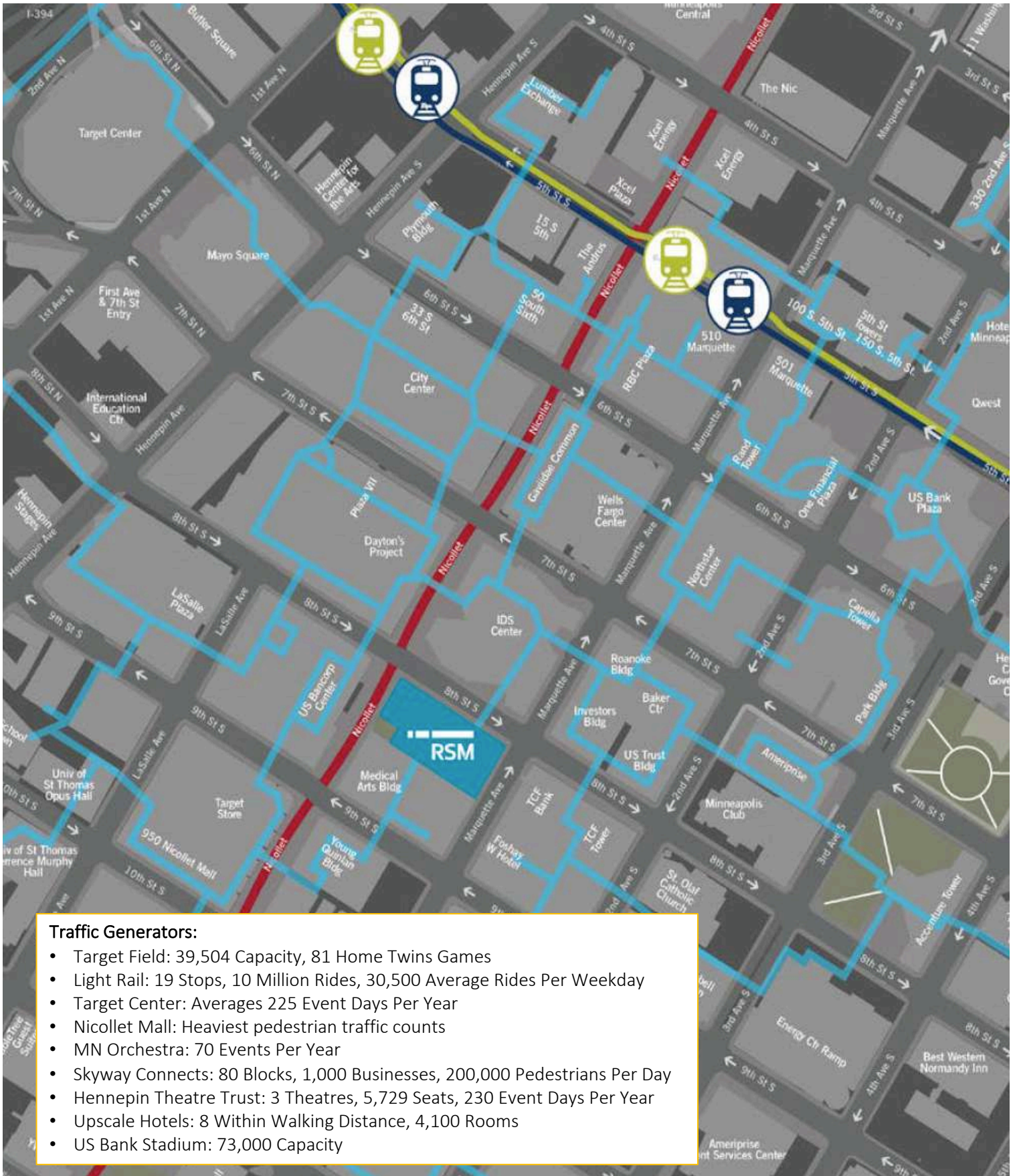
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Interior Photos

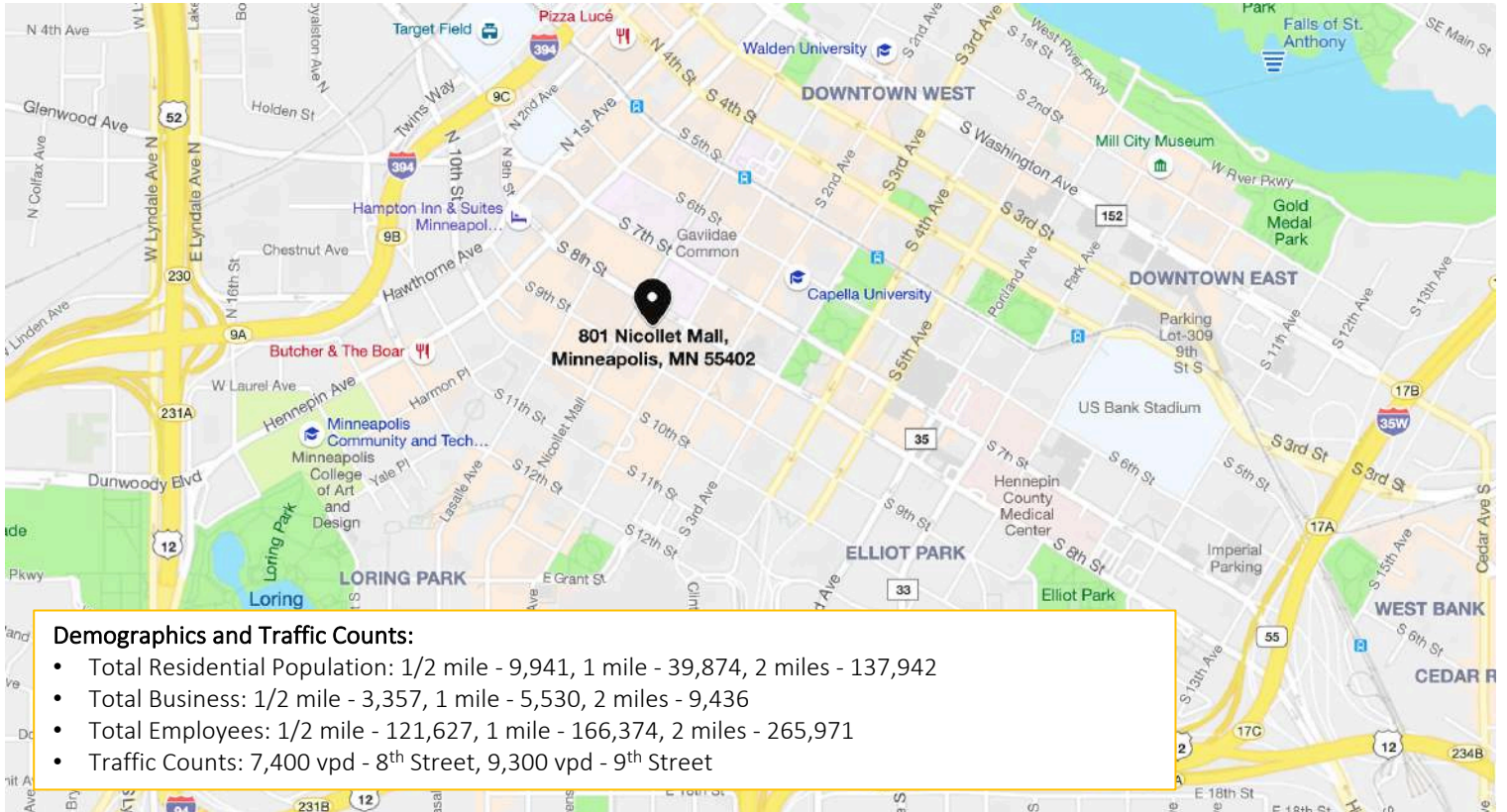


Map

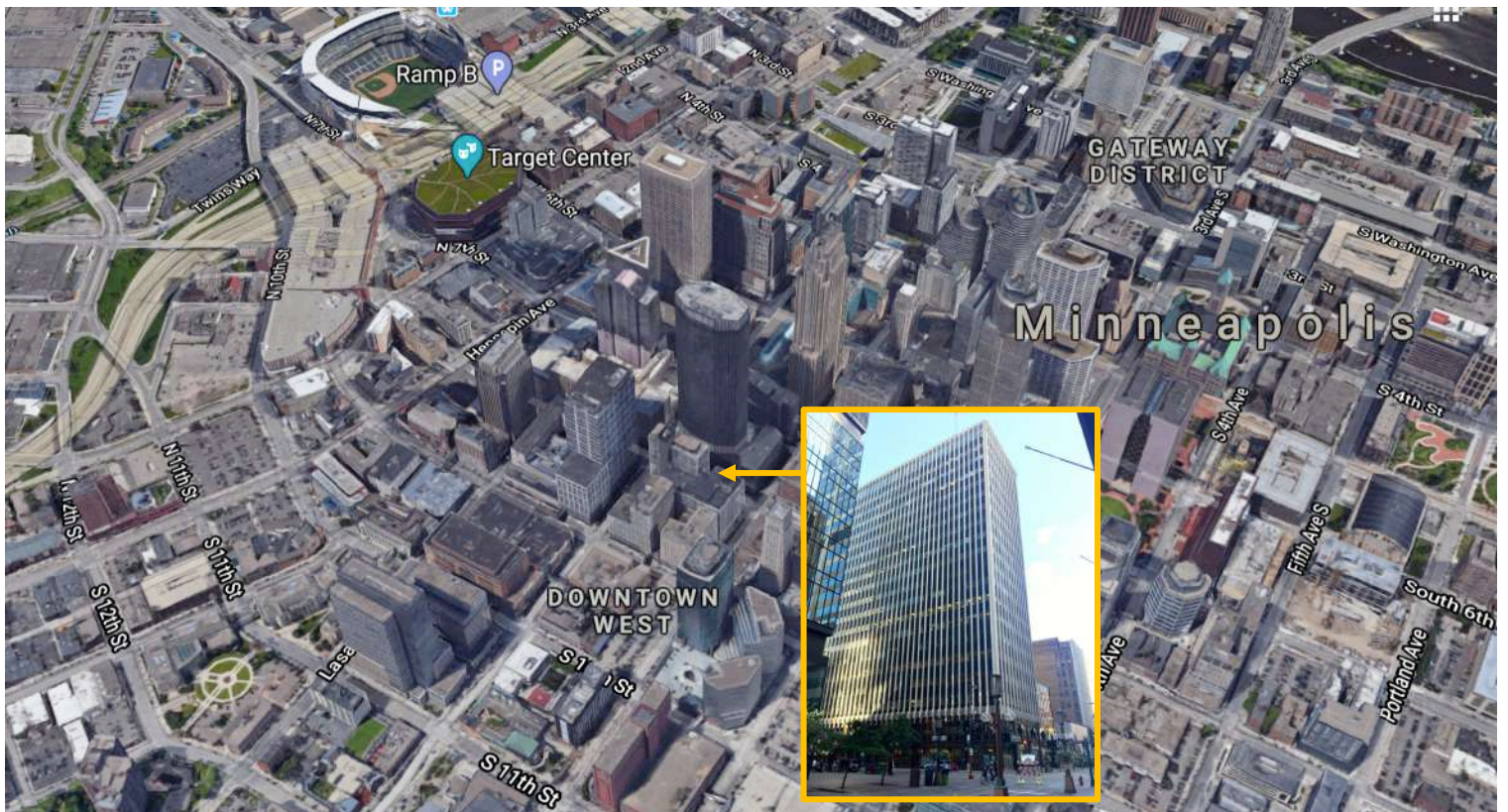


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Map



Aerial



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