



Minneapolis, MN 55414

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

Highly desirable retail and office space available in Stadium Village, located in the heart of the University of Minnesota campus. Walking distance to student housing, TCF Bank Stadium, Mariucci Arena, and the Light rail.

### Space Available:

- Street Level Retail Space: 1,470 sf
- Lower Level Office Space: 17,800 sf (prior call and training center)
- CAM/Tax: \$10.00 psf
- Lease Rate: Negotiable



### Highlights and Features:

- Elevators, lunchroom, shared bathrooms
- Ceiling height: 11' 8" to the deck
- Hard corner with a lighted intersection
- Walk/Bike Score: 89/97
- Commercial Location Score: 707
- Co-tenants: US Bank, Bruegger's, Afro Deli, Lao Sze Chuan, Paradigm Copies
- Area Tenants: Caribou, Walgreens, Chipotle, Punch Pizza, CVS, Starbucks, Graduate Minneapolis, Applebee's, Stub and Herbs, Jimmy John's, Domino's, Sidewalk Kitchen, Raising Cane's, Burger King, European Wax Center

### Demographics and Traffic Counts:

- U of M Student Population: 50,734
- Average Household Population: 1 mile - 16,811, 3 miles - 114,418 and 5 miles - 309,173
- Average Household Income: 1 mile - \$35,482, 3 miles - \$51,822 and 5 miles - \$57,285
- Traffic Count: Washington St SE - 3,750 vpd, Oak St SE - 8,000 vpd and University Ave SE - 12,000 vpd



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**MARY LINDELL**

612.747.9854

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

**MARILYN FRITZE**

612.804.4364

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

**LISA CHRISTIANSON**

952.393.1212

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

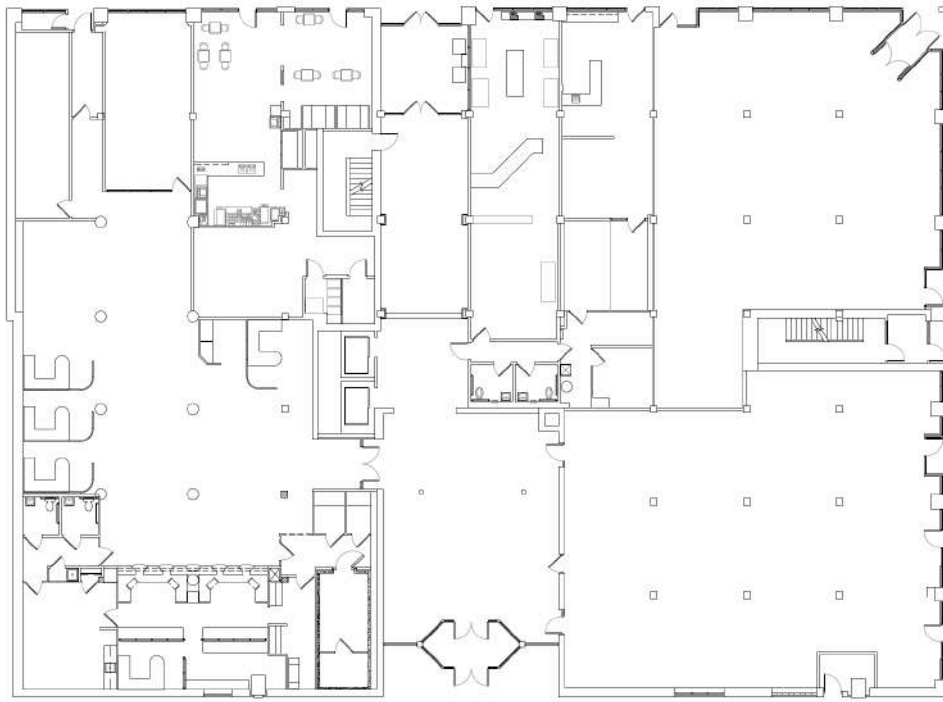
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[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)  
[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844

## Lower Level Interior Photos



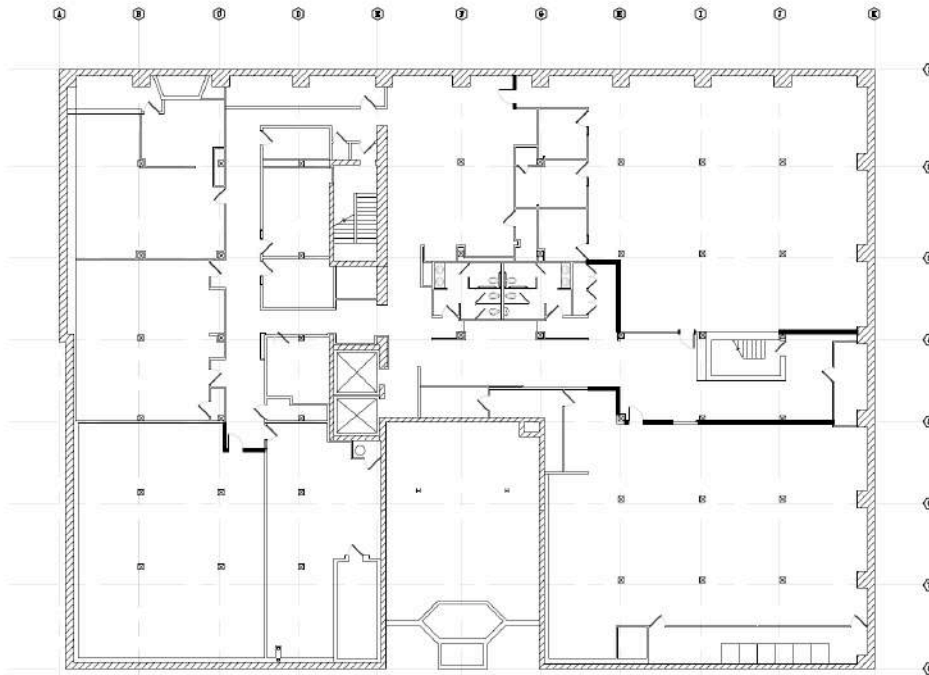
## Floor Plan – Street Level



A1 FLOOR PLAN  
A-100 N.T.S.



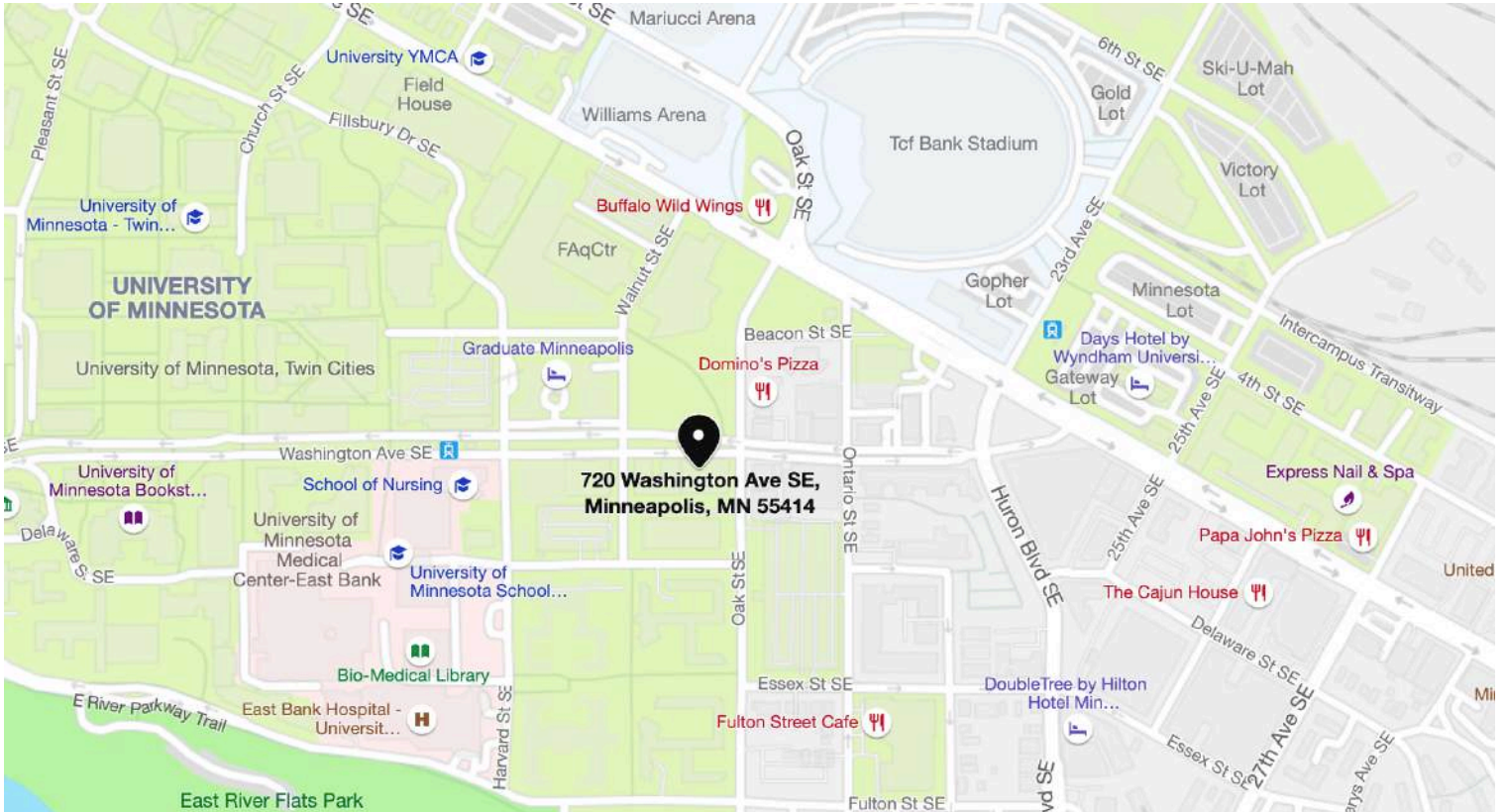
## Floor Plan - Lower Level



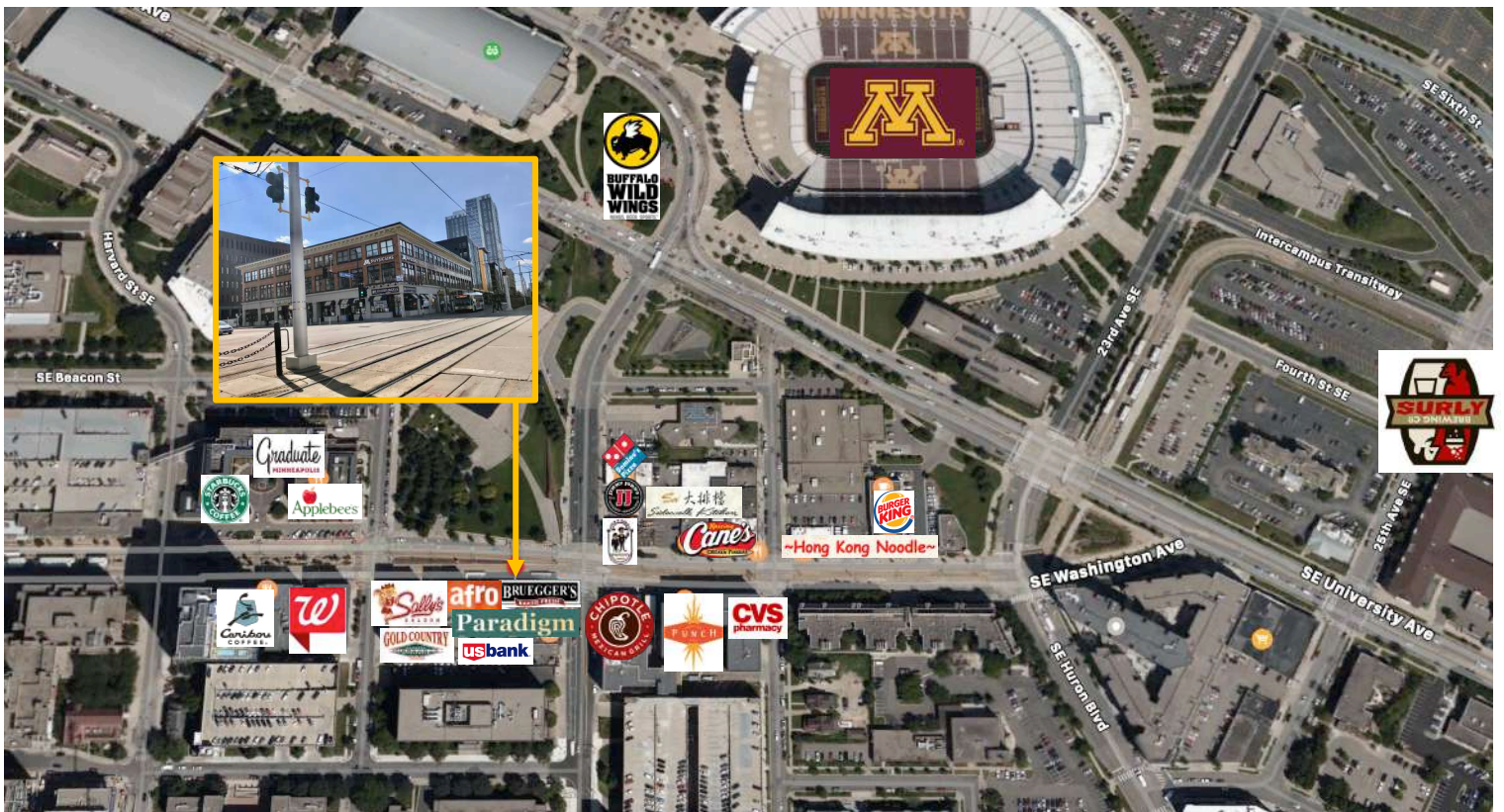
A1 BASEMENT FLOOR PLAN  
A-100 N.T.S.



## Map



## Aerial



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