

ASSEMBLY

Development • Brokerage • Consulting

RETAIL/2nd GENERATION RESTAURANT FOR LEASE

**Mayo Clinic Square
600 Hennepin Avenue
Minneapolis, MN**



600 Hennepin Avenue

Mayo Clinic Square is home to the Minnesota Timberwolves and Minnesota Lynx Training center, Mayo Clinic Sports Medicine, Jack Links Headquarters and the Lofton Hotel. It is a destination for sports, theater and entertainment. Mayo Clinic Square is located in the Hennepin Theater District surrounded by thriving entertainment, such as First Avenue, Pantages, Orpheum and State Theaters. The property has excellent visibility on Hennepin and 1st Avenue and is adjacent to the Target Center. Convenient parking is located within the building with 537 spaces on site and 6,700 spaces nearby.



600 Hennepin Avenue

Lease Rates: \$18.00 – 22.00 NNN with generous TI allowance

CAM/TAX: \$16.42 PSF (\$10.19 PSF CAM + \$6.23 PSF Tax)

Class A Mixed-Use Property

Parking: 537 spaces on-site, and 6,700 spaces nearby

Gross Leasable Area: 222,482 SF

Available Spaces:

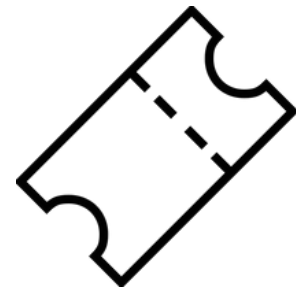
- **Suite 110 - 10,337 RSF**

- **Lease Rate:** \$20.00 – \$22.00 NNN with generous TI allowance
- **Second generation restaurant** with floor to ceiling windows, a primary and secondary kitchen, each including two 9'+ hoods. Tall ceilings, two large walk-in cooler/freezers as well as 32 tabs. The space presents a great opportunity for events, restaurants, catering and immersive entertainment.

- **Suite 100 - 8,619 RSF:**

- **Lease Rate:** \$18.00 – \$19.00 NNN with generous TI allowance
- This space is located adjacent to the Lofton Hotel. Perfect for immersive entertainment, venues and health/wellness or medical office with adjacency to Mayo Clinic.

Community



EVENTS

Target Field | **2.1 million visitors**
Target Center | **1.2 million visitors**
US Bank Stadium | **1.4 million visitors**



GUESTS

Annual Visitors | **33.9 million visitors**
Employees | **218,000+ employees**
Residents | **53,000+ residents**



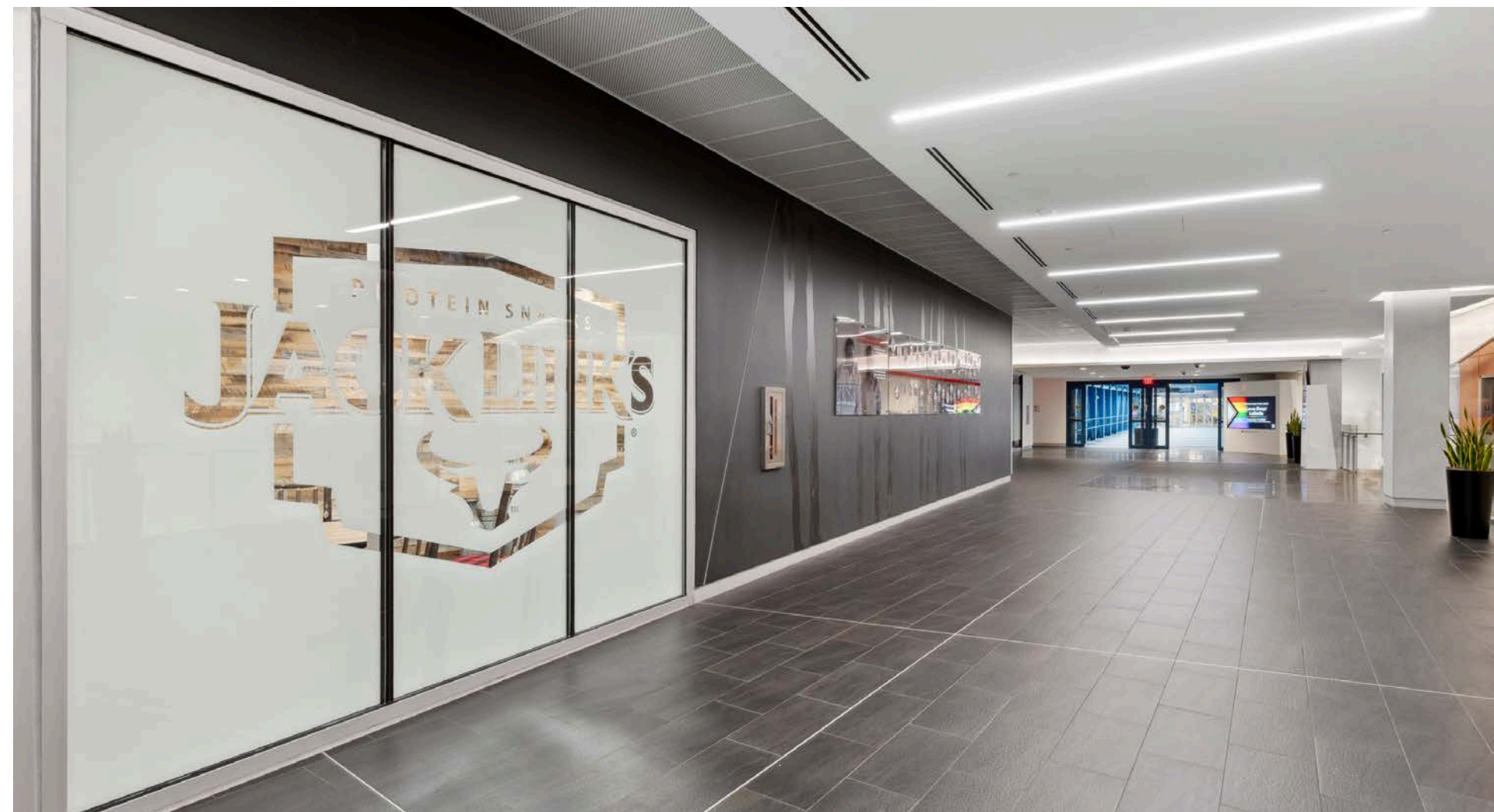
THEATERS + MUSIC

6 Legendary Theaters | **Over 1 million visitors**
4 Renowned Music Venues

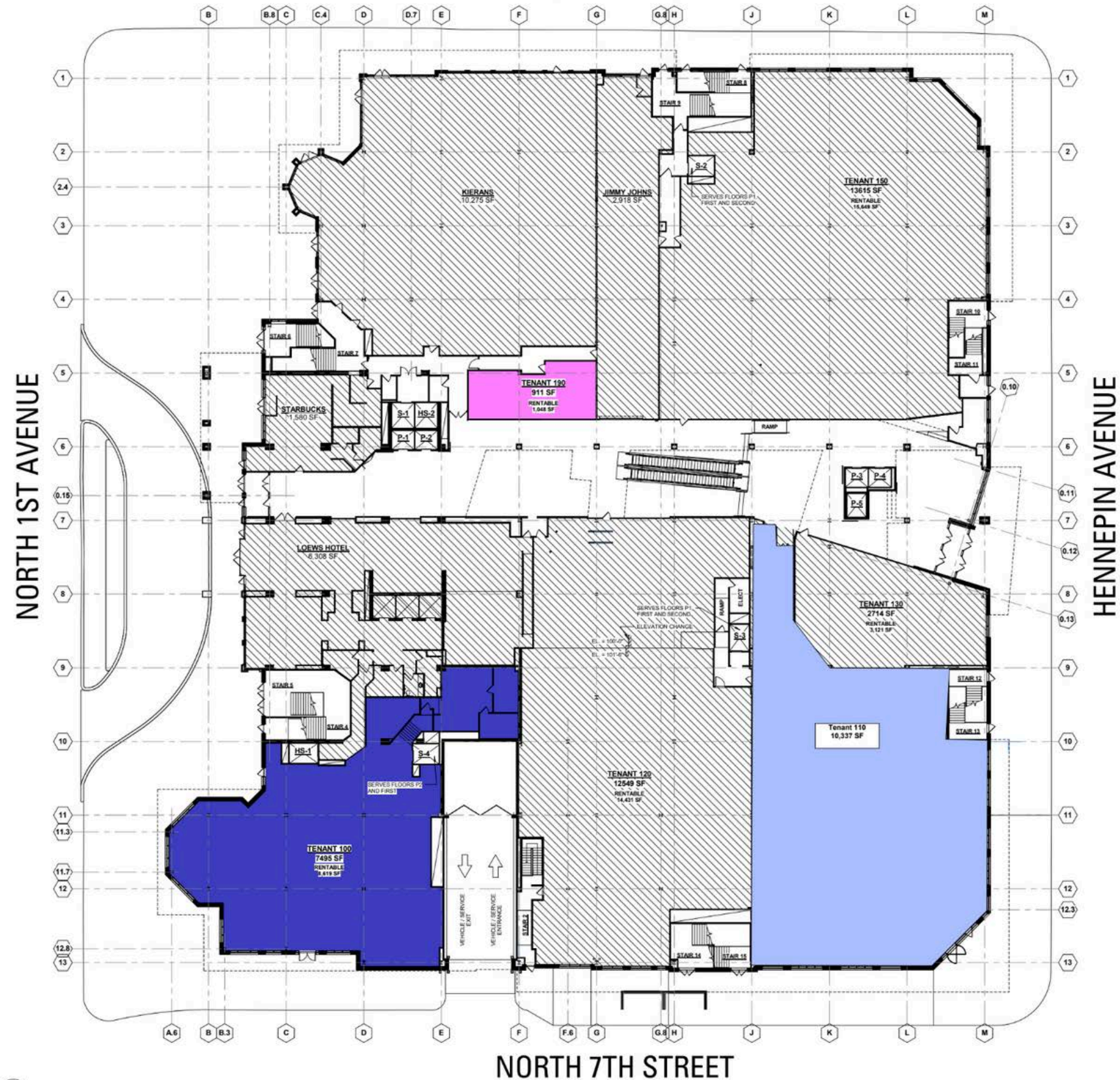


HOTELS

Downtown Hotels | **40+**
Hotel Rooms | **Over 9,000**



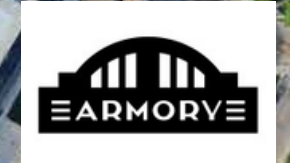
6TH STREET NORTH



1 OVERALL LEASE PLAN
1/8" = 1'-0"

FIRST FLOOR LEASE PLAN
MAYO CLINIC SQUARE

Heart of the Theater District Downtown Minneapolis



THE SNAKE
THIS SUMMER'S MOST COLD-BLOODED COMPETITION
TUESDAYS FOX 9 | hulu



Clear Channel

MAYO CLINIC



MAYO CLINIC
SPORTS MEDICINE

JACK LINK'S

394 WEST

94 WEST

S 7th St



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