



FOR SUBLEASE

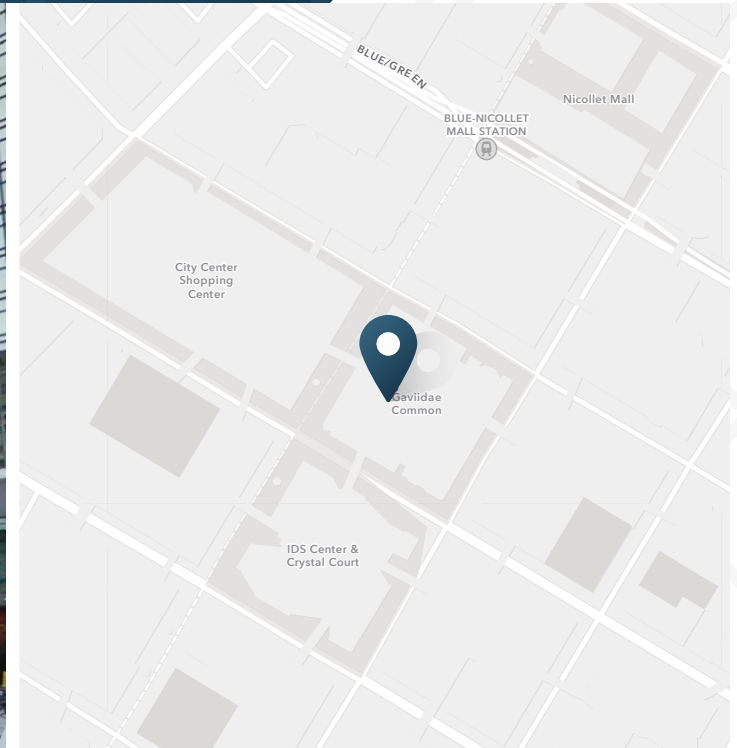
Corner Space Adjacent to Walgreens - Gaviidae Common

655 Nicollet Mall | Minneapolis, MN



Corner Space Adjacent to Walgreens

Gaviidae Common



±14,000 SF
Available

08/31/2035
Lease End Date

\$21.00
Asking Price (PSF)

\$14.27
CAM (PSF)

DESCRIPTION

Prime location next to an open and operating Walgreens within Gaviidae Common, a mixed-use shopping mall and office complex, located in downtown Minneapolis, on Nicollet Mall. The complex is spread over two city blocks, and is connected to the Minneapolis Skyway System. The mall is attached to the Wells Fargo Center, one of the tallest skyscrapers in Minneapolis.

- Skyway connects to Wells Fargo Tower, IDS Center, City Center and RBC Plaza
- All offers are subject to approval by Walgreens Real Estate Committee

JOIN THESE NEARBY RETAILERS

NORDSTROM  RaCK 



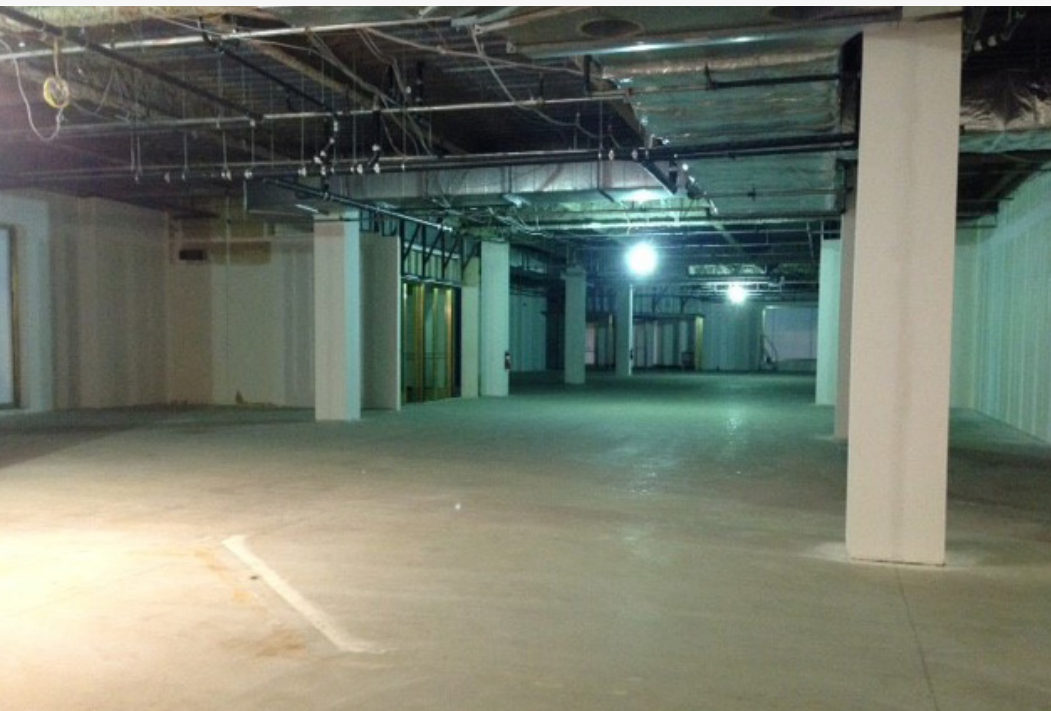
Corner Space Adjacent to Walgreens

Gaviidae Common



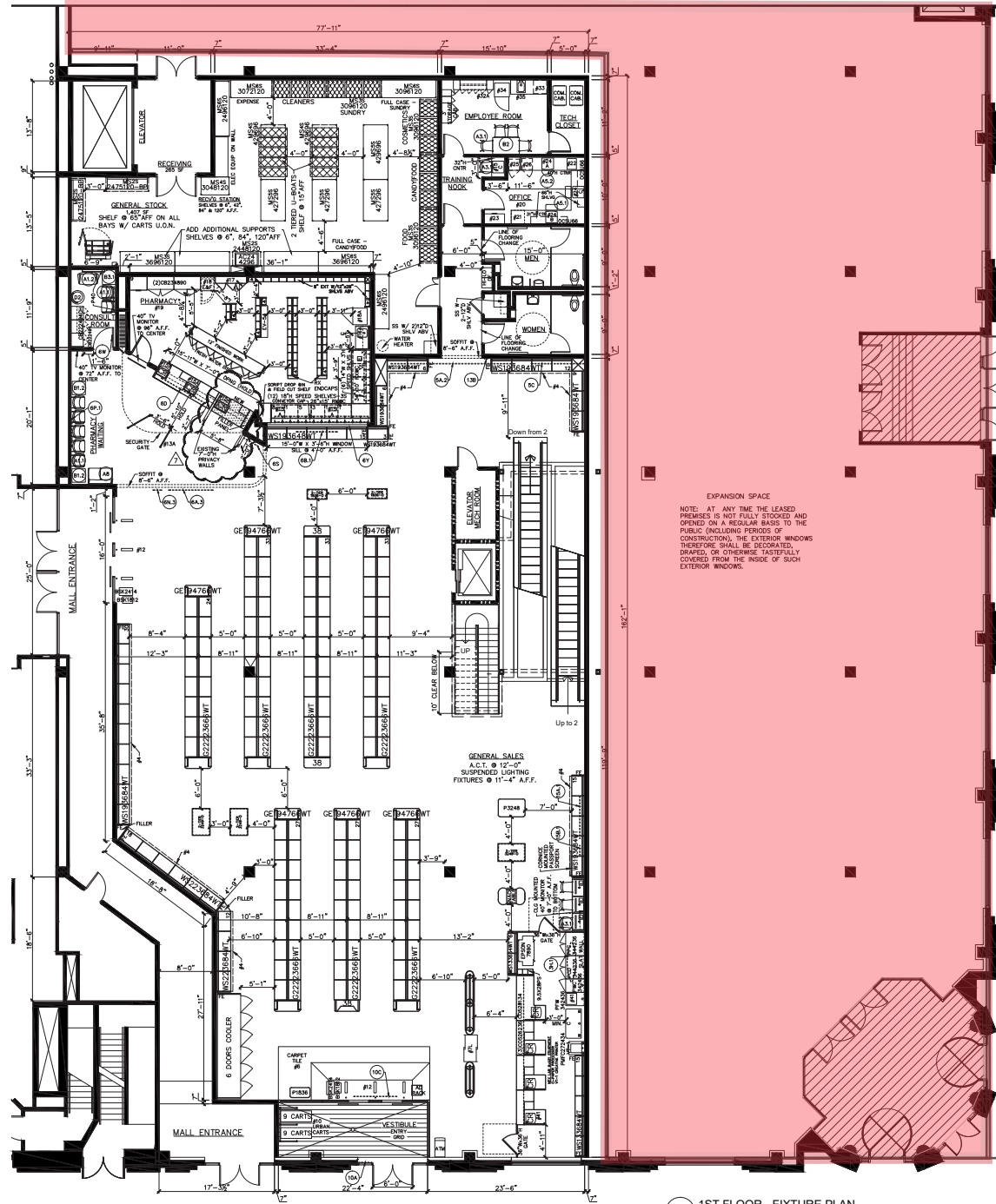
Corner Space Adjacent to Walgreens

Gaviidae Common



Corner Space Adjacent to Walgreens

Gaviidae Common



1 1ST FLOOR - FIXTURE PLAN
1/8" = 1'-0"

Corner Space Adjacent to Walgreens

Gaviidae Common



DEMOGRAPHIC HIGHLIGHTS

.25 MILE

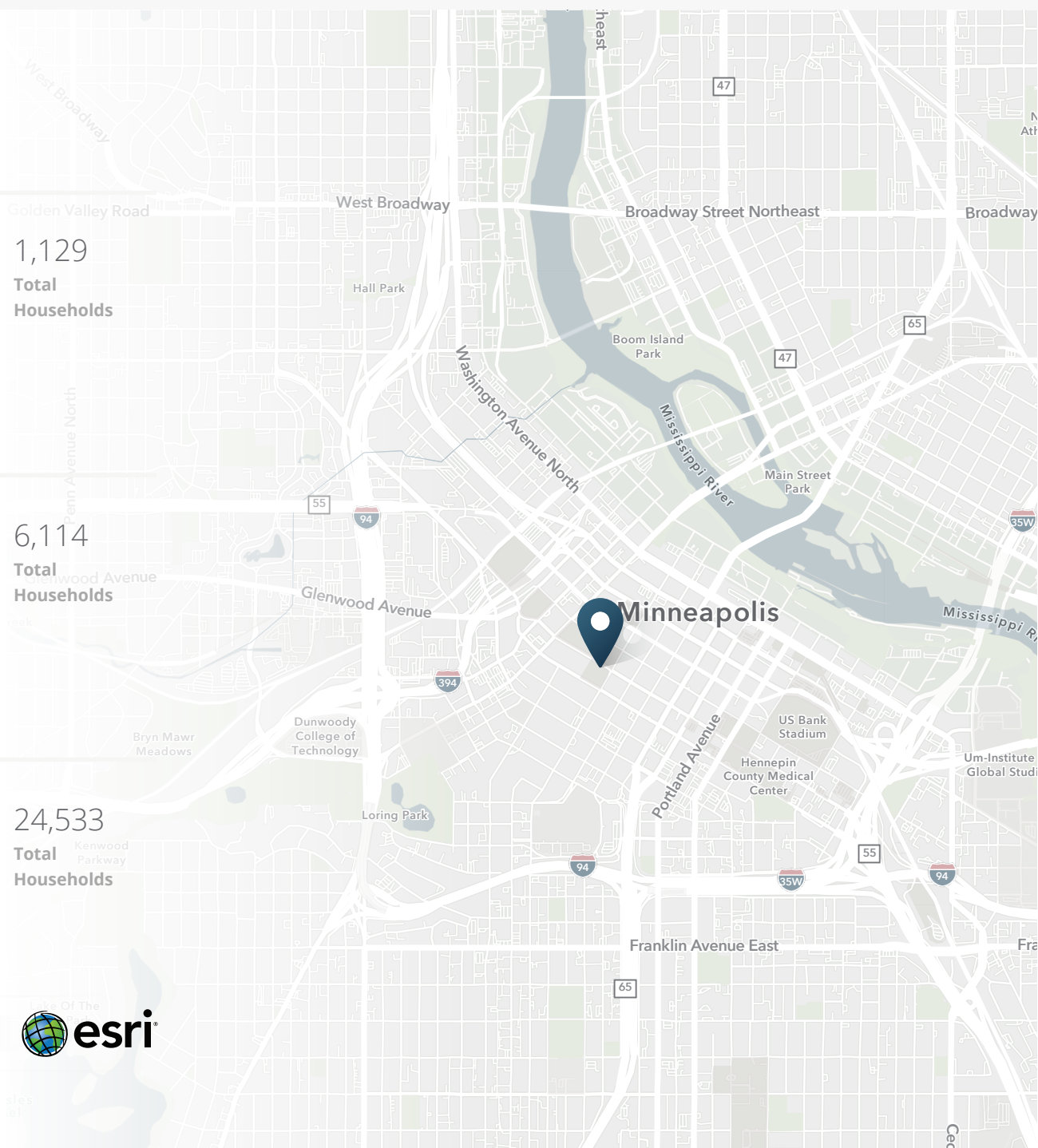
1,470 Population	31,411 Total Daytime Population	\$85,343 Average Household Income	1,129 Total Households
---------------------	---------------------------------------	---	------------------------------

.50 MILE

10,168 Population	64,109 Total Daytime Population	\$97,120 Average Household Income	6,114 Total Households
----------------------	---------------------------------------	---	------------------------------

1 MILE

40,807 Population	110,789 Total Daytime Population	\$96,291 Average Household Income	24,533 Total Households
----------------------	--	---	-------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners
125 S Wacker Drive | Suite 1910
Chicago, Illinois
312.279.5327

Todd Frank
Senior Vice President, SRS
312.279.5327
todd.frank@srsre.com

Kim Perry
Broker of Record, Minnesota Real Estate Dynamics
612.840.6900
kim@mnredynamics.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.