



Colliers

For Lease

SPACE AVAILABLE

- Suite 75-100: 2,030 sf
- 2025 CAM/Tax: \$7.61 psf
- Block 68: 5,096 sf
- Block 69, Suite 69-210: 2,473 sf
- Suite 69-220: 2,757 sf
- Suite 69-230: 1,333 sf
- 2025 CAM/Tax: \$13.63 psf
- Lease Rate: Negotiable

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The Edition

550-600 S Fourth St | Minneapolis

Street Level and Skyway Retail/Restaurant Space

HIGHLIGHTS and FEATURES

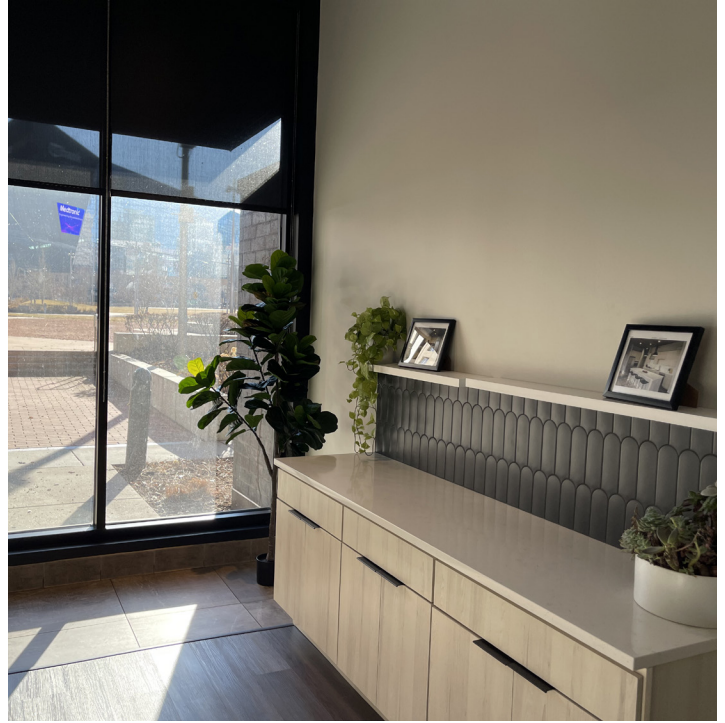
- 15-floor luxury mixed-use property
- 195 Residential Units
- Nearby Light Rail Station
- Connected to the Skyway with access to the CBD
- Parking Ramp (1,610 stalls)
- Attached to the Radisson Red Hotel and Mill Wright Office Building
- Neighboring tenants: US Bank Stadium (home of Minnesota Vikings), The Armory (8,400-person music & events venue), The Commons (4.2-acre public green space) Trader Joe's, Mill City Museum, Guthrie Theater, The Depot Minneapolis, Bar Zia, Crooked Pint Ale House, Subway, Caribou Coffee, Off the Rails, Sawatdee Thai, OUI Bar & Kitchen, Jimmy John's, and more

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Accelerating success.

Interior Photos

Suite 75



Interior Photos



Block 68



Block 68



Block 69



Block 69



Block 69

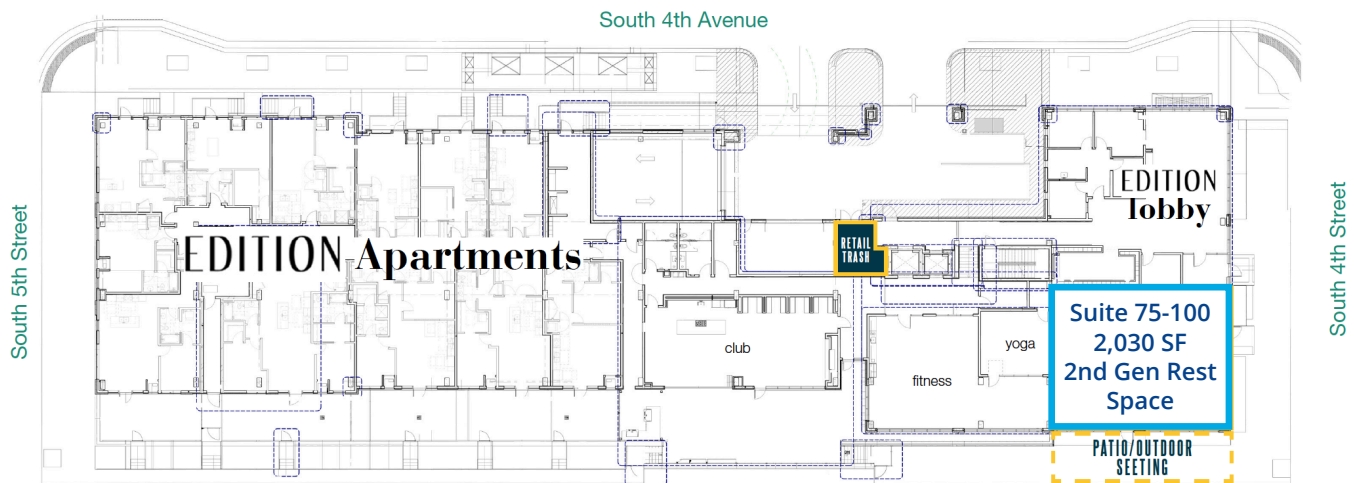


Block 69

STREET LEVEL

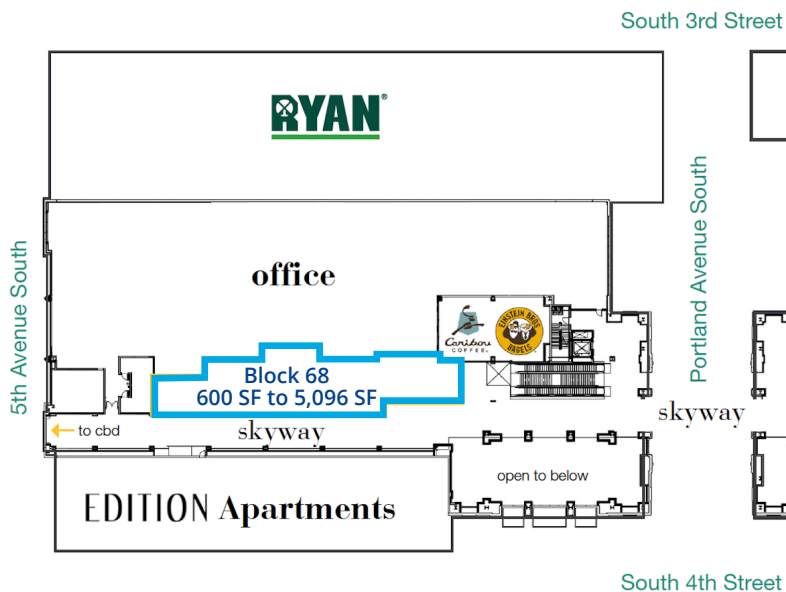
Floor Plans

BUILDING 515

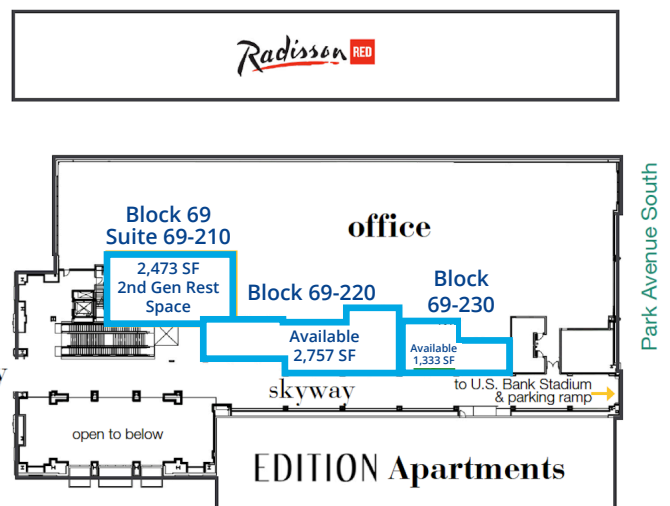


SKYWAY

BUILDING 550



BUILDING 600



Location Overview

AVERAGE HOUSEHOLD POPULATION

1 mile	14,968
3 miles	155,222
5 miles	319,999

AVERAGE DAYTIME POPULATION

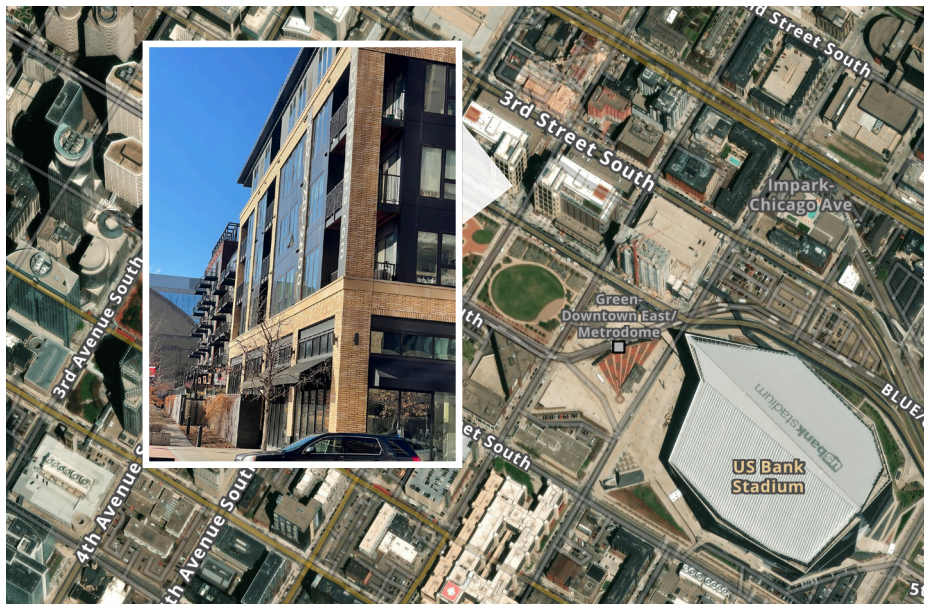
1 mile	67,525
3 miles	149,356
5 miles	212,772

AVERAGE HOUSEHOLD INCOME

1 mile	\$59,607
3 miles	\$47,539
5 miles	\$57,120

TRAFFIC COUNTS

S 4th Street	4,004 vpd
5th Avenue S	6,921 vpd
Portland Avenue	3,994 vpd
S 33rd Street	7,491 vpd



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