

1400 Loring Retail & Restaurant Space
1400 Nicollet Avenue, Minneapolis, MN

FOR LEASE



Driving Possibilities

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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Floor plans are flexible with multiple options ranging from approximately 1,500–5,000 SF
- Large windows facing Nicollet Avenue
- Great visibility and opportunities for signage
- High Ceilings, ranging from 10'-15'
- On main thoroughway from Downtown West to Eat Street

PROPERTY OVERVIEW

1400 Loring is currently under development with expected construction completion spring of 2020. Located in the Loring Park neighborhood, the building will consist of 231 units and 10,000 SF of retail space. The project also contains a 2nd floor amenity deck, lobby lounge and fitness center.

The retail spaces will offer abundant natural light with large windows and high ceilings, as well as prime Nicollet Avenue visibility. This is a great opportunity to expand your business in a beloved and revitalized Minneapolis neighborhood.

LOCATION OVERVIEW

The building is located on Nicollet Avenue, the major north/south thoroughway leading from Downtown West to Eat Street, a Minneapolis food destination. Nearby amenities include a vibrant and vast array of dining options, drawing people from all over the Twin Cities to this eclectic neighborhood. The building is steps away from the Minneapolis Convention Center, the Hyatt Regency, and Millennium Hotel; as well as nearby Loring Park and Peavy Plaza. The neighborhood has recently seen a significant increase in development. 1400 Loring is one of several large-scale housing development projects to commence in the last two years within a four-block radius, all together bringing over 600 new units to the area.

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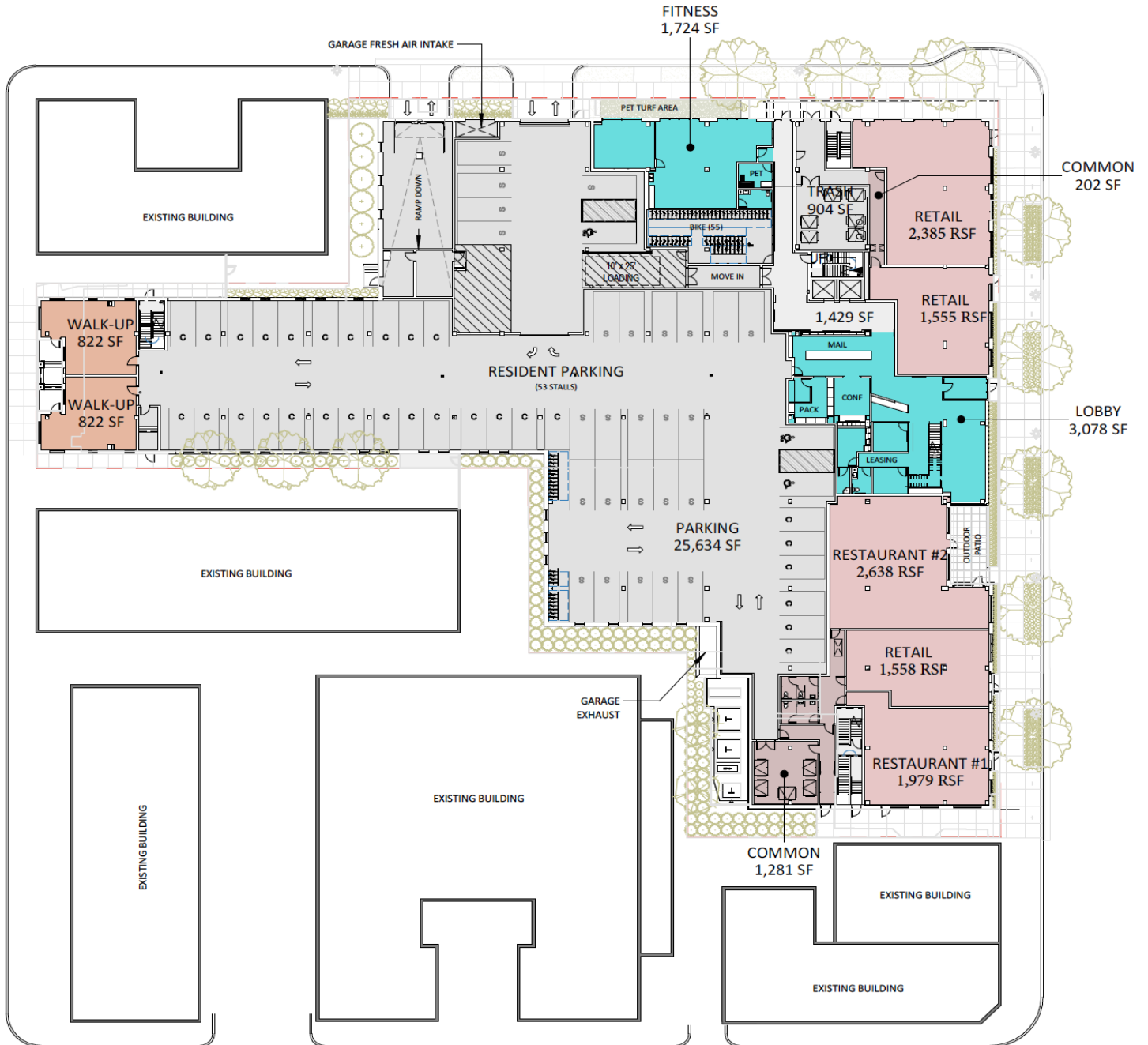


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RETAIL & RESTAURANT PLANS



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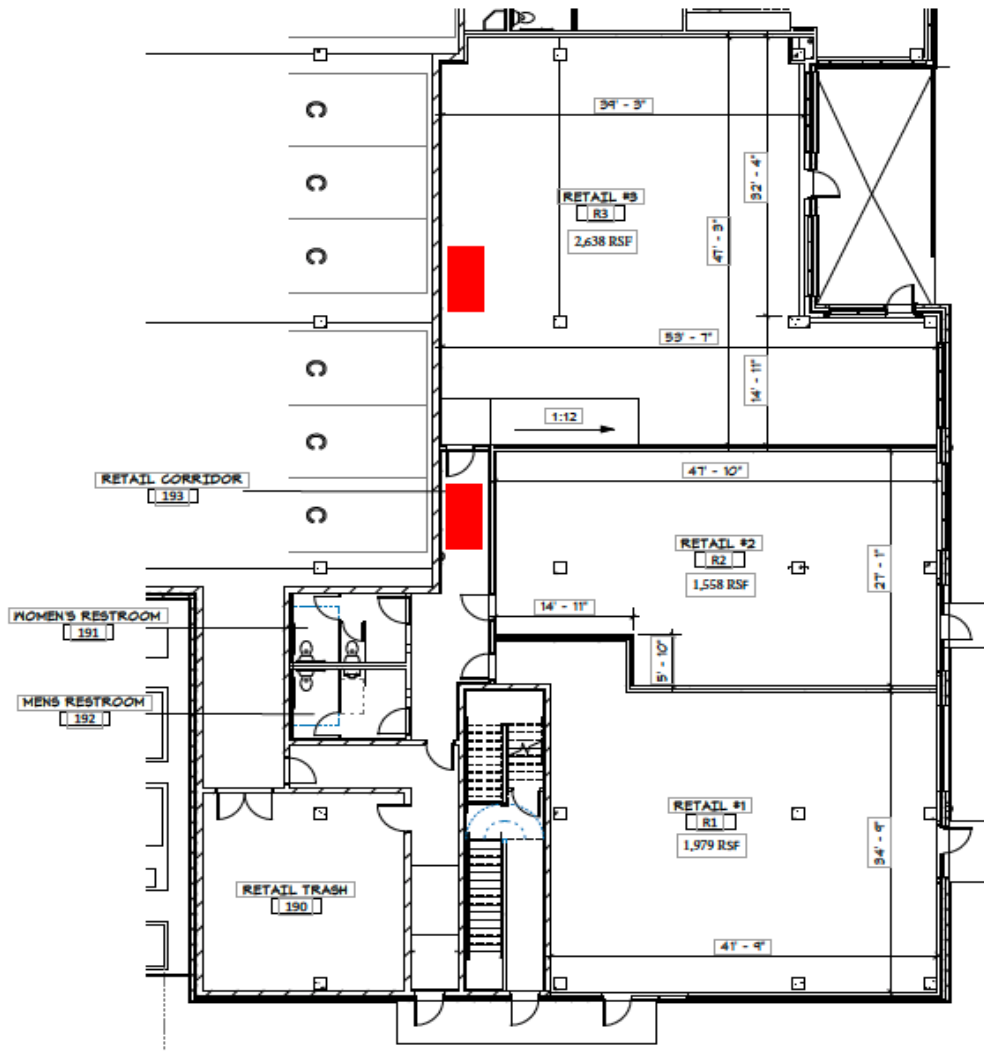
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FLOOR PLAN #1-3: 1,558-6,174 RSF

LEASE TYPE		NNN
LEASE TERM		Negotiable
LEASE RATE		\$22.00 SF/yr
RESTAURANT, #1		1,979 RSF
RETAIL, #2		1,558 RSF
RESTAURANT, #3		2,638 RSF



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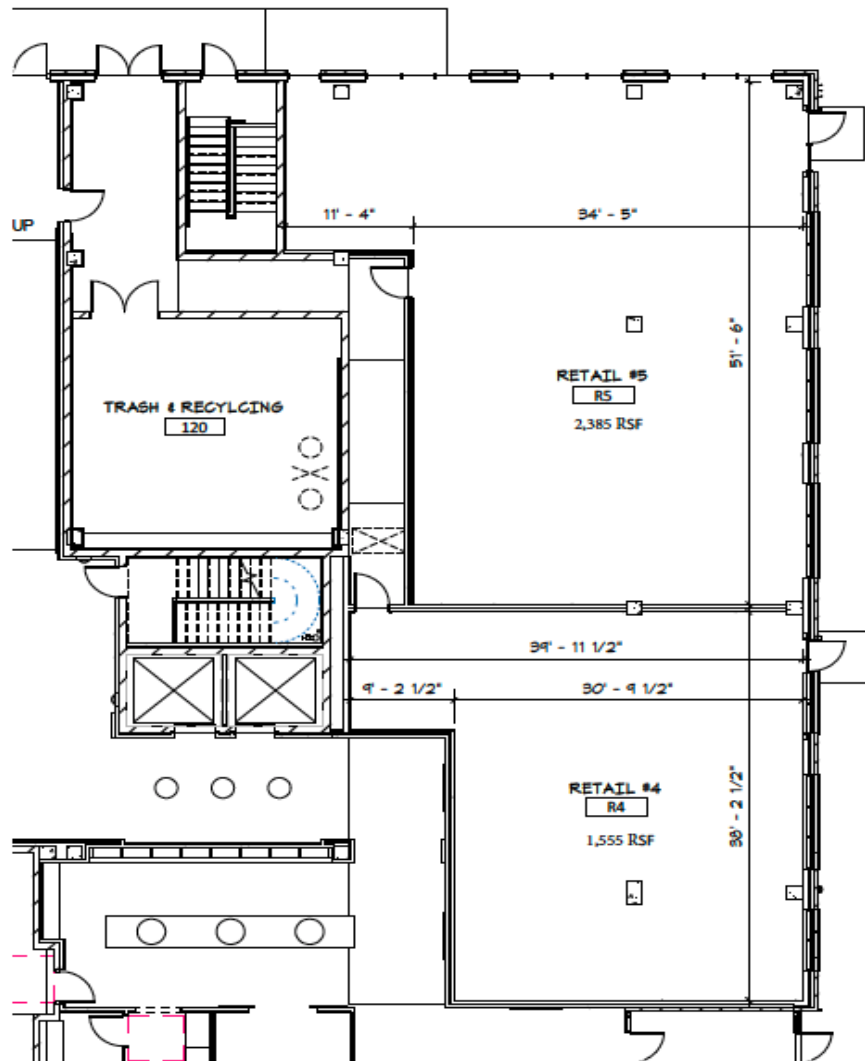
Driving Possibilities



FOR LEASE

FLOOR PLAN #4-5: 1,555-3,941 SF

LEASE TYPE		NNN
LEASE TERM		Negotiable
LEASE RATE		\$22.00 SF/yr
RETAIL, #4		1,555 RSF
RESTAURANT, #5		2,385 RSF



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RETAIL & RESTAURANT RENDERINGS



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NEIGHBORHOOD PHOTOS



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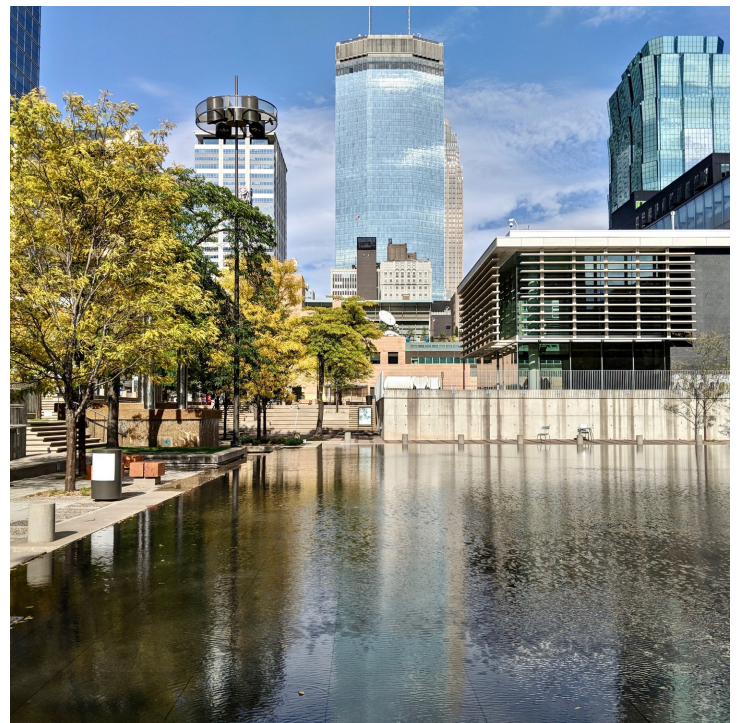
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NICOLLET AVE, NORTH & SOUTH



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NEIGHBORHOOD HIGHLIGHTS

- Several new developments within four-block radius
- Steps to Minneapolis' Eat Street, food destination
- Near Minneapolis Convention Center and Downtown West
- Easy Access to Loring Park

Walk Scores

95
WALK

86
TRANSIT

95
BIKE



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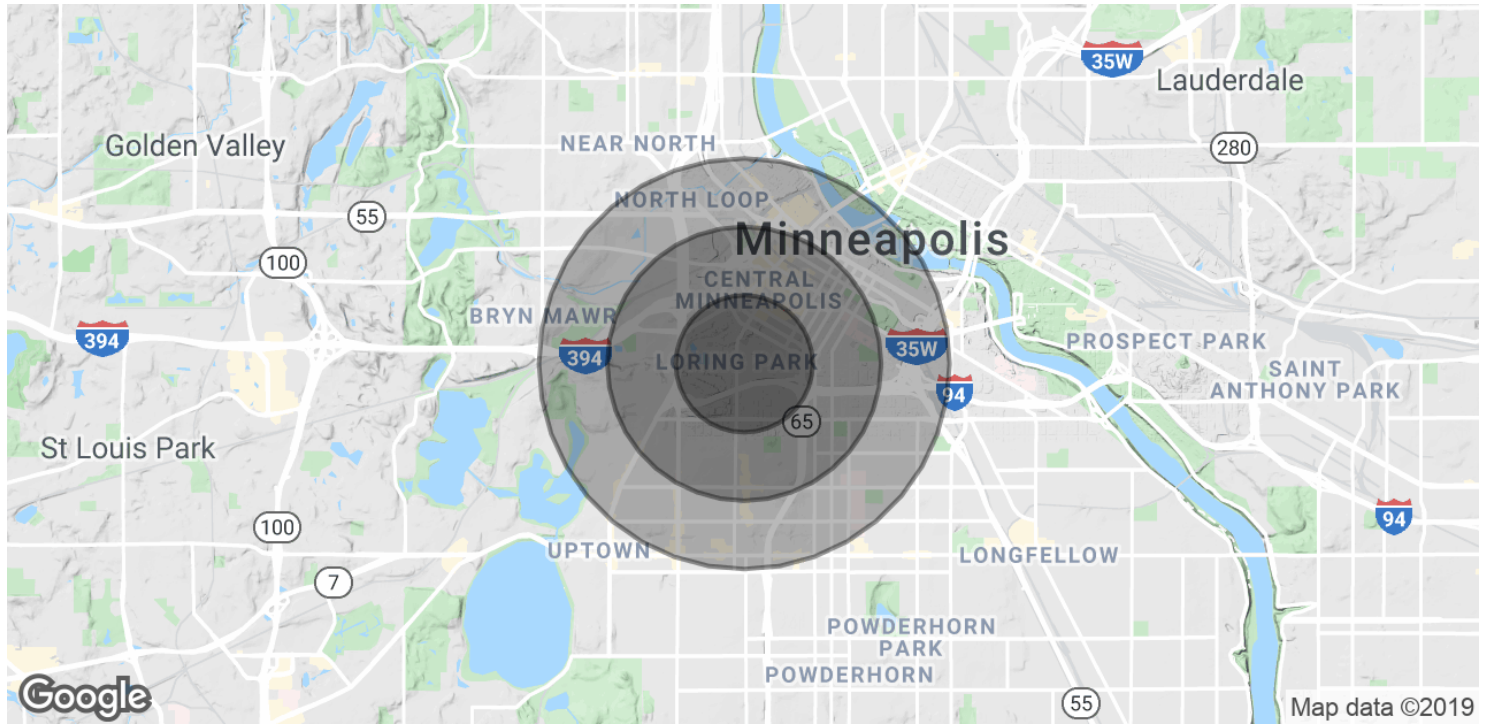


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	12,619	42,028	81,328
Median age	35.3	32.5	31.5
Median age (Male)	37.3	34.6	33.0
Median age (Female)	33.0	30.7	30.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	9,078	25,452	44,385
# of persons per HH	1.4	1.7	1.8
Average HH income	\$47,957	\$51,826	\$55,337
Average house value	\$257,340	\$268,262	\$291,727

* Demographic data derived from 2010 US Census

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