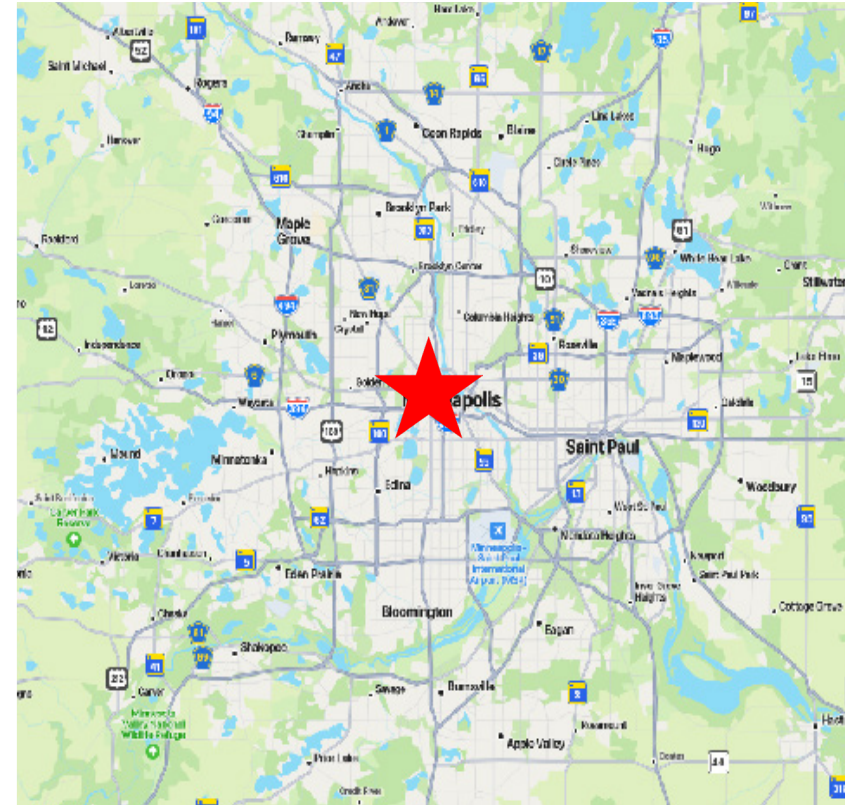


Address 601 S. Marquette Ave
City, State Minneapolis, MN
Suite 212 930 SF - Former Salon with trade fixtures
Suite 216 980 SF - Open Layout with sink
Lease Rate Negotiable - Based on Credit & Term
Year Built 1949
CAM & Tax 2024 Total \$20.50 PSF

Highlights:

- Space Available Visible From Street
- Skyway connected to Rand Tower and Wells Fargo Tower
- 5-mile population of 483,457 and average household income of \$92,661
- Other building tenants include MyBurger, EggFlip, Crepe Avenue, Vitality Roasting Coffee, etc.



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	40,683	1 Mile	\$62,807	1 Mile	\$100,829	1 Mile	35.3
3 Miles	255,635	3 Miles	\$50,010	3 Miles	\$78,603	3 Miles	30.3
5 Miles	483,457	5 Miles	\$61,770	5 Miles	\$92,661	5 Miles	33.5

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MARKETING PACKAGE**

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