

PRIME STREET LEVEL COMMERCIAL SPACES FOR LEASE



700 5TH AVENUE SOUTH, MINNEAPOLIS



LAKES AREA COMMERCIAL

2 Spaces:

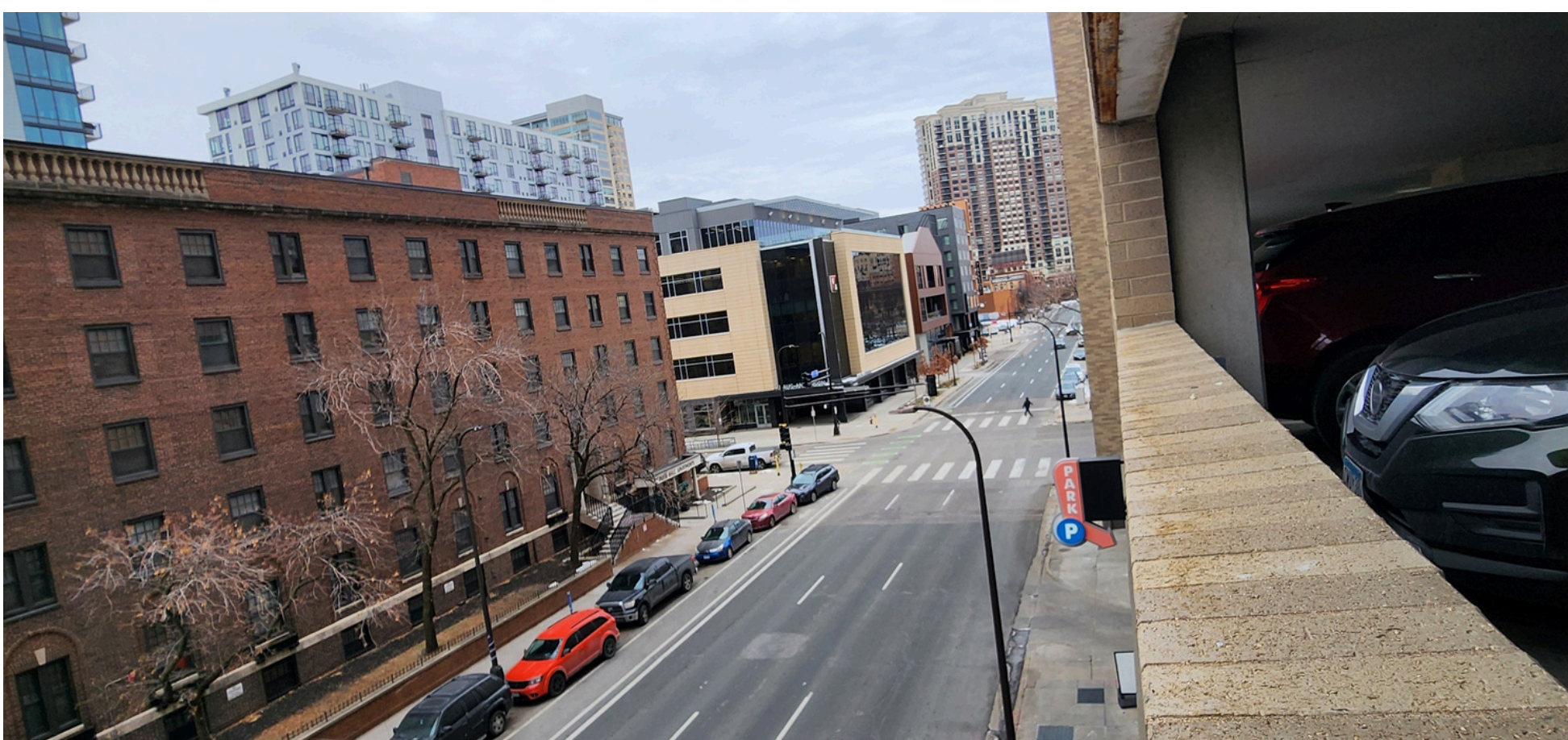
2648 Square Feet
2832 Square Feet
can be combined

Lease Rate - Negotiable
Utilities -

Bring your vision and creativity! Ready for prime-time retail opportunities available at 700 5th Avenue South, strategically positioned in the heart of Minneapolis' vibrant downtown. This prime street-level commercial space offers seamless integration into the city's renowned 9.5-mile Skyway System, ensuring a steady flow of foot traffic with climate-controlled access year-round. The attached Centre Village Parking Ramp offers covered and secure parking options.

Downtown Minneapolis is experiencing a dynamic resurgence. This growth is fueled by a robust return-to-office trend, with approximately two-thirds of downtown employees resuming in-person work at least once a week.

The location is a nexus for entertainment, situated within walking distance to premier venues such as U.S. Bank Stadium, Target Center, Target Field, and The Armory, making it an ideal spot to attract event-goers and sports enthusiasts. Embrace the opportunity to establish your business in a revitalized urban center that blends accessibility, modern amenities, and a thriving community.



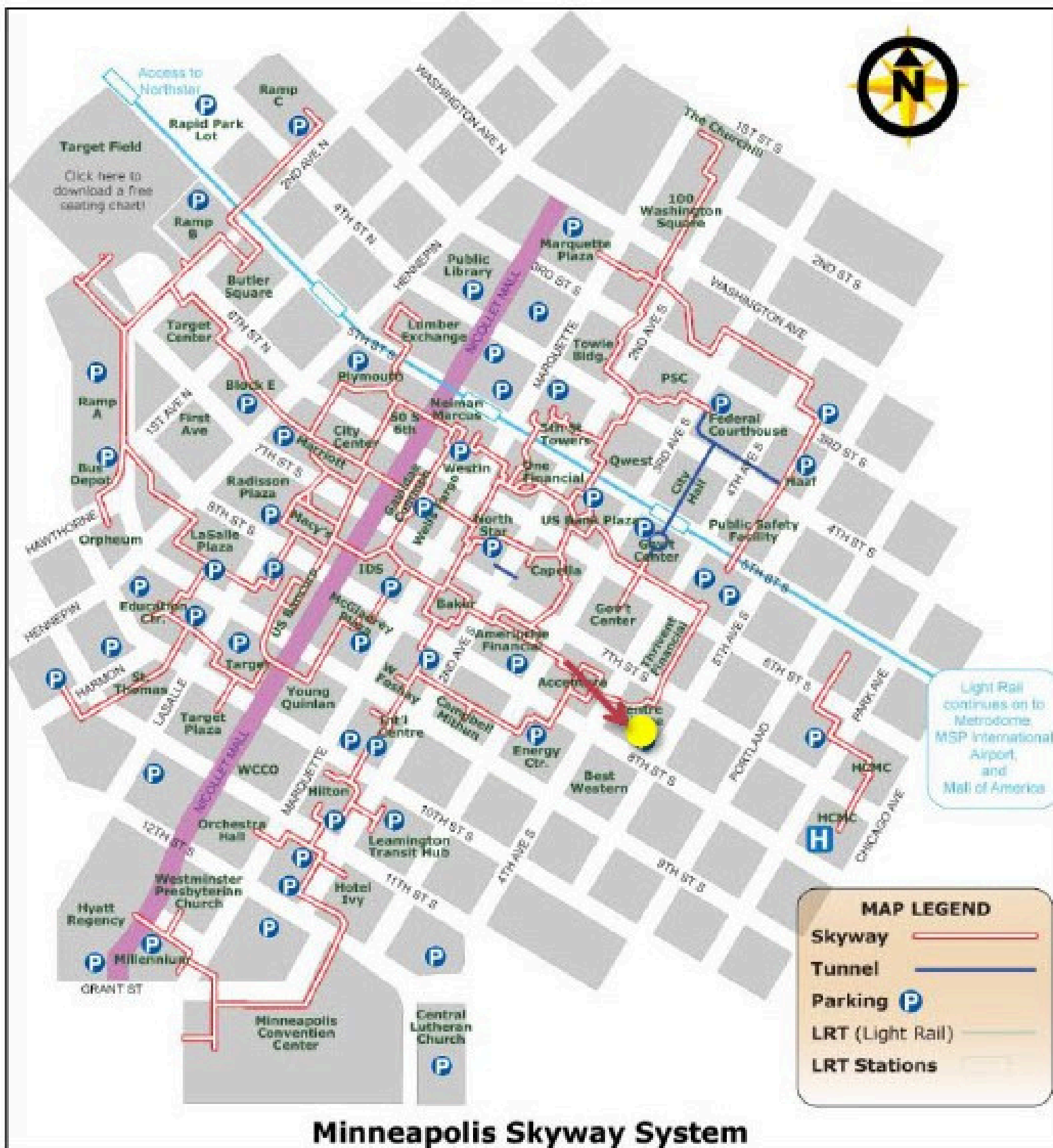
Offered by:

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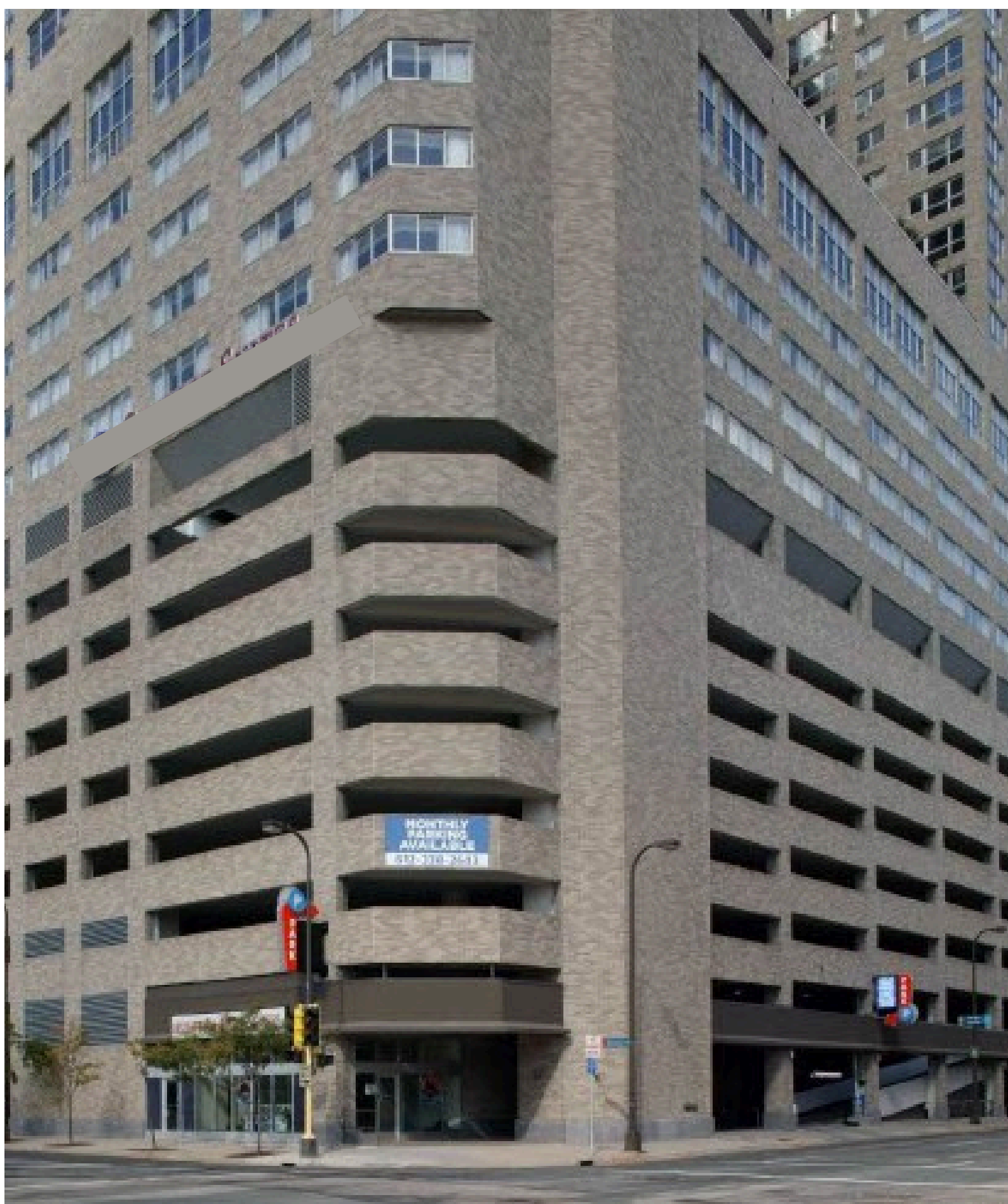
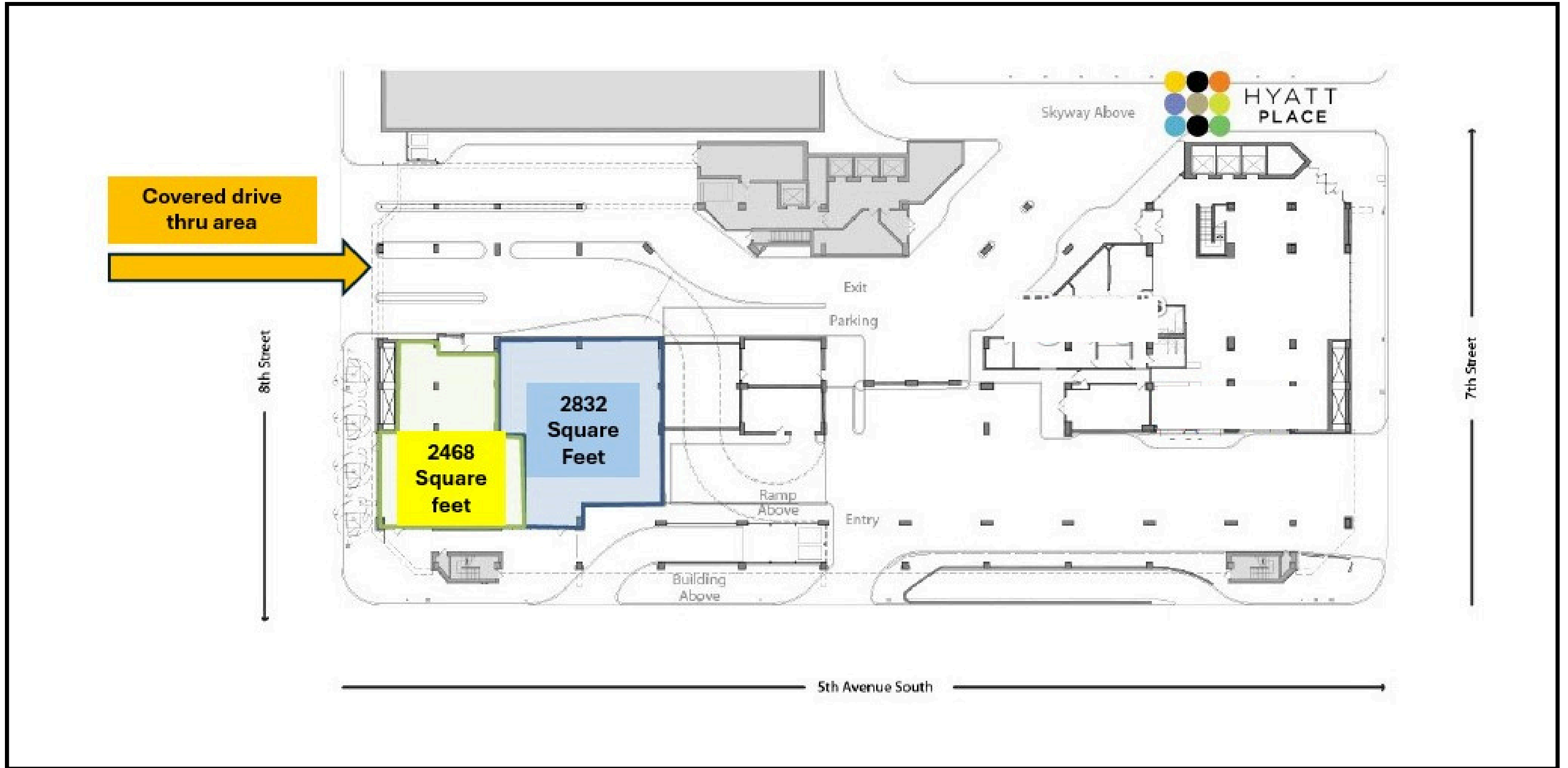
SKYWAY CONNECTIVITY

The City of Minneapolis has over 9 miles of a skyway system connecting office, residential, retail, medical, entertainment, sports, restaurant, and transit facilities. This is all through an enclosed temperature controlled walk-way set above the street level to ensure year-round access to workers, visitors, and residents.

Information deemed reliable but not guaranteed. Buyer's Broker to please verify all measurements.



LAKES AREA REALTY
LAURA HOTVET, COMMERCIAL BROKER
 37 Water Street
 Excelsior, MN 55331



RARE COVERED DRIVE-THRU OPPORTUNITY, READY FOR SOMETHING NEW!

Bring your creativity! Both Units are currently vacant, a blank slate for redevelopment. Full utilities are in place, including plumbing, electric, and HVAC. Tenant improvement or build-to-suit funds may be available.

Unit consolidation is available.

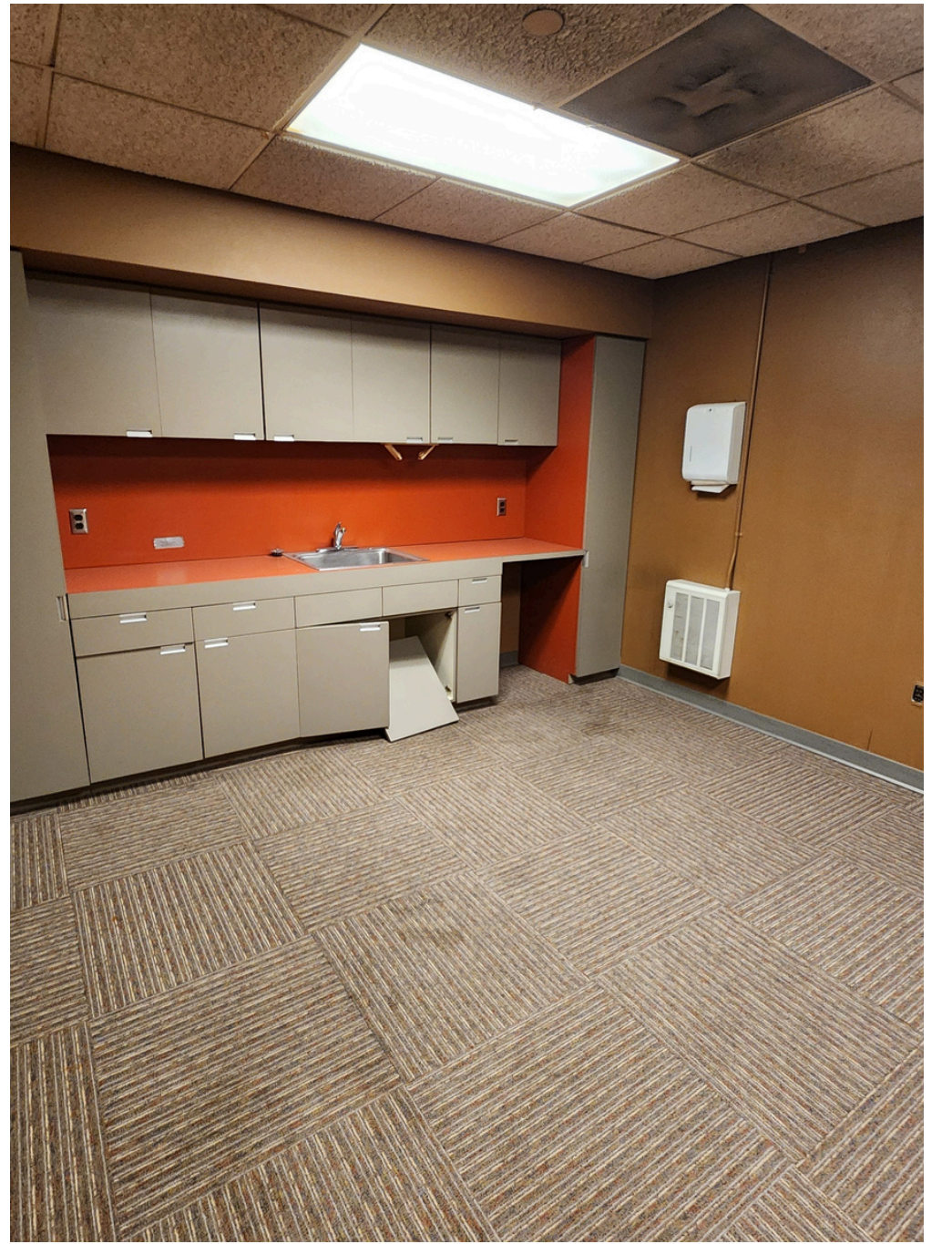
PROPERTY MANAGEMENT is on-site 24/7/365. Multiple surveillance and security partnerships within the building and neighboring properties/entities.

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