



Colliers

For Lease

Space Available

- Suite 75-100: 2,030 sf
- 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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Colliers

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The Edition

550-600 S Fourth St, Minneapolis

Street Level and Skyway Retail/Restaurant Space

Highlights and Features

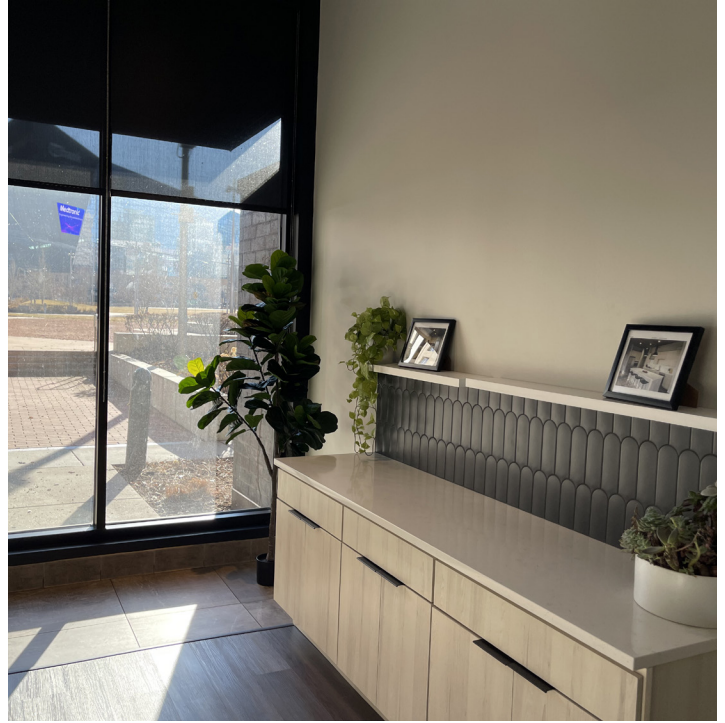
- 15-floor luxury mixed-use property
- 195 Residential Units
- Nearby Light Rail Station
- Connected to the Skyway with access to the CBD
- Parking Ramp (1,610 stalls)
- Attached to the Radisson Red Hotel and Mill Wright Office Building
- Neighboring tenants: US Bank Stadium (home of Minnesota Vikings), 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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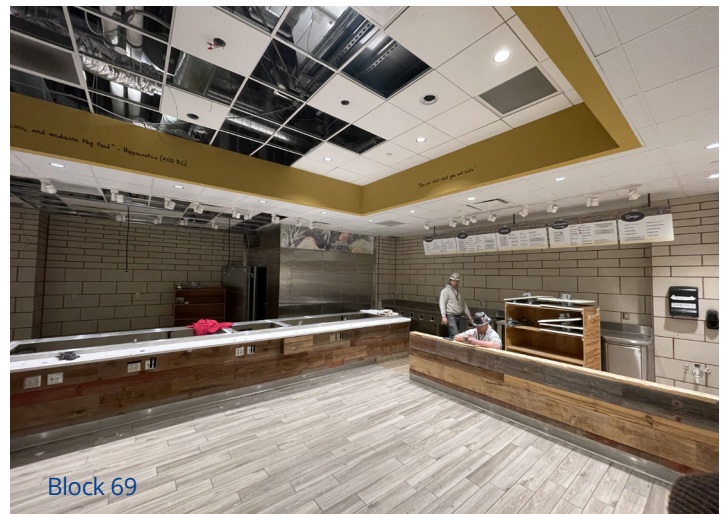
Accelerating success.

Interior Photos

Suite 75



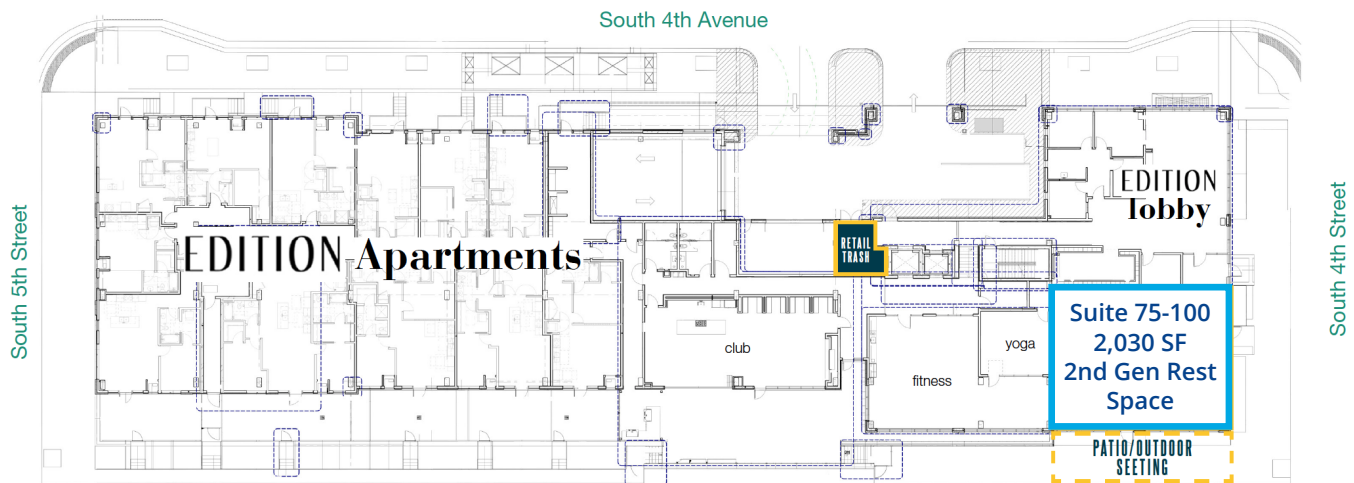
Interior Photos



Floor Plans

Street Level

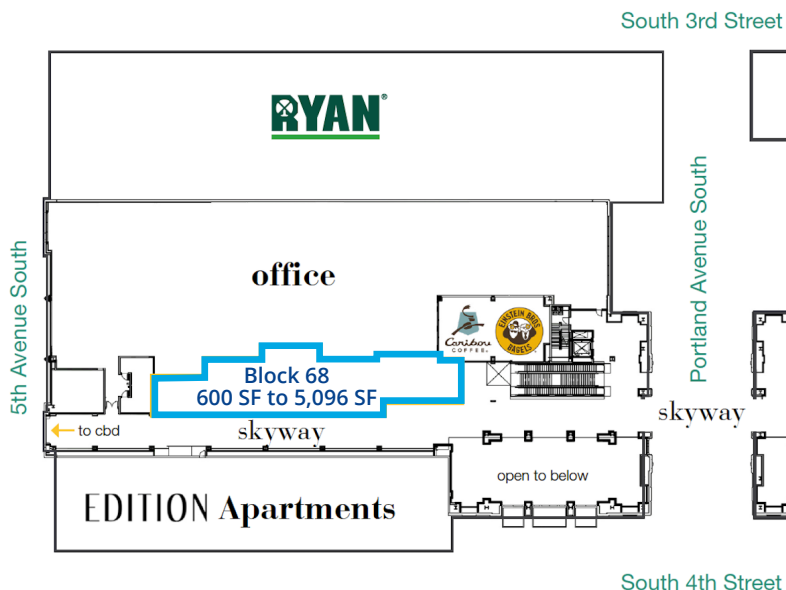
BUILDING 515



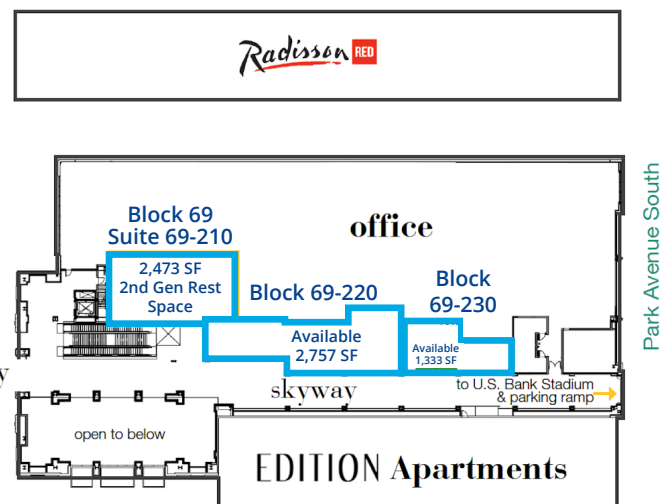
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Skyway

BUILDING 550



BUILDING 600



Location Overview

Average Household Population

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

Average Daytime Population

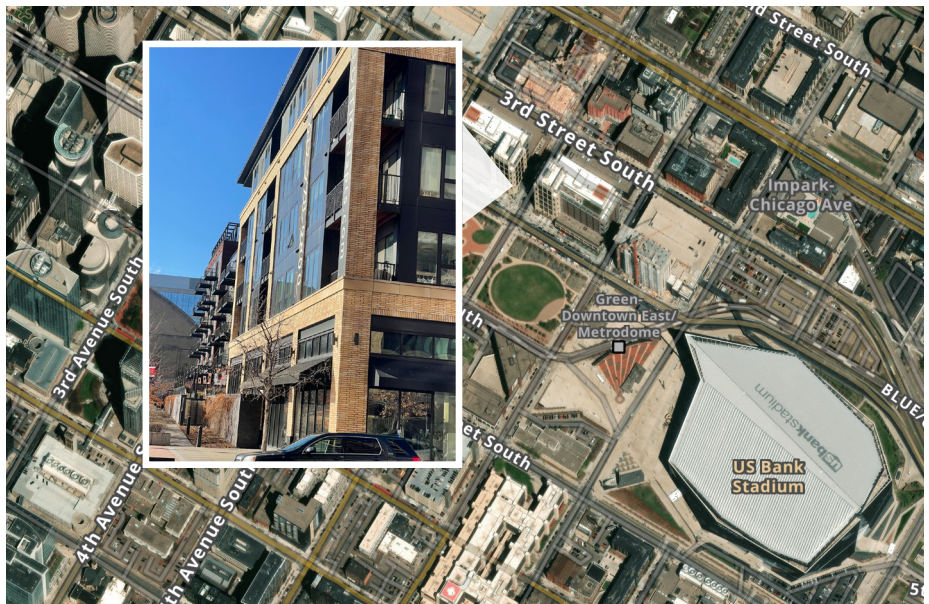
1 mile	67,525
3 miles	149,356
5 miles	212,772

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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