



FOR LEASE

SPACE AVAILABLE

- Suite 206: 700 sf
- Suite 207: 900 sf
- Suite 206 and 207 contiguous to 1,600 sf
- Lease Rate: Negotiable

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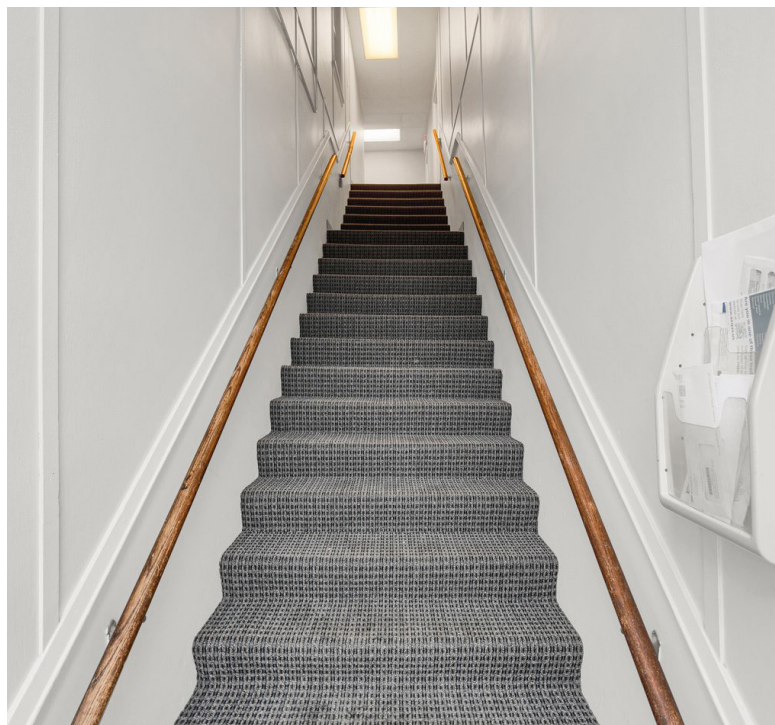
800 Washington Ave SE Minneapolis, MN 55414

UPPER LEVEL OFFICE SPACE IN the HEART OF STADIUM VILLAGE

HIGHLIGHTS and FEATURES

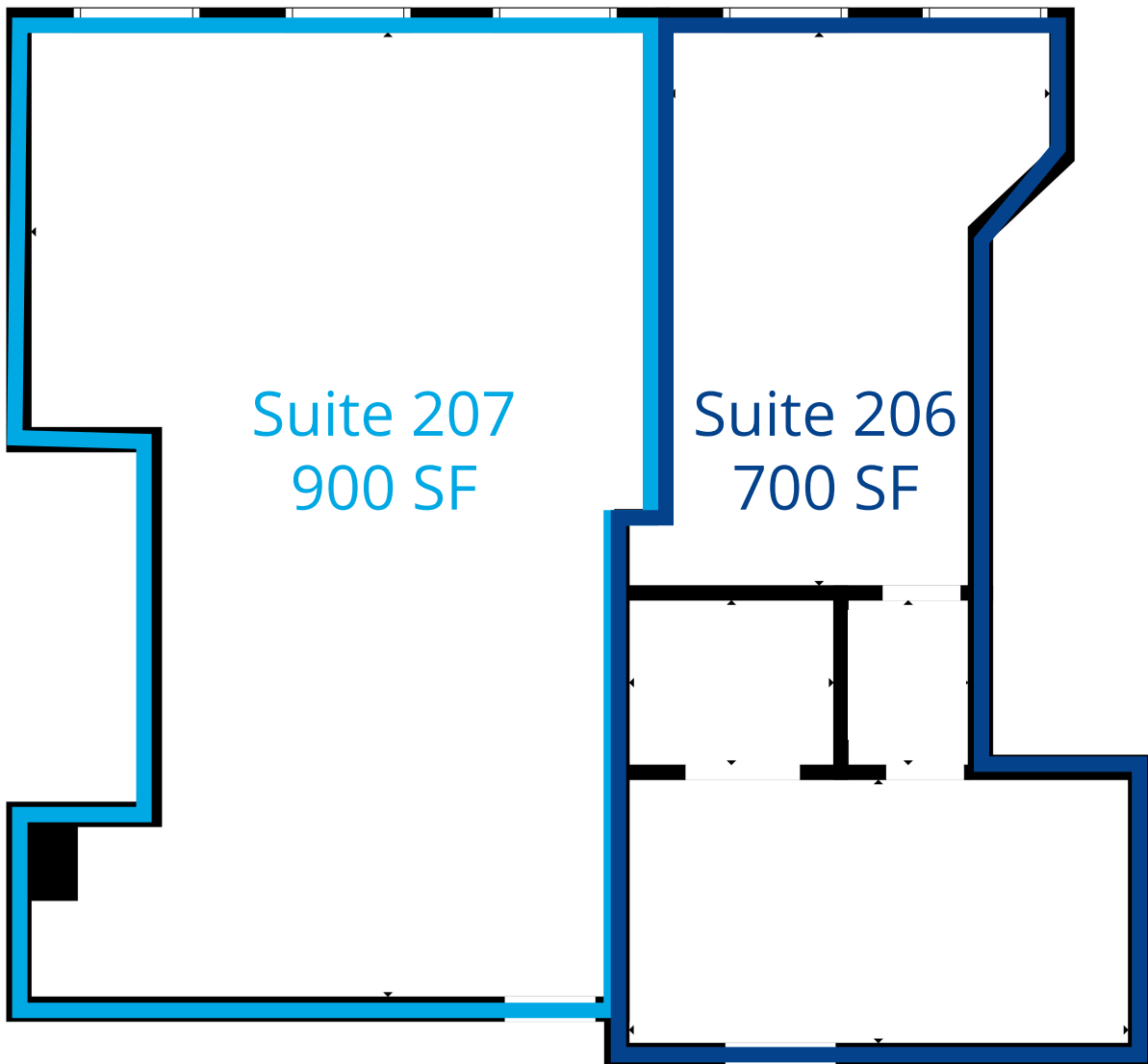
- In the heart of the University of Minnesota campus
- Walking distance to student housing, Huntington Bank Stadium, Mariucci Arena, and the Light Rail
- 52,375 students at U of MN
- Rare small vacancy
- Lighted intersection
- On the busiest light rail station in MN: 1.4 million rides
- One block from the U of MN hospital: 830 beds
- Walk/Bike Score: 89/97
- Commercial Location Score: 707
- Co-tenants: Dunn Brothers, Kinzo Udon, Chipotle, Cell Phone Repair, and Psychic Readings
- Area Tenants: Chick-fil-A, Noodles, Nashville Coop, Walgreens, US Bank, Caribou, Burger King, My Burger, Raising Cane's, Bruegger's Bagels, Sally's Saloon, Stub and Herbs, Afro Deli & Grill, Kowloon, Sidewalk Kitchen, Kimchi Tofu House, Fly Chix Stadium Village, Lao Sze Chuan

Interior Photos - Suite 207



Space Plan

Suite 206 and Suite 207
Contiguous to 1,600 SF



Location Overview

DEMOGRAPHICS

Average Household Population

1 Mile	15,817
3 Miles	111,270
5 Miles	308,401

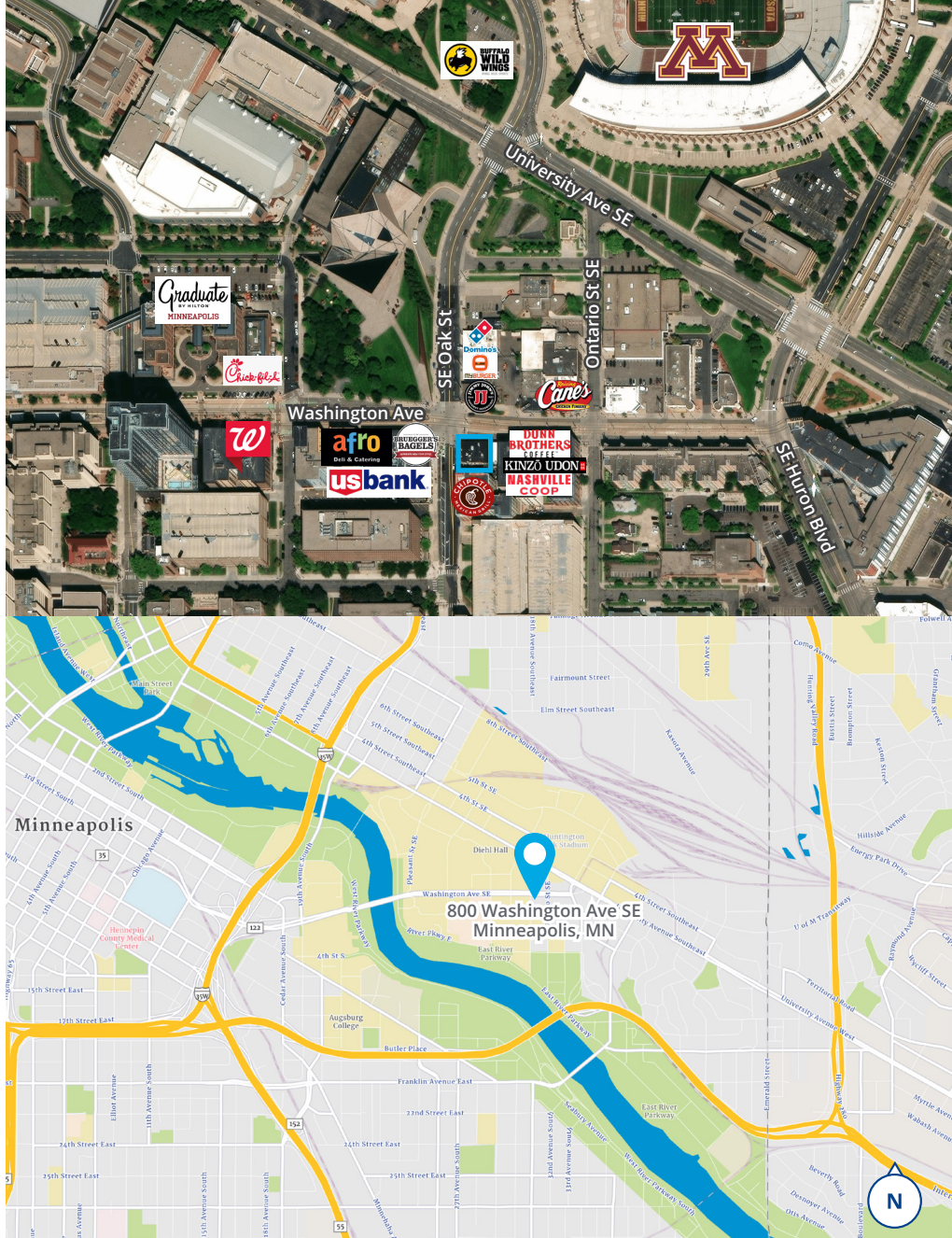
- U of M Student Population: 52,375

Average Household Income

1 Mile	\$37,010
3 Miles	\$52,054
5 Miles	\$57,267

TRAFFIC COUNTS

- Washington St SE - 3,750 vpd
- Oak St SE - 6,750 vpd
- University Ave SE - 12,000 vpd



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