



Colliers

For Lease

SPACE AVAILABLE

- 1,345 sf
- 2025 CAM/Tax: \$7.65 psf
- Lease Rate: Negotiable

Contact us:

Emily Massie

Associate
+1 612 750 6480
emily.massie@colliers.com

Kate Bagwell

Associate
+1 469 734 1573
kate.bagwell@colliers.com

Lisa Christianson

Senior Vice President
+1 952 33 1212
lisa.christianson@colliers.com

Colliers

1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

4th & Park Tower

700 S 4th Street, Minneapolis, MN 55415

Street Level Retail Space

HIGHLIGHTS and FEATURES

- New development
- Residential tower- 25-story, 350-unit
- Dense housing population
- Nearby Light Rail Station
- Covered Parking: 100 spaces
- Parking Ramp (Fleet Farm): 1,610 parking stalls
- Access to CBD Skyway
- Neighboring tenant: 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

Floor Plan

Demographics:

Average Household Population

1 Mile	14,968
3 Miles	155,222
5 Miles	319,999

Average Household Income

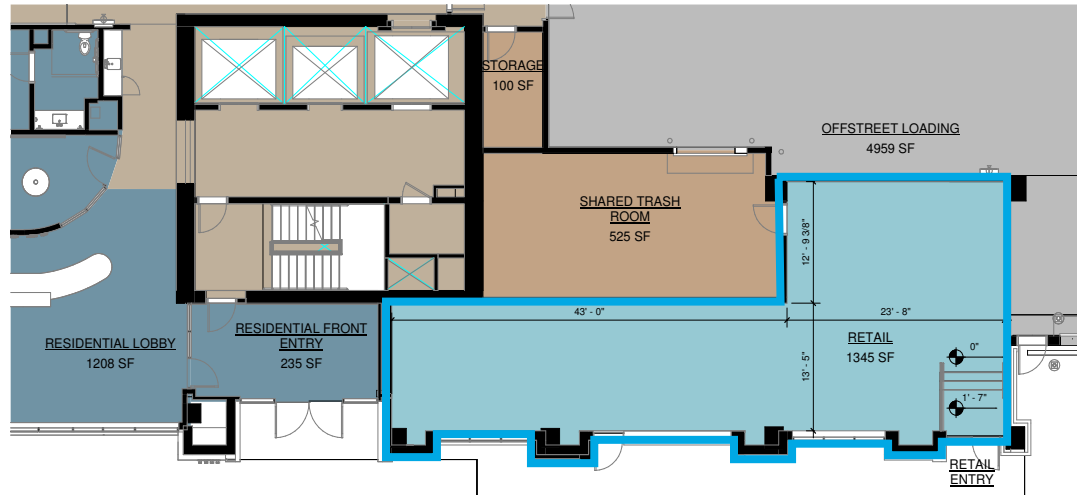
1 Mile	\$59,607
3 Miles	\$47,539
5 Miles	\$57,120

Average Daytime Population

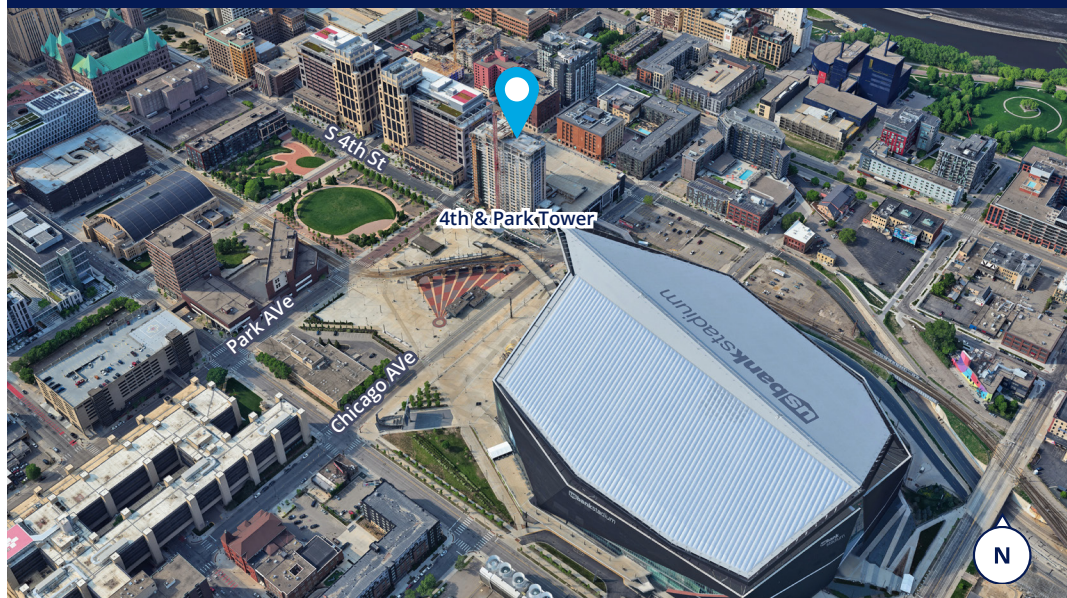
1 Mile	67,525
3 Miles	149,356
5 Miles	212,772

Traffic Counts:

- S 4th St: 4,004 vpd
- 5th Avenue S: 6,921 vpd
- Portland Avenue: 3,994 vpd
- S 33rd St: 7,491 vpd



Location Overview



1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.