



retail space
for lease at

The EDITION

550 - 600 South Fourth Street
East Town Minneapolis, MN

building 550

building 600

600 - 5,096 rsf

5,567 rsf

2,473 rsf

WELLS FARGO

Fresh Market

3,937 rsf

South 4th Street

Portland Avenue South

Park Avenue South

the commons

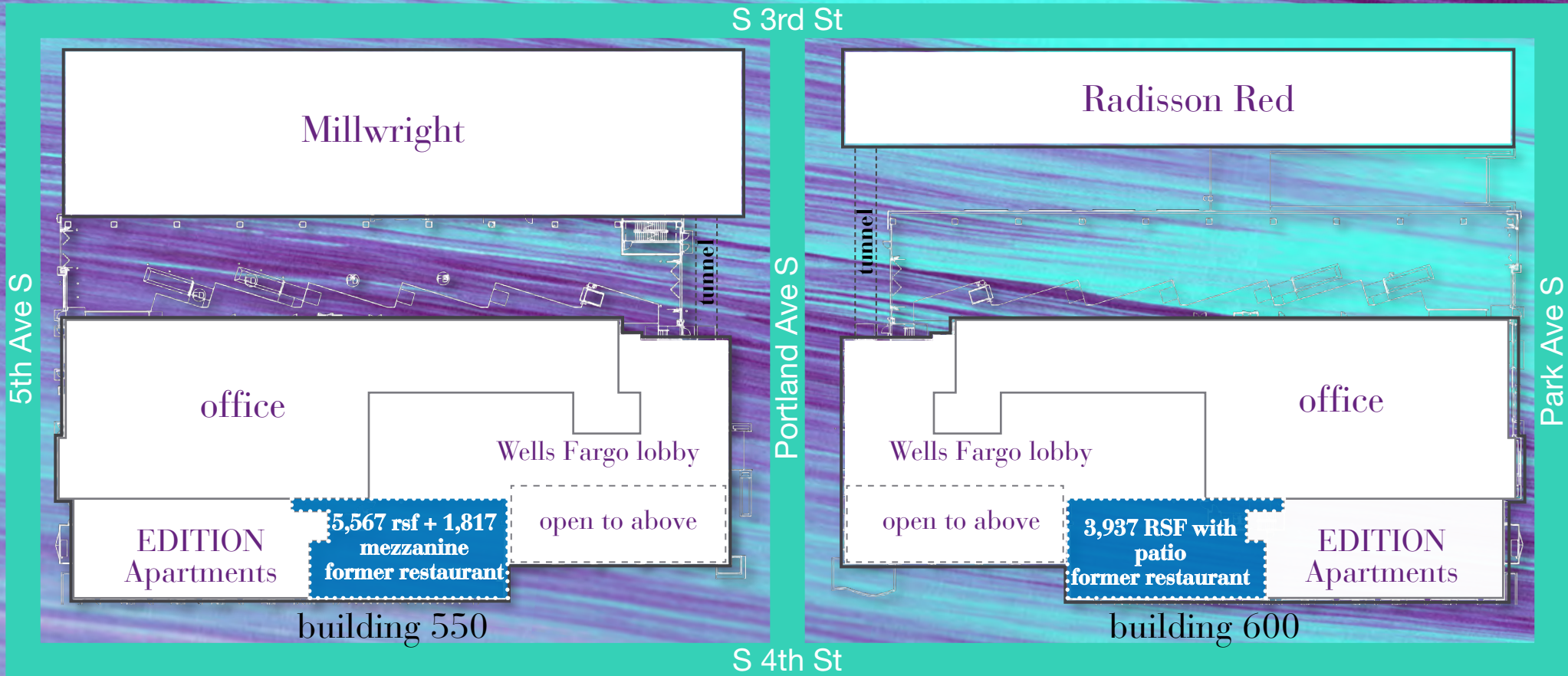


WE ARE VIKINGS



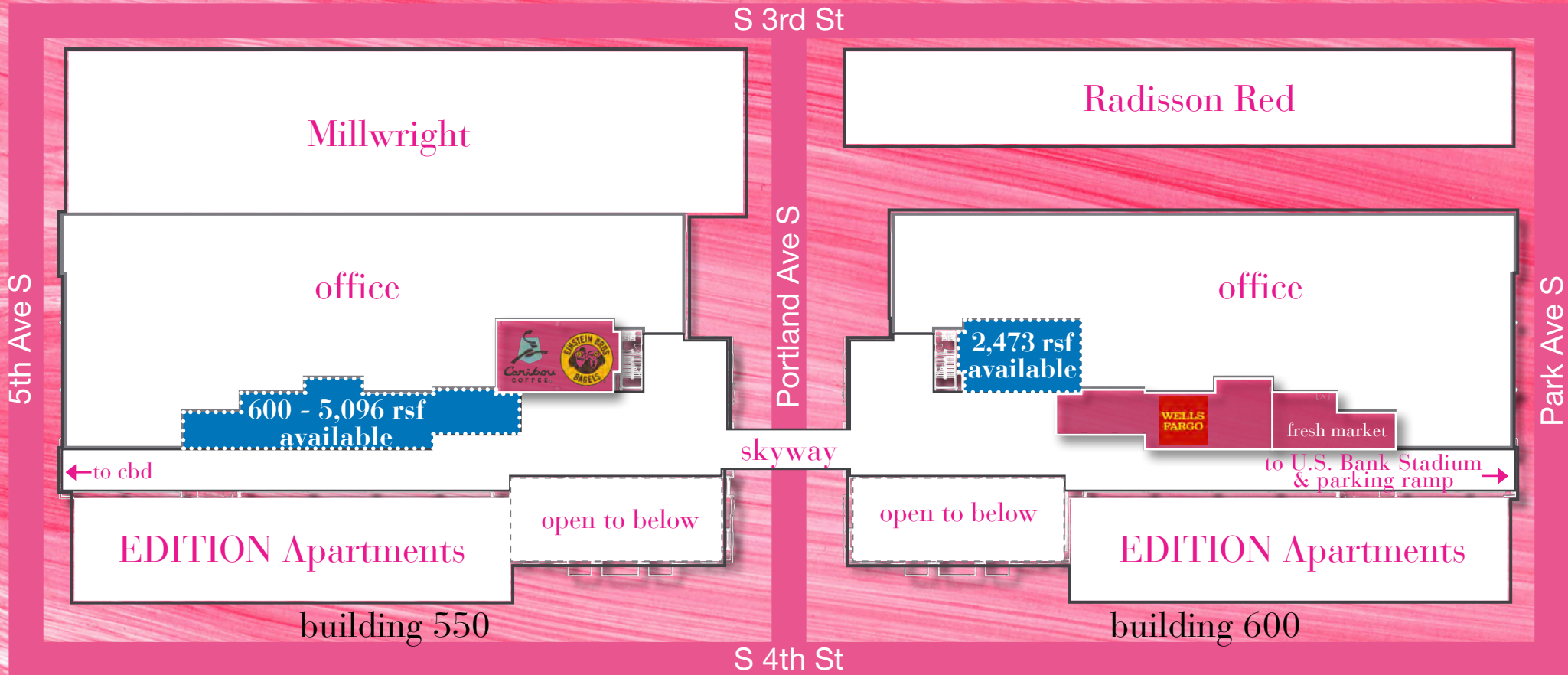
street level

Floor Plans



skyway level

Floor Plans



details & Infographics

Demographics



households

.25 Mile	610
.5 Mile	5,234
1 Mile	21,986



population

.25 Mile	2,016
.5 Mile	9,054
1 Mile	40,082



average income

.25 Mile	\$165,847
.5 Mile	\$108,684
1 Mile	\$81,660



daytime population

.25 Mile	14,094
.5 Mile	76,078
1 Mile	165,860

Housing & Key Facts

median rent



\$774

avg household size



1.6

median age



33.6

avg spent on mortgage & basics



\$5,586

median home value



\$347,347

Project Includes

- 1.2 million square feet of office space with over 6,000 employees in the 17-story Wells Fargo office towers
- Retailers including; Caribou Coffee/Einstein Bros Bagels, Starbucks, Wells Fargo Bank and Fresh Market
- Six level parking ramp with 1,610 spaces
- Three-building, 195 luxury residential units at the EDITION Apartments
- **Two fully built out restaurant spaces, one in the skyway and one on street level**
- **Short term or long term leases available**

Property Features

- Skyway connection to the CBD & US Bank Stadium
- 4.2 acres of public green space known as The Commons adjacent to the property
- 21 bus stops within 5 blocks
- Light Rail Station at The Commons park with an average of 975,000 boardings per year

Annual Household Spending

health care



\$4,998

groceries



\$5,172

dining out



\$3,710

apparel & services



\$2,303



retail
Tenants

location Map

project includes

- Wells Fargo Towers* 17-story, 1.2 million sf office space with 6,000+ employees and 20,000 sf of retail space
- Millwright Radisson Red* 4-story, 174,000 SF office building
- EDITION Apartments* 164 hotel rooms
- The Commons* 195 rental units
- Fleet Farm Ramp* 4.2 acres of public green space and park
- 1,610 parking spaces



legend

- The EDITION Site
- Retail at the EDITION
- Minneapolis Skyway System
- Lightrail Lines
- Metro Transit Stops
- Light Rail Stops

market

Aerial



Apartments & Condos

Name	# of Units	Name	# of Units
1. HQ Apartments	300	13. Park Avenue Lofts	24
2. Centre Village Condos	240	14. St. Anthony Mills Apartment	91
3. Portland Tower	120	15. Zenith Condos	63
4. Sexton Lofts	140	16. Encore	120
5. East Town Apartments	169	17. Bridgewater Lofts	300
6. The EDITION	195	18. Stone Bridge Lofts	164
7. Latitude 45	319	19. Riverwest Condos	400
8. American Trio Lofts	90	20. Northstar Lofts	36
9. East End	180	21. Stone Arch Lofts	36
10. Ironclad Mpls	166	22. Washburn Lofts	22
11. Metropolitan Lofts	22	23. Humboldt Lofts	36
12. Mill District City Apartments	175	24. Block One Residential Tower	342

Office

Name	Employees
1. Kraus Anderson HQ	300
2. Hennepin Co Gov't Ctr & Expansion	5,346
3. Future Thrivent Financial HQ	2,100
4. Hennepin County Medical Center	6,300
5. Hennepin County Crime Lab	
6. 525 Portland	605
7. City Hall & Mpls Police Dept	1,850
8. Grain Exchange	1,320
9. Millwright	1,000
10. People Serving People	
11. Periscope	393
12. Sherwin Williams	650
13. Depot Office Center	

Hotels

Name	Employees
1. The Elliott by Marriott	95
2. Hyatt Place	213
3. Radison Red	164
4. The Depot	335
5. Canopy by Hilton	183
6. Moxy	153
7. A Loft	155

Retail

Name
1. Caribou/Einstein Bros Bagels
2. Starbucks
3. Finnegan House (Brewery)
4. Bar Zia
5. Caribou, Subway, Crooked Pint, Core Power Yoga & Hop21
6. Sawatdee Thai
7. Propsed Pinstripes
8. Trader Joe's
9. Sarpino's Pizzeria, 1010 Wine and Spirits
10. Day Block Brewing
11. Maxwell's
12. Bacon Social House



Join us in East Town

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TERRITORY

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