

1400 Loring Retail & Restaurant Space  
**1400 Nicollet Avenue, Minneapolis, MN**

**FOR LEASE**



*Driving Possibilities*

**JoAnna Hicks**

612.436.8201

JoAnna@elementmn.com



**Kevin Kuppe**

612.436.8202

Kevin@elementmn.com







## EXECUTIVE SUMMARY



### PROPERTY HIGHLIGHTS

- Floor plans are flexible with multiple options ranging from approximately 1,500–5,000 SF
- Large windows facing Nicollet Avenue
- Great visibility and opportunities for signage
- High Ceilings, ranging from 10'–15'
- On main thoroughway from Downtown West to Eat Street
- Over 70 metered parking spaces across the street and on the block

### PROPERTY OVERVIEW

Construction complete as of July 2020! Located in the Loring Park neighborhood, the building consists of 231 units and 10,000 SF of retail space. The project also features an amenity deck on the second floor, lobby lounge, and fitness center.

The retail spaces offer abundant natural light with large windows and high ceilings, as well as prime Nicollet Avenue visibility. This is a great opportunity to expand your business in a beloved and revitalized Minneapolis neighborhood. A unique feature for an urban setting, there is ample parking with over 70 metered parking spaces across the street and on the 1400 block.

### LOCATION OVERVIEW

1400 Loring is located on Nicollet Avenue, the major north/south thoroughway leading from Downtown West to Eat Street. The area has recently seen a significant amount of development. 1400 Loring is one of several large-scale housing projects to commence in the last two years within a four-block radius, all together bringing over 600 new units to the area. With over 8,000 apartment/condo units within an 8-minute walk, and downtown offices nearby, this is an exciting opportunity for a restaurant and/or retail concept to flourish. The building is steps away from the Minneapolis Convention Center, the Hyatt Regency, and Millennium Hotel. The Convention Center hosts over 300 events and 1 million guests each year, providing a significant amount of exposure to nearby businesses.

In addition to the existing and growing customer base, the area is in need of amenities. There were five successful restaurants where the new Reuter Walton building now stands, several of which were in business for over 15 years. This is a tested and proven location.

**JoAnna Hicks**

612.436.8201

JoAnna@elementmn.com

**Kevin Kuppe**

612.436.8202

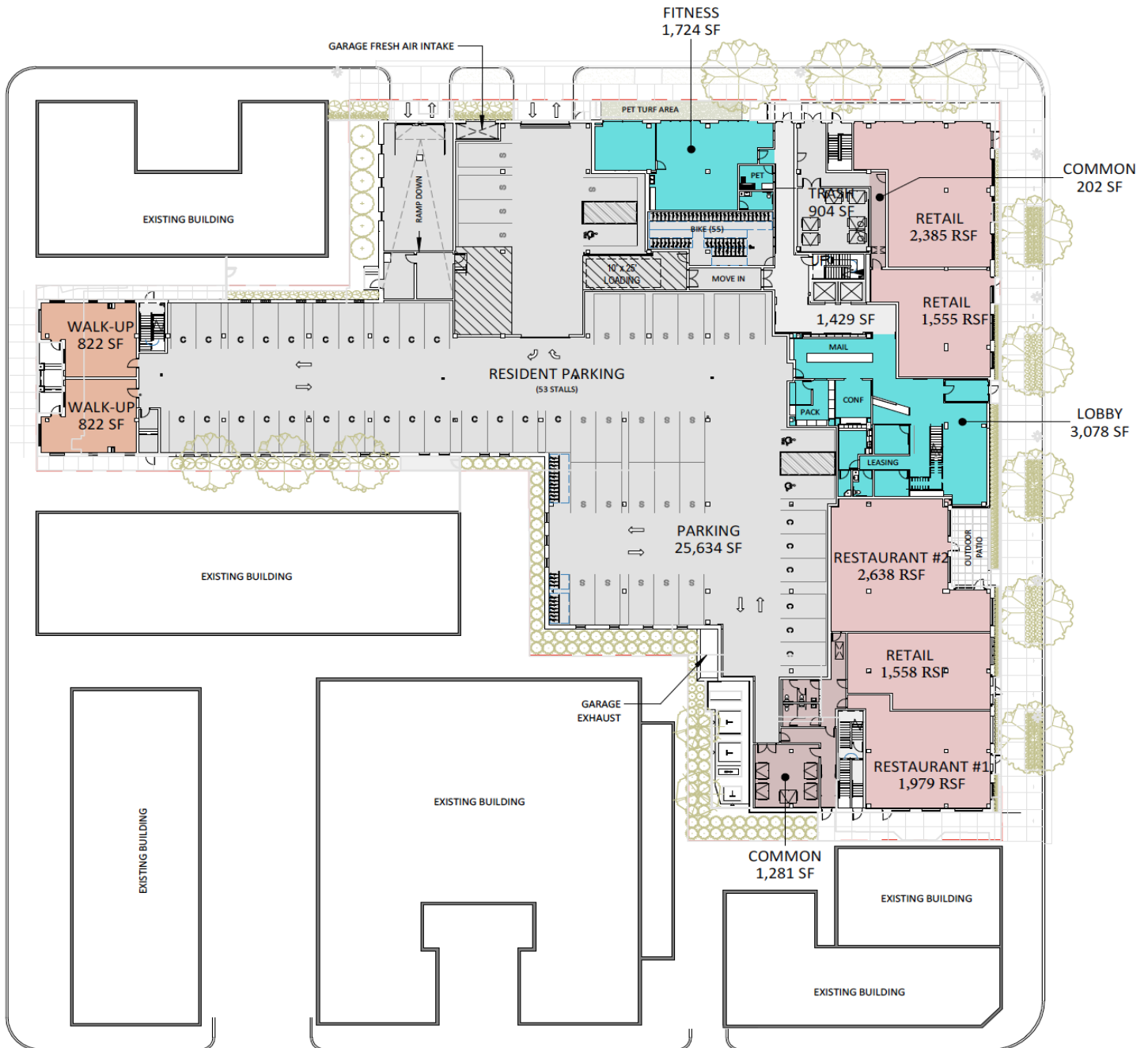
Kevin@elementmn.com



*Driving Possibilities*



## RETAIL & RESTAURANT PLANS



**JoAnna Hicks**  
612.436.8201  
JoAnna@elementmn.com

**Kevin Kuppe**  
612.436.8202  
Kevin@elementmn.com

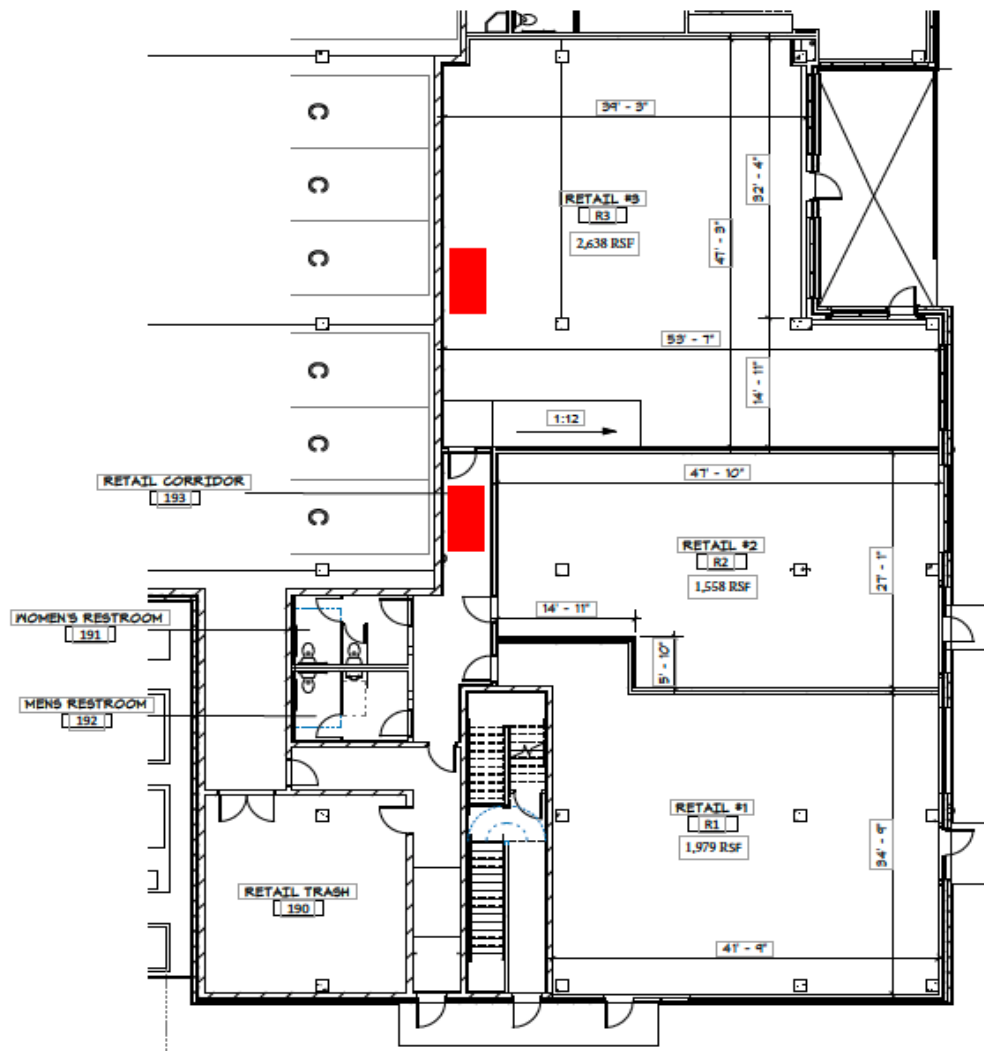


*Driving Possibilities*



## FLOOR PLAN #1-3: 1,558-6,174 RSF

LEASE TYPE	NNN
LEASE TERM	Negotiable
LEASE RATE	\$22.00 SF/yr
RESTAURANT, #1	1,979 RSF
RETAIL, #2	1,558 RSF
RESTAURANT, #3	2,638 RSF



JoAnna Hicks  
612.436.8201  
JoAnna@elementmn.com

Kevin Kuppe  
612.436.8202  
Kevin@elementmn.com



Driving Possibilities

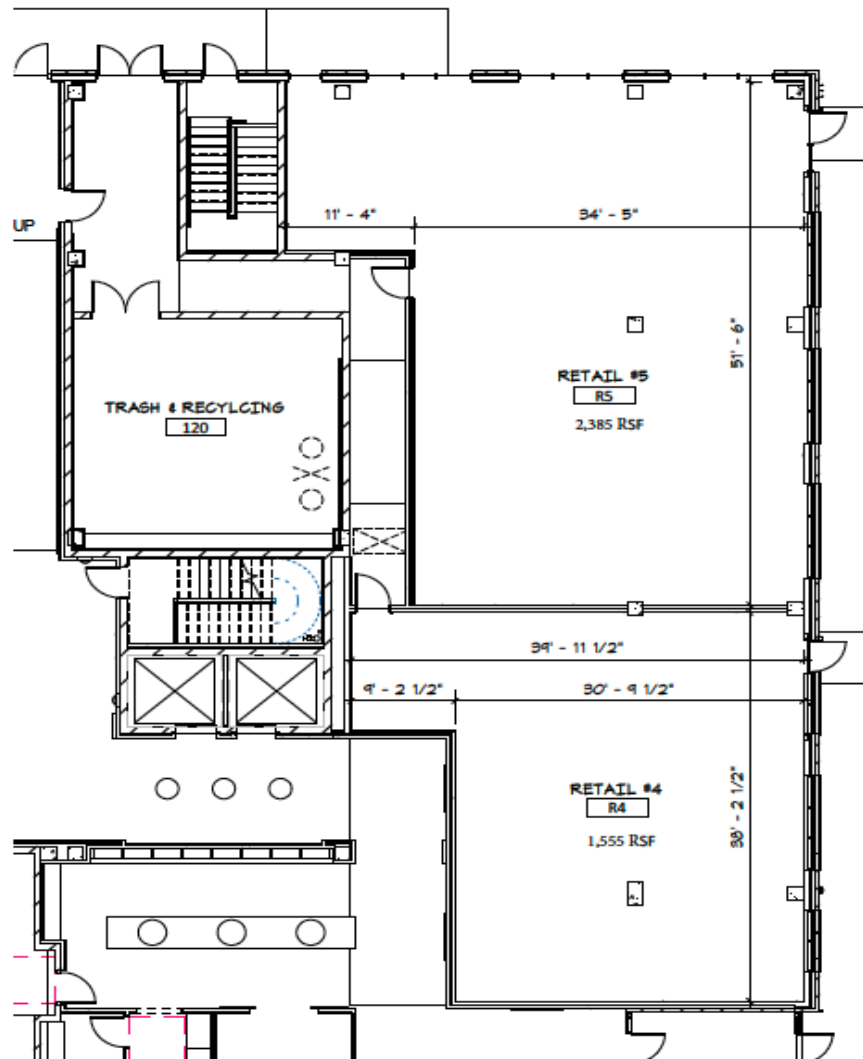




FOR LEASE

## FLOOR PLAN #4-5: 1,555-3,941 SF

LEASE TYPE	NNN
LEASE TERM	Negotiable
LEASE RATE	\$22.00 SF/yr
RETAIL, #4	1,555 RSF
RESTAURANT, #5	2,385 RSF



JoAnna Hicks  
612.436.8201  
JoAnna@elementmn.com

Kevin Kuppe  
612.436.8202  
Kevin@elementmn.com



Driving Possibilities

1400 Loring Retail & Restaurant Space  
**1400 Nicollet Avenue, Minneapolis, MN**



**FOR LEASE**

## AVAILABLE SPACE PHOTOS



**JoAnna Hicks**  
612.436.8201  
[JoAnna@elementmn.com](mailto:JoAnna@elementmn.com)

**Kevin Kuppe**  
612.436.8202  
[Kevin@elementmn.com](mailto:Kevin@elementmn.com)



*Driving Possibilities*



1400 Loring Retail & Restaurant Space  
**1400 Nicollet Avenue, Minneapolis, MN**



**FOR LEASE**

## NEIGHBORHOOD PHOTOS



**JoAnna Hicks**  
612.436.8201  
[JoAnna@elementmn.com](mailto:JoAnna@elementmn.com)

**Kevin Kuppe**  
612.436.8202  
[Kevin@elementmn.com](mailto:Kevin@elementmn.com)



*Driving Possibilities*

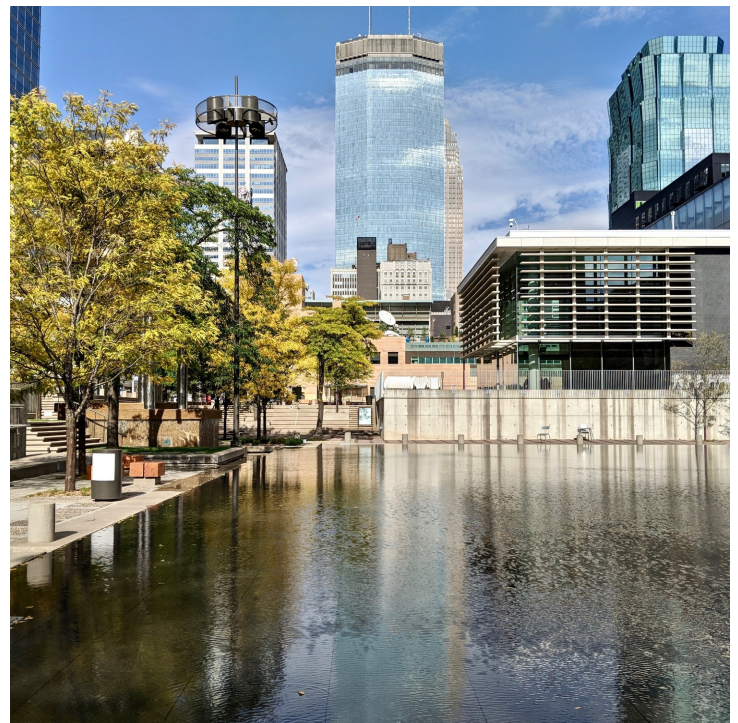


1400 Loring Retail & Restaurant Space  
**1400 Nicollet Avenue, Minneapolis, MN**



**FOR LEASE**

## NICOLLET AVE, NORTH & SOUTH



**JoAnna Hicks**  
612.436.8201  
[JoAnna@elementmn.com](mailto:JoAnna@elementmn.com)

**Kevin Kuppe**  
612.436.8202  
[Kevin@elementmn.com](mailto:Kevin@elementmn.com)



*Driving Possibilities*



1400 Loring Retail & Restaurant Space  
**1400 Nicollet Avenue, Minneapolis, MN**



**FOR LEASE**

## NEIGHBORHOOD HIGHLIGHTS

- Several new developments within four-block radius
- Steps to Minneapolis' Eat Street, food destination
- Near Minneapolis Convention Center and Downtown West
- Easy Access to Loring Park

### Walk Scores

 **95**  
WALK

 **74**  
TRANSIT

 **87**  
BIKE



Map data ©2021

**JoAnna Hicks**  
612.436.8201  
JoAnna@elementmn.com

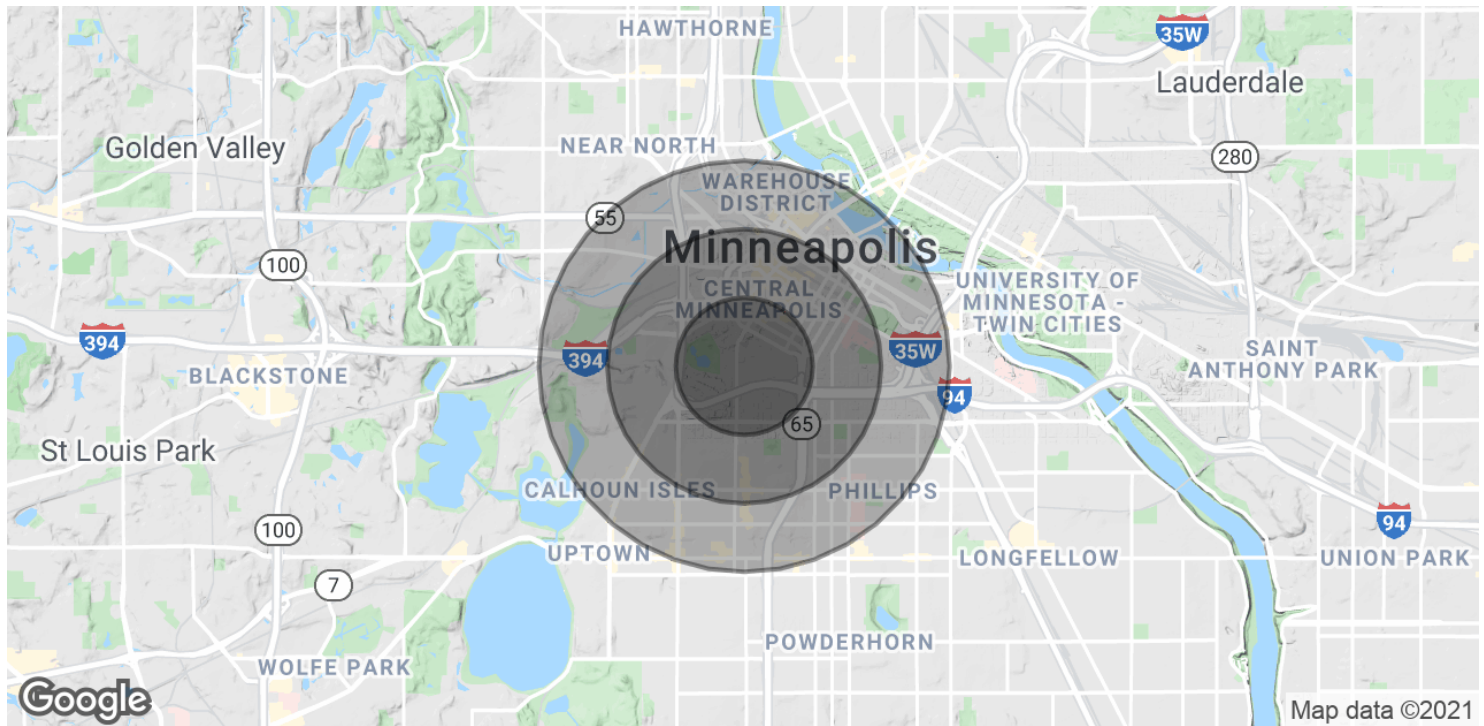
**Kevin Kuppe**  
612.436.8202  
Kevin@elementmn.com



*Driving Possibilities*



## DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	12,619	42,028	81,328
Median age	35.3	32.5	31.5
Median age (Male)	37.3	34.6	33.0
Median age (Female)	33.0	30.7	30.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	9,078	25,452	44,385
# of persons per HH	1.4	1.7	1.8
Average HH income	\$47,957	\$51,826	\$55,337
Average house value	\$257,340	\$268,262	\$291,727

\* Demographic data derived from 2010 US Census

**JoAnna Hicks**  
612.436.8201  
JoAnna@elementmn.com

**Kevin Kuppe**  
612.436.8202  
Kevin@elementmn.com



*Driving Possibilities*