

# 4,000 SF Restaurant/Retail | FOR LEASE



## Thresher Square

700 S 3<sup>rd</sup> Street

Minneapolis, MN 55415

- 4,000 SF retail space located in the historic Thresher Square
- Thresher Square is a registered national historic place originally constructed in 1900.
- The building is being converted into a luxury-upscale hotel
- Centrally located in Minneapolis's East Town District
- Two blocks from the New US Bank Vikings Stadium (Open 2016 Season with a 65,000 seat capacity) home of Super Bowl LII in 2018
- Next to Wells Fargo Towers (5,000 employees)
- 6,500 new and proposed residential units as well as six hotels within walking distance
- Easy Access to Light Rail Lines (Downtown St. Paul, MOA, Etc.), I35W, I 94, & 55
- Outdoor seating available
- Potential uses include (but are not limited to) eateries, spas, and other retail

### Demographics

	1 Mile	3 Miles	5 Miles
Population	32,406	232,545	454,671
Households	26,557	100,980	196,536
Daytime Pop	163,491	340,735	454,671
Avg HH Inc.	\$57,162	\$54,857	\$68,009

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# Area Map





# Hotel Renderings





# Hotel Renderings





# Floorplate



# Area Overview

The East Town portion of Minneapolis is comprised of the Mill District and Commons Park/US Bank Stadium areas. Catalyzed by the construction of the Mill City Museum, relocation of the Guthrie Theatre and the construction of various apartments and condominiums, East Town has served as a hub of new development in recent years. In 2001, Sherman Associates relocated its corporate headquarters to the J.I. Case Building (the Old Spaghetti Factory Building), and has been critical to the area's increased vibrancy through its development of the Aloft Hotel, Zenith Condominiums and the Encore Apartments currently under construction.

Outside development and added infrastructure to East Town is increasing at a significant pace with the construction of the US Bank Stadium, two 17-Story Wells Fargo Office Towers totaling 1.2 million Square Feet, The Edition Apartments and Downtown Commons Park. Furthermore, plans to transform the historic Armory to an entertainment venue featuring national musical acts and performances are underway.

Situated at the convergence of the Mill district, the civic/legal corridor of Minneapolis (US District Court, City Hall, County Government Center and County Law Library) and US Bank Stadium/Commons Park area, the Thresher Square Building's location is truly unique. The location also benefits from the proximity to the University of Minnesota gateway area.

Sherman Associates is currently underway with the redevelopment of the entire block that the Thresher Square building is located. Sherman owns and occupies the J.I. Case Building, best known for its commercial tenant Old Spaghetti Factory, located at 233 Park Ave South directly north of Thresher Square. Sherman also owns the adjacent parking lot and Grainger building, which will both be razed as part of East End, a mixed-use new development consisting of 187 market-rate apartment units and 20,000 Square Feet of commercial space. East End will be anchored by Trader Joe's, filling a longtime demand within the neighborhood for a grocery store and further positioning East End to catalyze the neighborhood.

# The Neighborhood

Thresher Square sits prominently in the heart of Downtown East and the Minnesota Sports Facility Authority Development Area. This exciting area is developing quickly, along with the arrival of the new US Bank Viking Stadium there will be:

- 1.2 Million SF of office space, two 17-story office buildings
- Office capacity for 5,000-6,000 employees
- 28,000 SF of retail space, street level and skyway
- Approximately 750 residential units upcoming
- 625 stall parking structure
- 4.2 Acre green space (Commons Park)

## Community Benefits:

- Connected via skyway to downtown core and the Vikings Stadium, making it the most connected stadium in the US
- World-class urban park/plaza that serves as the “front yard” to the new stadium
- “24/7” year-round community with residential, office, recreation and easy access to light rail and bus transit
- Close proximity to Hiawatha and Central Corridor rail lines leverages the public investment in mass transit

The development of this area advances several of the initiatives on the Downtown Council’s 2025 plan including:

- Growing downtown’s residential population
- Creating and sustaining green infrastructure – “green corridors”
- Forging connections to the University of Minnesota
- This project will serve as the connective tissue linking the downtown core to the Stadium, the University of Minnesota, the Mills District and the Elliott Park neighborhood
- Increases the reputation of the City of Minneapolis as a world class City where people want to live, work and play.