



SUMMERHILL
Commercial Real Estate, LLC

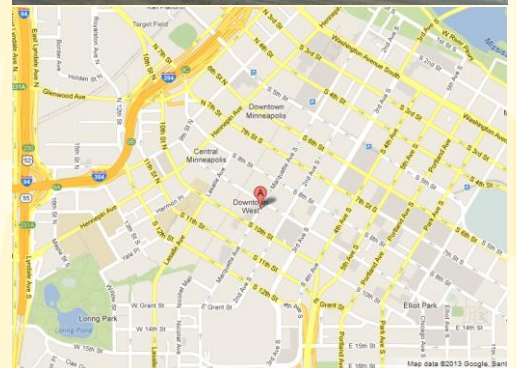
FOR LEASE
MarTen Retail/Office Space
921 Marquette Avenue
Minneapolis, MN 55402



Square Footage: 2,032 SF (100% Useable SF).

Modified Gross Rental Rate: \$18.00 PSF.

- Excellent Minneapolis Downtown West location on the hard corner of Marquette Ave and 10th Street South.
- Highly visible street level suite on Marquette in the MarTen Pkg Garage.
- 35' of Marquette Avenue frontage with full height showroom glass.
- Current build out has high ceilings, open areas, three (3) private offices with interior glass, and a storage room.
- Located next to excellent Downtown West area amenities.
- Preferred rate permit parking available upon request.
- Great flexible and functional retail or professional office space.
- 12,200 daily vehicle traffic count on Marquette Avenue and 8,800 on 10th Street South (2014, MNDOT).
- Demographics: 35,228 – 1 mile radius, 236,512 – 3 mile radius, 454,699 – 5 mile radius (2015 ESRI).
- Est. Avg. HH Income: \$60,538 – 1 mile radius, \$56,983 – 3 mile radius, \$69,700 – 5 mile radius (2015 ESRI).
- Minneapolis population: 400,070, change since 2000: +4.6%, daytime population change due to commuting: +103,077 (+25.8%), workers who live and work in the city: 108,836 (50.5%) (2013 city-data).



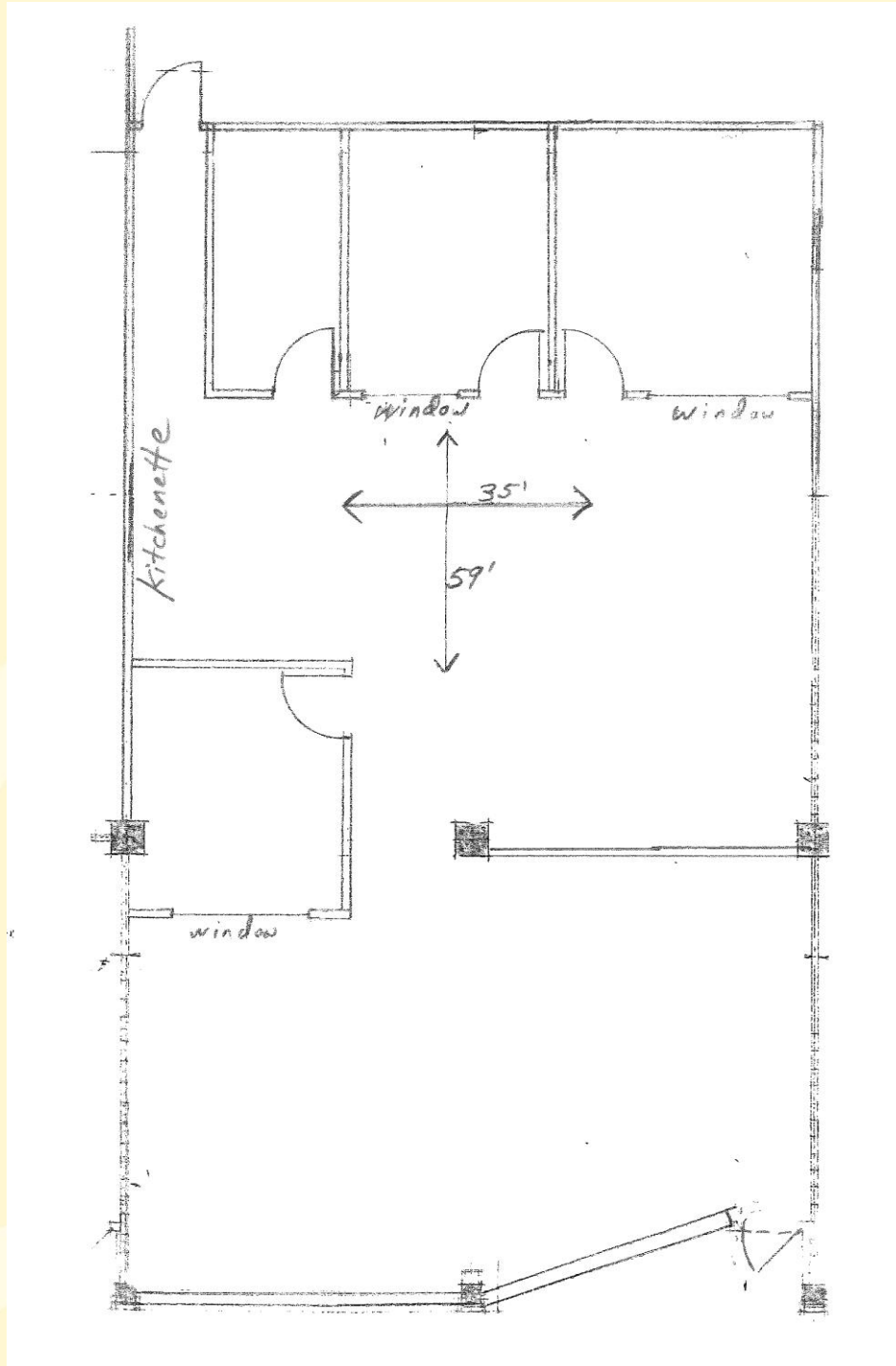
For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com



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