

2,090 - 6,360 SF  
Retail  

---

**FOR LEASE**

# The Vicinity

205 Park Ave  
Minneapolis, MN 55415



**Ben Kepple**, Director of Commercial Leasing  
P: (612) 843-4628  
E: [BKepple@Sherman-Associates.com](mailto:BKepple@Sherman-Associates.com)

**Jake Gundershaug**, Commercial Associate  
P: (612) 604-0863  
E: [JGundershaug@Sherman-Associates.com](mailto:JGundershaug@Sherman-Associates.com)  
[www.Sherman-Associates.com](http://www.Sherman-Associates.com)





PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

DEMOGRAPHICS



## The Vicinity

205 Park Ave  
Minneapolis, MN 55415

- 6,360 square feet of shell space located on Park & Washington.
- 2,090 square feet of shell space located on Park & 2nd.
- Rent is negotiable.
- Floor to ceiling windows, excellent lighting, existing mezzanines, brand new construction.
- Fantastic corner exposure along Washington Ave in Mill District, Highly visible!
- Neighboring tenants include Trader Joes, Starbucks, Crooked Pint Ale House, Men's Spa and Salon.
- Easy access off of Washington and quick access to 35W.
- Located next to the Guthrie Theater, The Mill City Meseum, Gold Medal Park, and the Stone Arch Bridge!
- Luxurious mixed-use with apartments, townhome, and short-term rentals in the Mill District.
- Two blocks from the Vikings stadium and The Commons.
- Zoned C3A – Community Activity Center District

### Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: [BKepple@Sherman-Associates.com](mailto:BKepple@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

### Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: [JGundershaug@Sherman-Associates.com](mailto:JGundershaug@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)



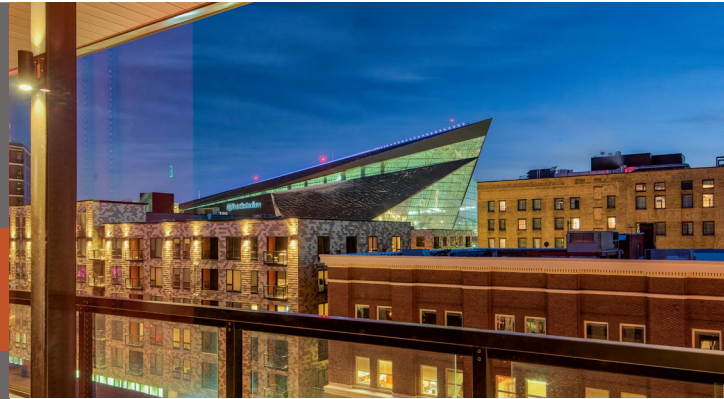
PROPERTY

AREA MAP

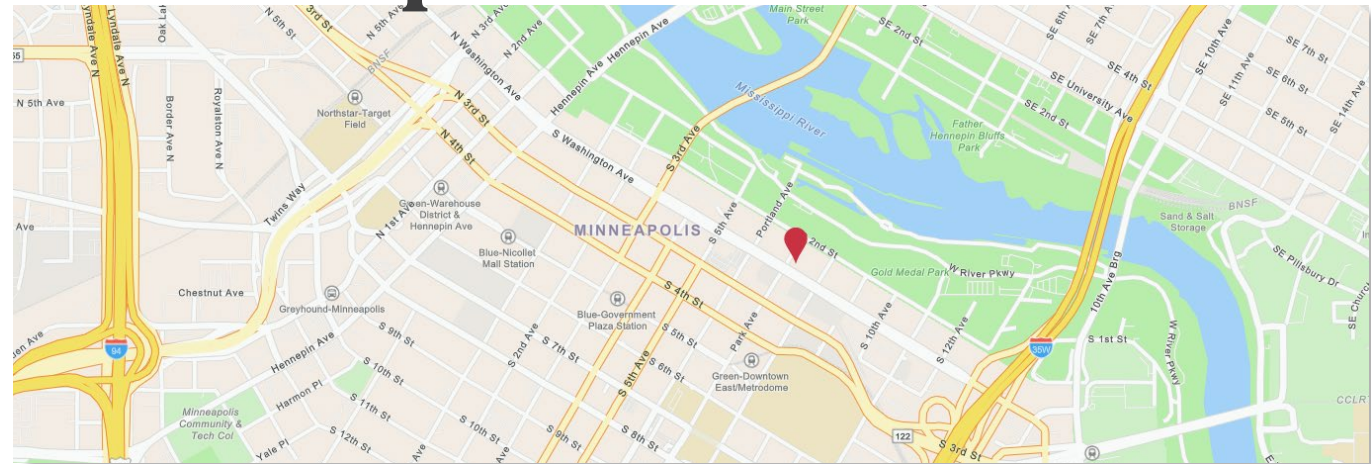
NEIGHBORHOOD

FLOOR PLANS

DEMOGRAPHICS



# Area Map



# Trade Map



**Ben Kepple**

Director of Commercial Leasing

P: (612) 843-4628

E: [BKepple@Sherman-Associates.com](mailto:BKepple@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

**Jake Gundershaug**

Commercial Associate

P: (612) 604-0863

E: [JGundershaug@Sherman-Associates.com](mailto:JGundershaug@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)



PROPERTY

AREA MAP



NEIGHBORHOOD

FLOOR PLANS

DEMOGRAPHICS

# About The Mill District

The Mill District is a neighborhood within Minneapolis, Minnesota and a part of the larger Downtown East neighborhood. Its approximate boundaries are the Mississippi River to the north, the I-35W Mississippi River bridge to the east, Washington Avenue to the south, and 5th Avenue to the west. It is bounded by Downtown West as well as the rest of the Downtown East neighborhoods. The Marcy-Holmes neighborhood is on the other side of the river. There is a pedestrian and bicycle connection via the Stone Arch Bridge nearby.

Today, the Mill District has re-emerged as the historical and cultural center of Minneapolis. Many of the original flour mills have been saved and renovated into elegant loft homes and office spaces. The fortified ruins of the Washburn "A" Mill, once the largest mill in the world, has been transformed into the cornerstone of the Mill City Museum. Opened in 2003 this National Historic Landmark and museum features exhibits, artifacts, an observation deck, and boutique cafe. The renovated Milwaukee Road Depot is "a place for people again" with a popular ice rink in the old train shed. In 2006, the internationally acclaimed Guthrie Theater moved from its previous location near Loring Park. The MacPhail Center for Music moved its new campus to the neighborhood in 2007. The Mill City Farmers Market, an organic farmers market, was begun in 2006.

## Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: [BKepple@Sherman-Associates.com](mailto:BKepple@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

## Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: [JGundershaug@Sherman-Associates.com](mailto:JGundershaug@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

## Mobility Scores



86

Walker's Paradise



95

Rider's Paradise



95

Biker's Paradise

PROPERTY

AREA MAP

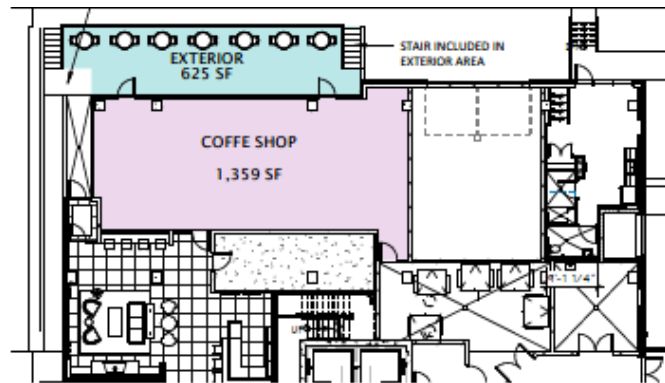
NEIGHBORHOOD

FLOOR PLANS

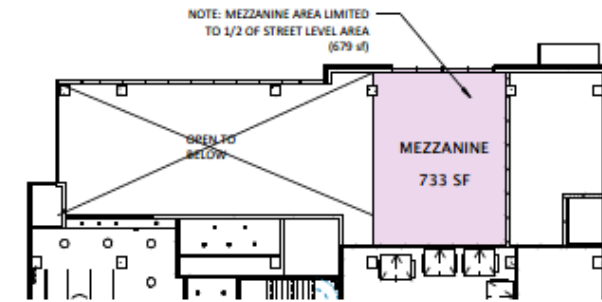
DEMOGRAPHICS



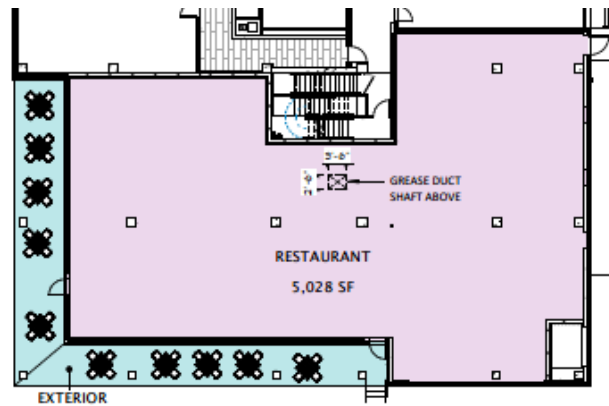
# Available Spaces



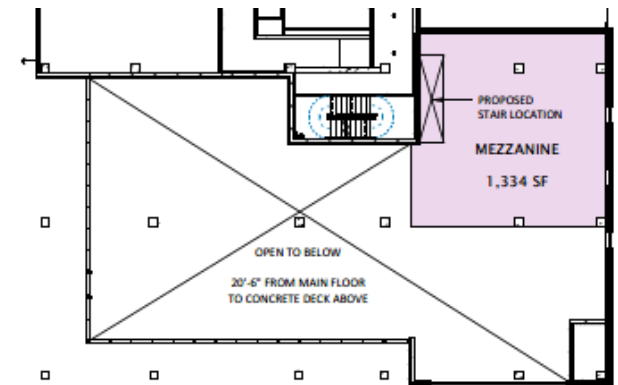
2nd St S  
NE



2nd St S  
NE



Washington Ave S  
SW



Washington Ave S  
SW

**Ben Kepple**

Director of Commercial Leasing

P: (612) 843-4628

E: [BKepple@Sherman-Associates.com](mailto:BKepple@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

**Jake Gundershaug**

Commercial Associate

P: (612) 604-0863

E: [JGundershaug@Sherman-Associates.com](mailto:JGundershaug@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

PROPERTY

AREA MAP

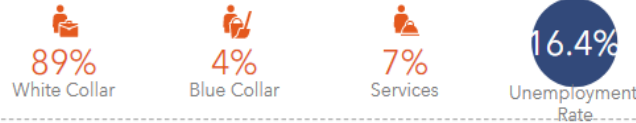
NEIGHBORHOOD

FLOOR PLANS

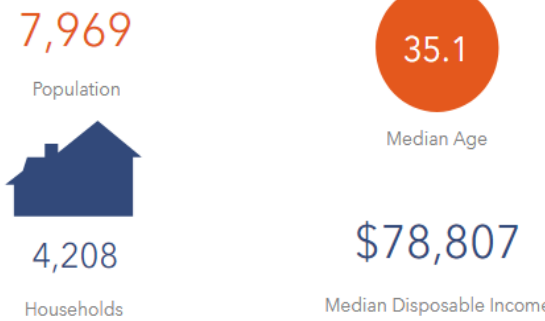
DEMOGRAPHICS



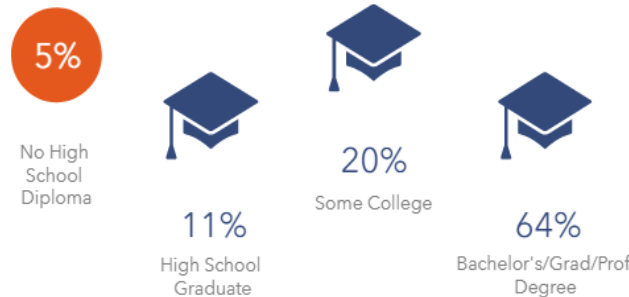
EMPLOYMENT



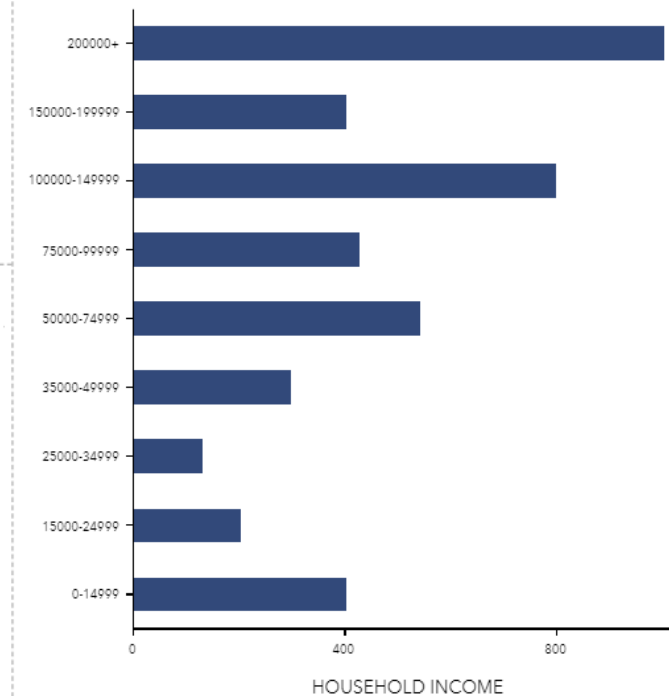
KEY FACTS



EDUCATION



INCOME



**Ben Kepple**

Director of Commercial Leasing

P: (612) 843-4628

E: [BKepple@Sherman-Associates.com](mailto:BKepple@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)

**Jake Gundershaug**

Commercial Associate

P: (612) 604-0863

E: [JGundershaug@Sherman-Associates.com](mailto:JGundershaug@Sherman-Associates.com)

[www.Sherman-Associates.com](http://www.Sherman-Associates.com)