

# MoZaic

WE'VE GOT IT ALL ▶



FOR LEASE

**RETAIL/MEDICAL SPACE**

1330 & 1350 LAGOON AVE | UPTOWN MINNEAPOLIS



NEWMARK

ACKERBERG

MOZAICUPTOWN.COM

# BUILDING DETAILS

This amazing opportunity is within one of the most dynamic, evolving and developing markets - Uptown, Minneapolis. It is at the epicenter of urban living and on the ground floor of a next generation, iconic office campus.

MoZaic offers the opportunity for first floor retail/medical space with options for a large patio. The space is easily accessible along high traffic, Hennepin Avenue and has direct entry to a major transit hub, the MoZaic Art Park and Uptown Greenway.



## MOZAIC **WEST**

1350 LAGOON AVE | MINNEAPOLIS, MN



**First Floor Retail Available:**  
Suite 1348 | 8,000 RSF



## MOZAIC **EAST**

1330 LAGOON AVE | MINNEAPOLIS, MN



**First Floor Retail Available:**  
Suite 120 | 2,684 RSF  
Suite 130 | 4,981 RSF



# SPACE HIGHLIGHTS



Mezzanine &  
Patio Option



On-Site Covered  
Parking



High Foot Traffic  
Area Along  
Hennepin Ave. &  
Lagoon Ave.



Direct Path To  
Midtown  
Greenway



Fast Growing  
Residential  
Area



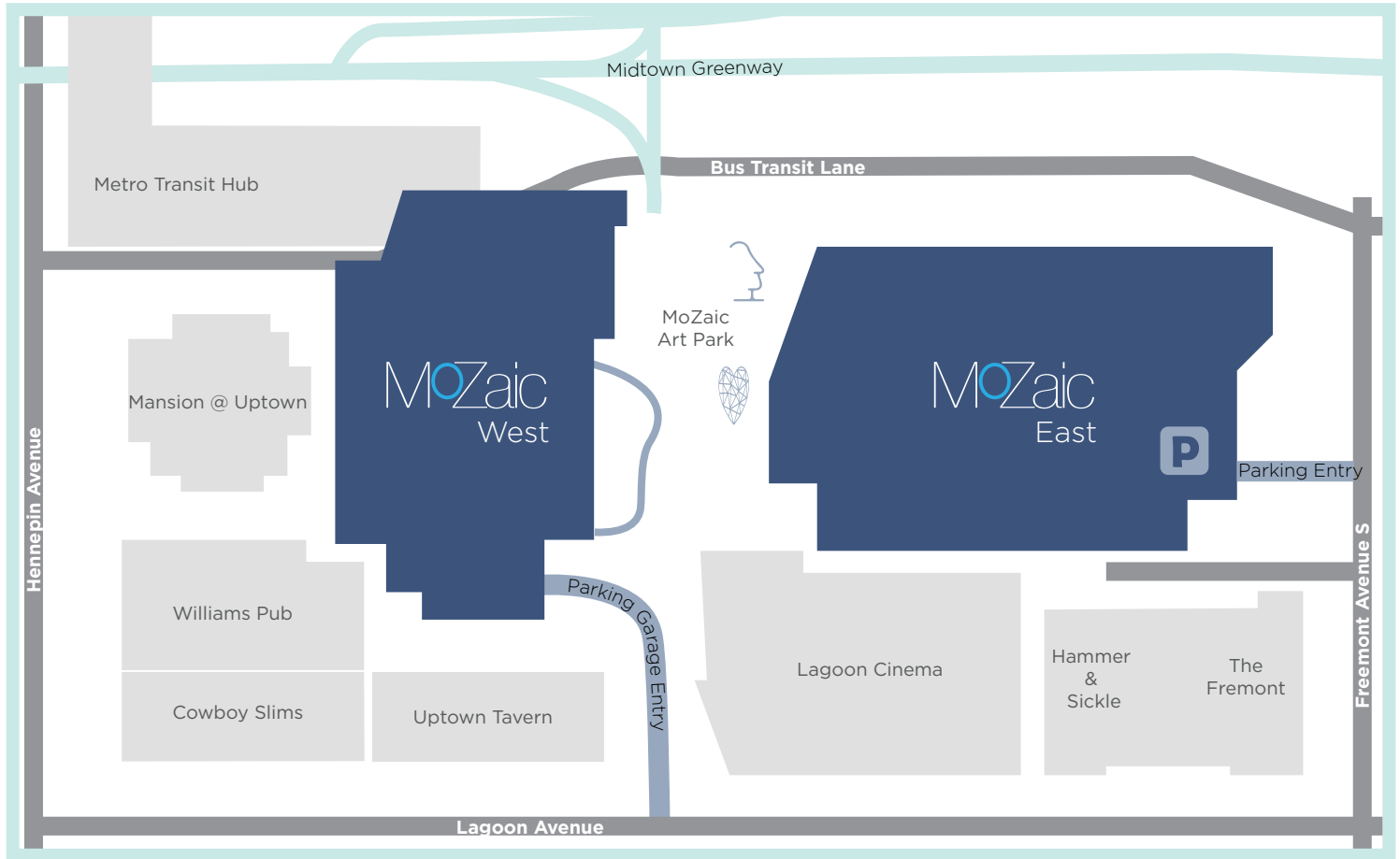
Connected to  
Uptown Transit  
Station



Easy Access to  
I-94, 35W &  
Lake Street



Located Between  
Downtown & 1st  
Ring suburbs



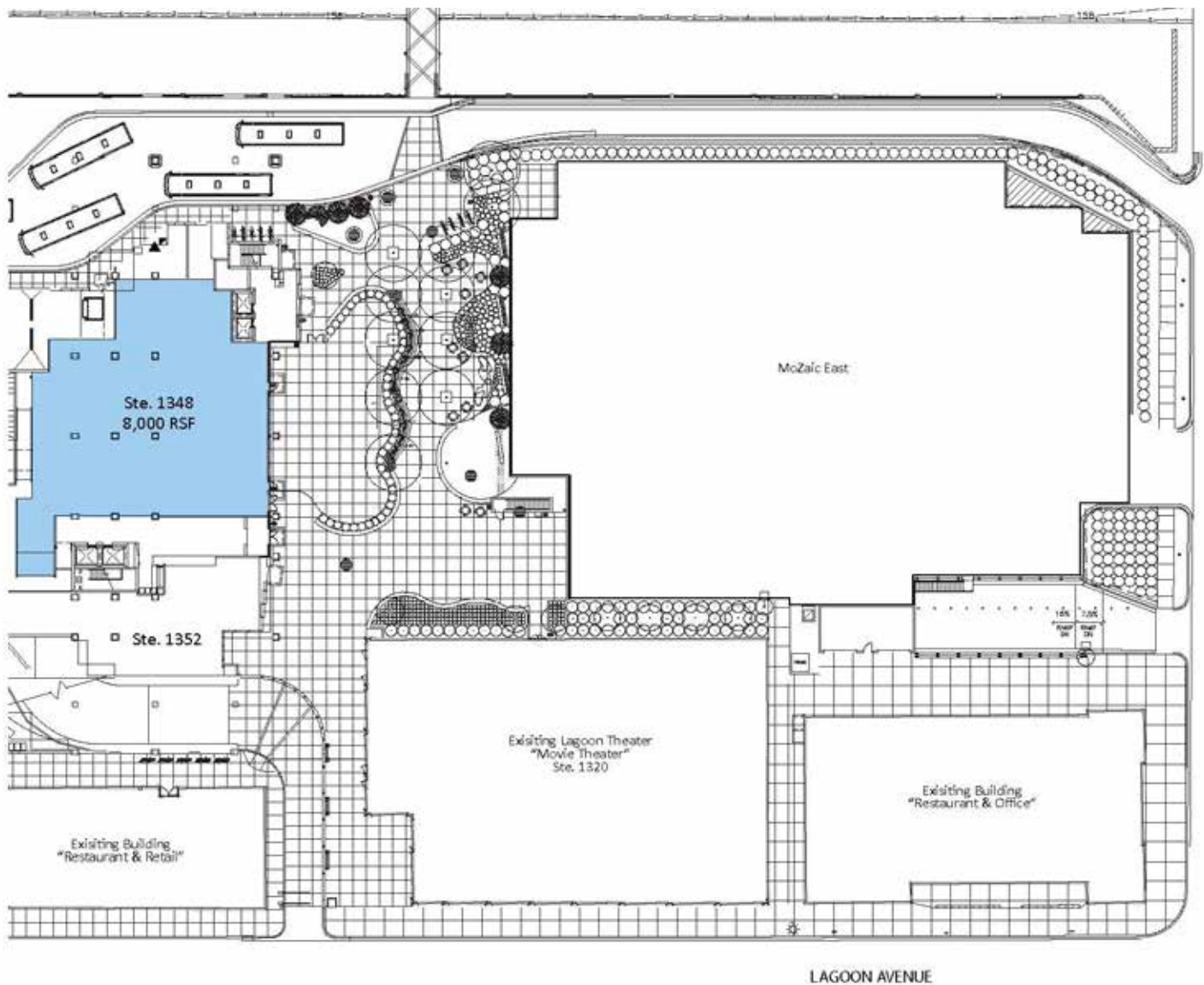


# SPACE AVAILABLE



## Suite 1348 | 8,000 RSF

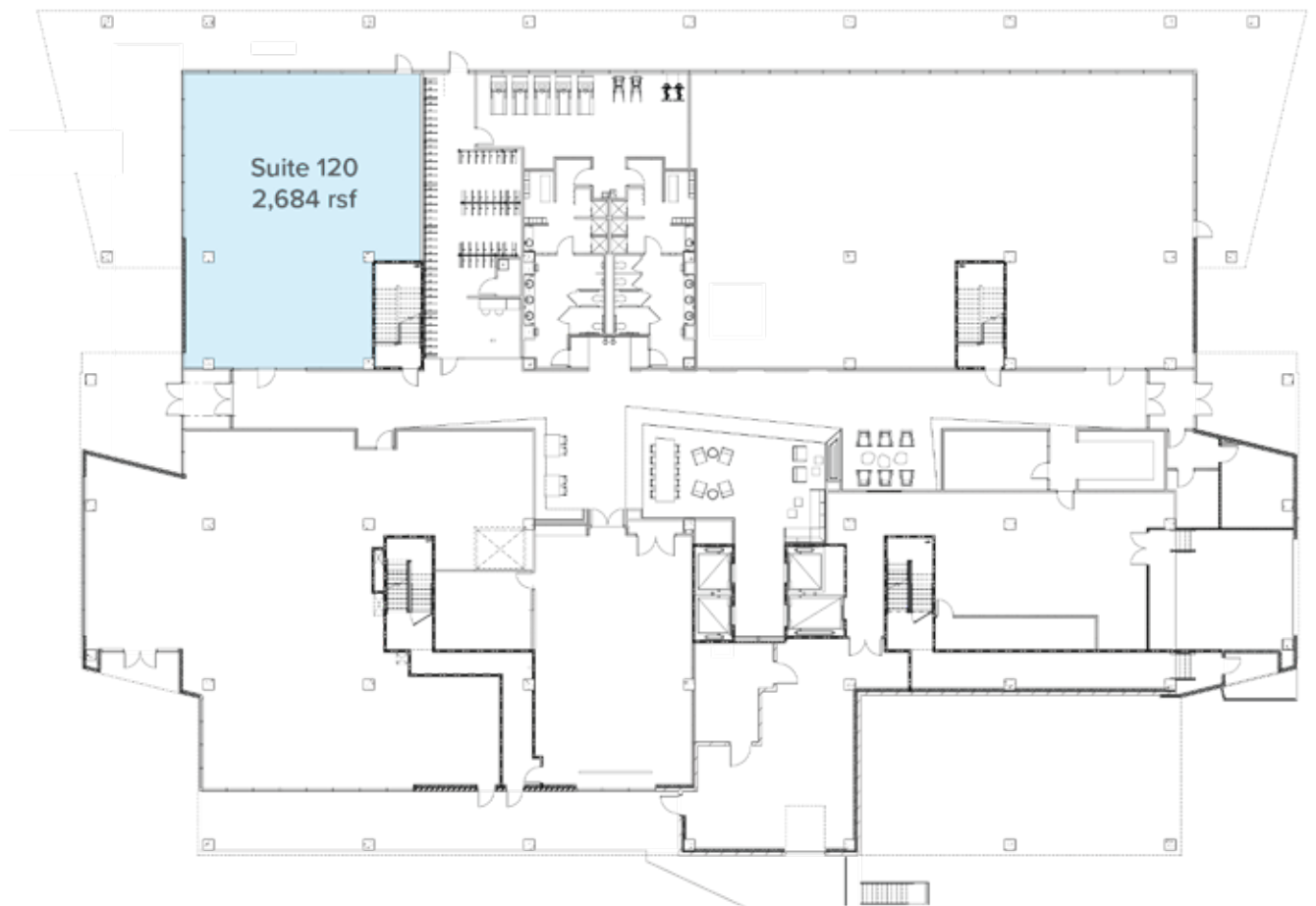
Second generation restaurant space with  
mezzanine, garage doors & large outdoor patio





## Suite 120 | 2,684 RSF

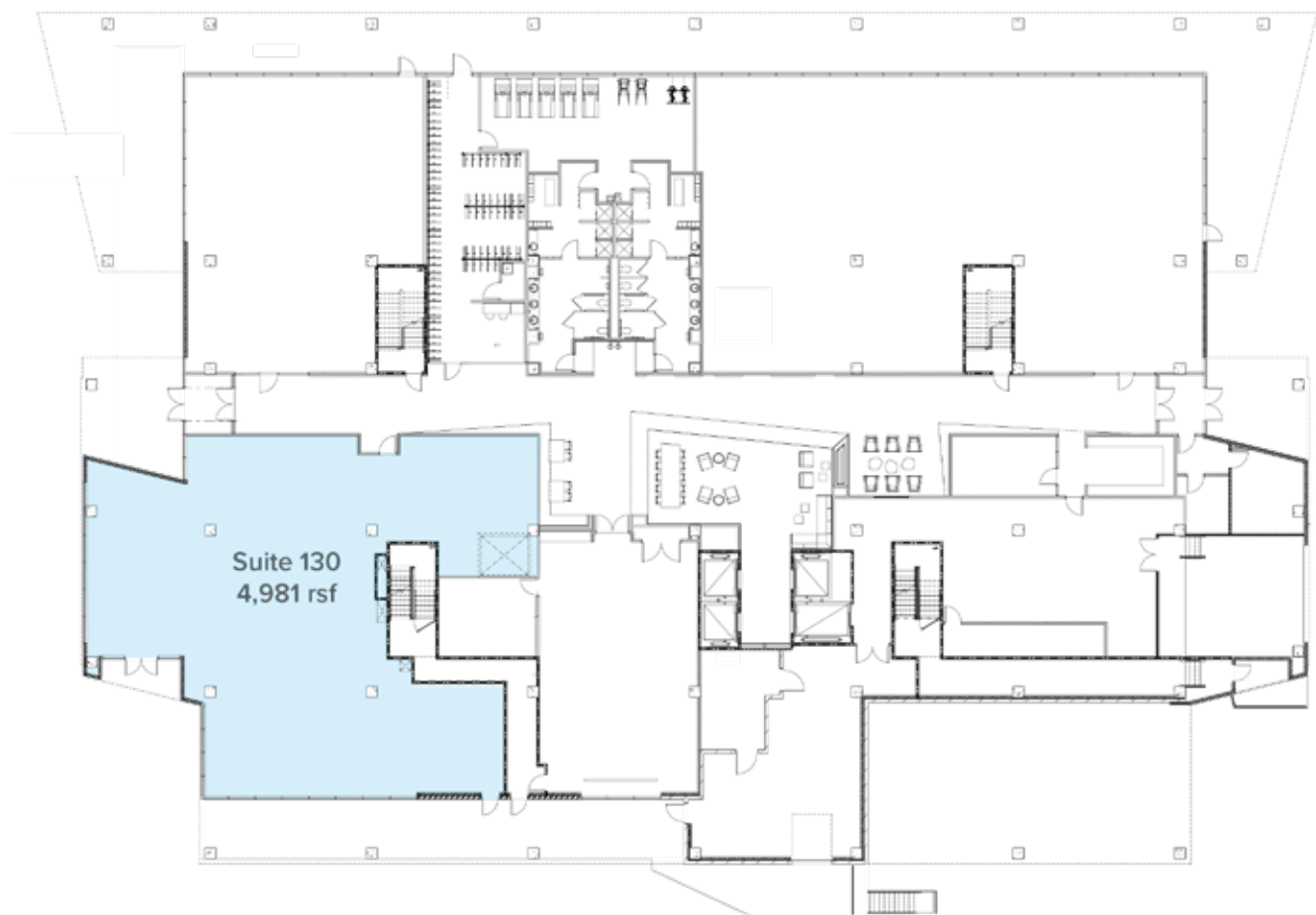
Tall glass lines along MoZaic Art Park & Uptown Greenway.





## Suite 130 | 4,981 RSF

Abundance of natural light with tall glass lines along MoZaic Art Park



# ACCESS A VIBRANT URBAN CENTER

MoZaic, an award-winning mixed-use development, includes two buildings (MoZaic East & MoZaic West) totaling over 250,000 square feet of unique, creative, Class A office and retail space. MoZaic is at the nexus of live and play in the heart of Minneapolis' dynamic and growing Uptown Neighborhood with 4,100 housing units planned or under construction.



**IN THE HEART  
OF THE DYNAMIC  
UPTOWN  
NEIGHBORHOOD**



**PRIME  
ACCESS TO TOP  
EMPLOYEES**



**DIRECT ACCESS TO  
MIDTOWN GREENWAY,  
CHAIN OF LAKES, &  
OUTDOOR ACTIVITIES**



**NEAR MANY  
RESPECTED  
& KNOWN  
RETAILERS**



**WALK SCORE  
OF 98 & BIKE  
SCORE OF 99**



**BOMA 360  
PERFORMANCE AWARD  
RECIPIENT**



**WIRED  
CERTIFIED  
PLATINUM**



**UPSCALE  
APARTMENTS  
& EXECUTIVE  
HOUSING**



**AT THE CENTER OF A  
RAPIDLY GROWING  
RESIDENTIAL AREA**



**LEED GOLD  
CERTIFIED**





# NEARBY RETAIL



## BANKS

Bank of America  
Bridgewater Bank  
TCF Bank  
US Bank  
Wells Fargo

## HEALTH & WELLNESS

Alchemy 365 **ON-SITE**  
Aurora Spa  
Aveda Esthetique  
Awaken Pilates  
beKIND salon & spa  
Bloody Gorgeous by Jon English  
Calhoun Nail Spa  
Corepower Yoga  
Custom Fitness  
CycleBar  
Evolution Experience Hair Culture  
goGLOW  
Great Clips  
Hair District  
Hair Police Minneapolis  
Heart Yoga  
James Irving Grooming  
Juut Salonspa  
LA Fitness  
Lotus 21 Salon Studio  
Lyn-Lake Barber Shop  
Salon Concepts  
Salon Premiere  
Six Degrees Uptown  
Sola Salon Studios  
Spot Spa Boutique  
U Salon Uptown  
YWCA

## PHARMACIES

Cub Foods Pharmacy  
CVS Pharmacy  
Target  
Walgreens

## ENTERTAINMENT

Bryant Lake Bowl  
Granada Theater  
Jungle Theater  
Lagoon Cinema  
Pangea World Theater  
Phoenix Theater  
Up-Down  
Uptown Theater

## GROCERY & FOODS

Cub Foods  
Hennepin-Lake Liquors  
Kowalski's Market  
Lund's Market  
Penzey's Spices  
Whole Foods

## CLOTHING

Buffalo Exchange  
Capitan Rebel  
Corner Store Vintage  
Covered Uptown  
H&M  
Kisses Boutique  
John Fluevog Shoes  
My Sister's Closet  
Proper  
Ragstock  
Urban Outfitters

## RESTAURANTS

Origami **ON-SITE**  
Agra Culture  
Amazing Thailand  
Amore Victoria  
Andy's Diner  
Barbette  
Caffrey's Deli & Subs  
Corner Coffee  
Caribou Coffee  
Darbar India Grill  
Davanni's  
Famous Dave's  
Hammer & Sickle  
Fire & Nice Alehouse  
French Meadow Cafe  
Hoban Korean Barbecue  
Iron Door Pub  
Isles Bun and Coffee  
It's Greek to Me  
Kyoto Sushi  
Lago Taco  
Lake & Irving  
La La Homemade Ice Cream  
Lynlake Brewery  
Milkjam Creamery  
Misfit Coffee & Bar  
People's Organic  
Potbelly Sandwich Shop  
Red Cow Uptown  
SotaRol  
Stella's Fish Café  
Taqueria El Primo  
The Pourhouse Uptown  
Trapeze  
Troubadour Wine Bar  
Uncommon Grounds  
Coffeehouse

Uptown Pizza  
Uptown Tavern  
William's Pub

## SERVICES

Allina  
Eleni's Tailoring  
FedEx  
UPS Store  
Uptown Cleaners  
Uptown Dental  
Walker Library

## SPECIALTY RETAIL

Ace Hardware  
AT&T  
Bobby Bead  
Calhoun Beach Framing  
CB2  
Erik's Bike & Board  
EyeDeals  
Flanders Bros Cycle & Sports  
G&L Furniture  
Gamestop  
GNC  
Kitchen Window  
Magers & Quinn  
Mattress Firm  
Paper Source  
ROAM Interiors  
Running Room  
Sherwin Williams Paint  
T-Mobile  
Target

# ACCESS TRANSPORTATION



The Uptown Transit Station, located directly behind MoZaic, offers 1,200 routes and pickups per day and connects to the light rail.



MoZaic enjoys direct access to the Midtown Greenway.



Nearby major freeways I-35W, I-94 and Hwy 100 offer easy access to Uptown with short commute times.

# ACCESS PARKING

Uptown parking rates average **50-80% less** than downtown rates

Over **700 stalls** within **1 block** of MoZaic

Over **1,600 stalls** within **2 blocks** of MoZaic





# RAPIDLY GROWING RESIDENTIAL AREA

## NEARBY HOUSING



WITHIN 3 MILES:

**\$61,875**

MEDIAN  
HOUSEHOLD  
INCOME



**106,385**  
HOUSEHOLDS



**34**

MEDIAN AGE



**4,100**

HOUSING UNITS  
PLANNED OR UNDER  
CONSTRUCTION



**12,000**

NEW HOUSING  
UNITS



# MoZaic

mozaicuptown.com

## LEASING AGENTS:

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Senior Managing Director  
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**NEWMARK**

 **ACKERBERG**