

T3

NORTH LOOP, MN



WELCOME TO



Located in the thriving North Loop neighborhood, T3 sets a new standard for the work environment. Built to recruit and retain the best and brightest while achieving space efficiency and cost savings through densification, every aspect of T3 goes towards inspiring companies to reach their full potential.

BUILDING MATERIAL

HEAVY TIMBER

BUILDING SIZE

221,552 RSF

YEAR BUILT

2016

CLASS

A

PARKING

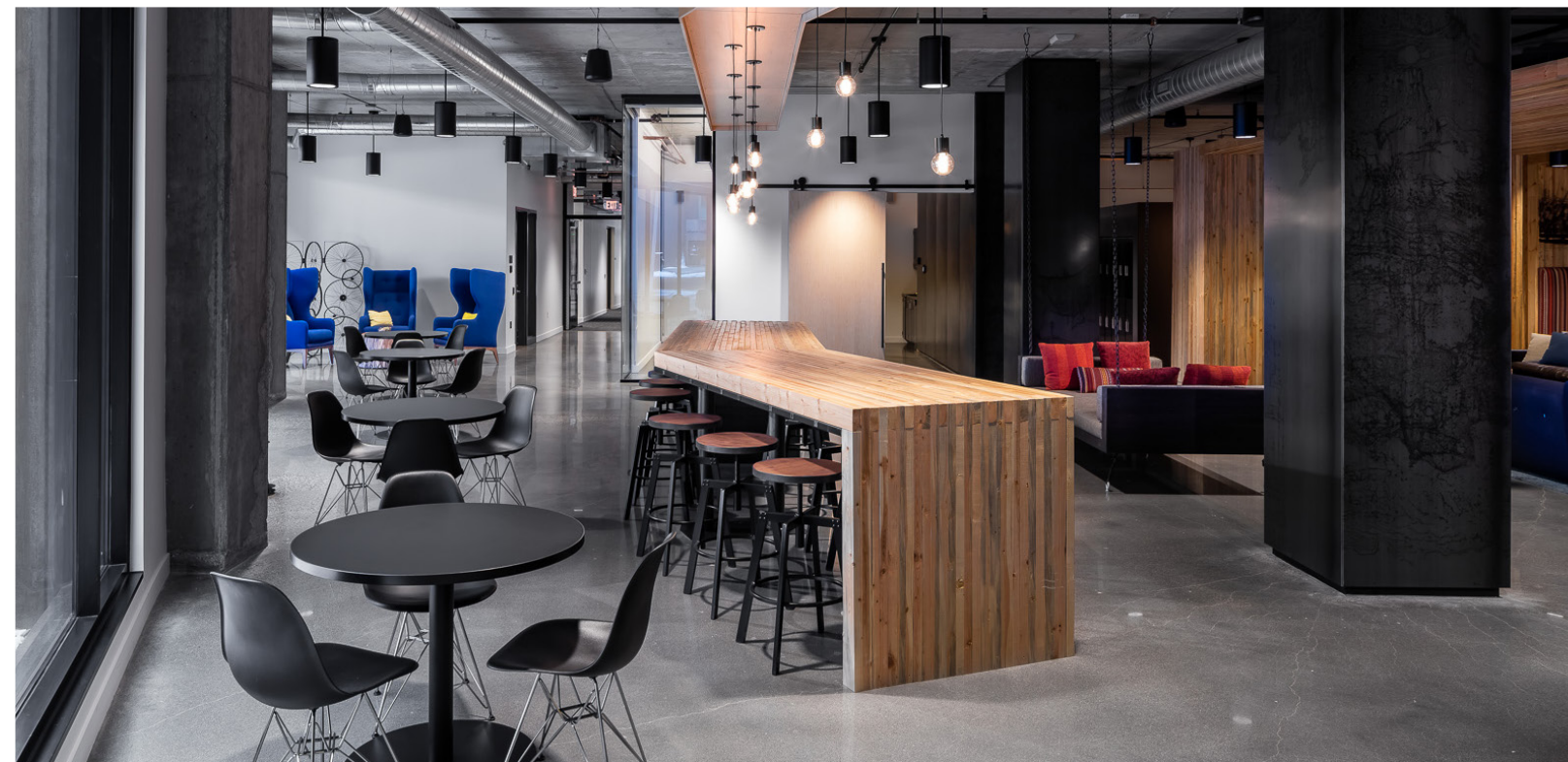
65 UNDERGROUND
EXECUTIVE PARKING STALL

3,000+ PARKING SPACES
IN RAMP B AND RAMP C,
ADJACENT TO T3



A SUPERIOR —
— WORK ENVIRONMENT





AMENITIES



ROOFTOP DECK WITH
WIFI AND GRILLS



BIKE STORAGE AND
BIKE REPAIR STATION



COMPLIMENTARY
COMMUNITY BIKE FLEET



STATE-OF-THE-ART
FITNESS CENTER AND
SHOWER FACILITIES



FIRST FLOOR SOCIAL
WORKSPACES AND
MEETING AREAS



ON-SITE RETAIL

WHAT IS T3?

TIMBER

Exuding warmth and character, the sustainably sourced Timber used in T3 construction guarantees a unique and inviting atmosphere while limiting its environment footprint.

TRANSIT

Sitting in the heart of North Loop with a walk score of 93 and with direct access to the Cedar Lake Bike trail, T3 offers multi-modal transit options for users, including affordable and accessible parking and proximity to the Light Rail.

TECHNOLOGY

An innovative technology package delivers modern connectivity and redundancy throughout T3 enabling employee's workdays to be more productive and secure.



— **TRUE** —
SUSTAINABILITY



Mass timber used in T3 is one of the most ecological and renewable building materials and the only carbon neutral construction material in existence.



Sustainably sourced from young trees in managed forests, timber sequesters and stores carbon, keeping its carbon footprint lower than traditional concrete or steel construction.



Fire resistant, great acoustics and superior structural performance are all added benefits of using mass timber.

North Loop is the ideal place to live, work and succeed. From creative ad firms to law firms, from tech start ups to Fortune 500 firms, the North Loop is Minneapolis' most progressive office submarket. Surrounded by and connected to one-of-a-kind restaurants and cafes as well as unique local and national retailers, T3 provides employees the best experience morning to night.

BE IN THE LOOP

- RESTAURANTS
- ENTERTAINMENT & FITNESS
- RETAIL



GRIND

DARIO

J.D. HOYT'S
SUNSHINE CLUB

JAXEN
GREY

RED RABBIT

Monte Carlo

sweetgreen

MARTIN PATRICK'S

HEWING
HOTEL

MAISON
MARGAUX

PORZANA

SPOON + STABLE

ON-SITE RESTAURANT

DARIO

ON-SITE FITNESS STUDIO

GRIND





ALL PATHS LEAD TO T3

BIKE SCORE

89

WALK SCORE

93

TRANSIT SCORE

83





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