



Crescent Ridge I

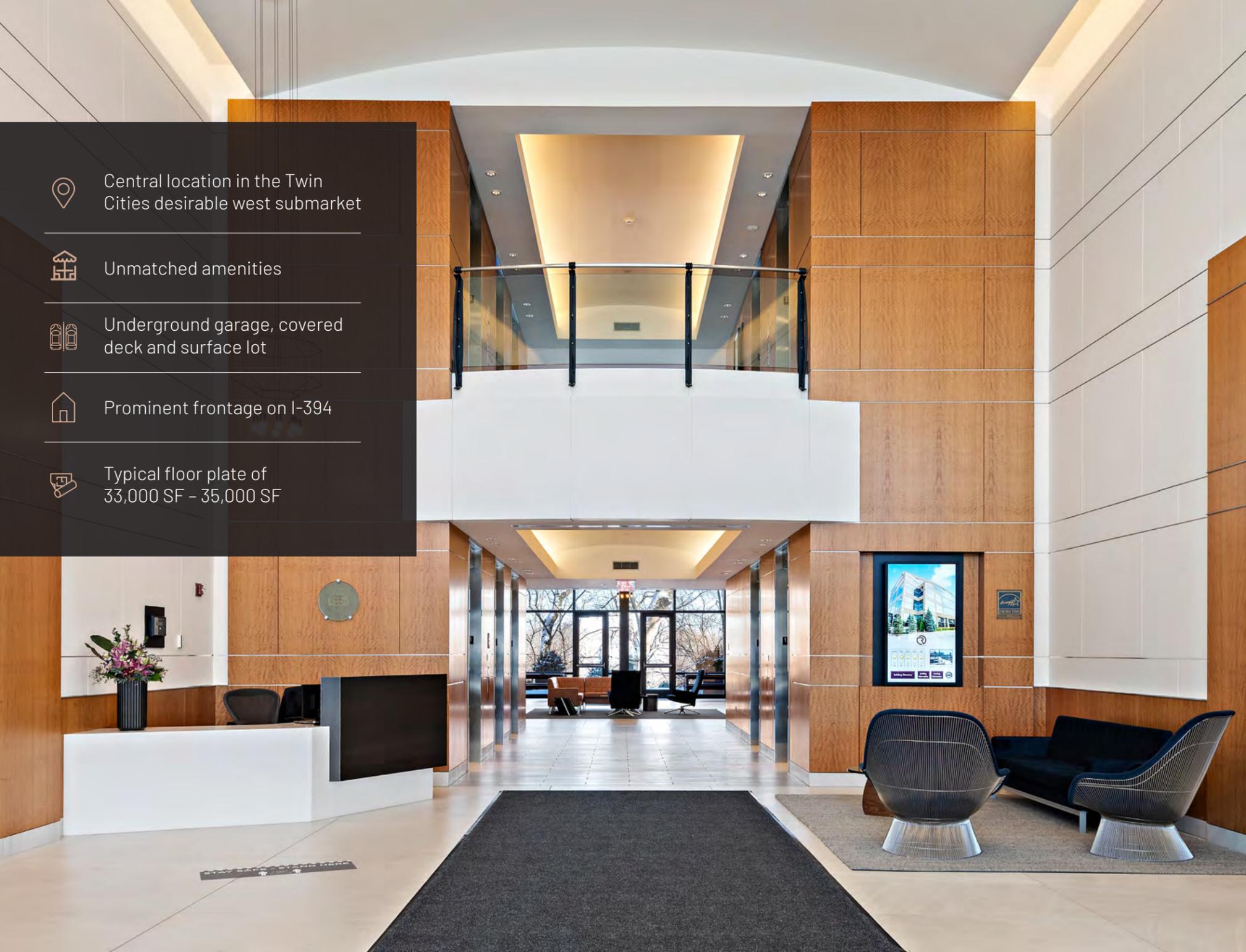
 **Huntington**





WELCOME TO CRESCENT RIDGE CORPORATE CENTER I

Crescent Ridge Corporate Center I combines classic architecture with stunning finishes amidst peaceful natural wetlands and a park like setting with lush landscaping. It is distinguished as one of the most exceptional office locations in the Twin Cities, standing 8 stories tall and consisting of 272,684 SF.



Central location in the Twin Cities desirable west submarket



Unmatched amenities



Underground garage, covered deck and surface lot



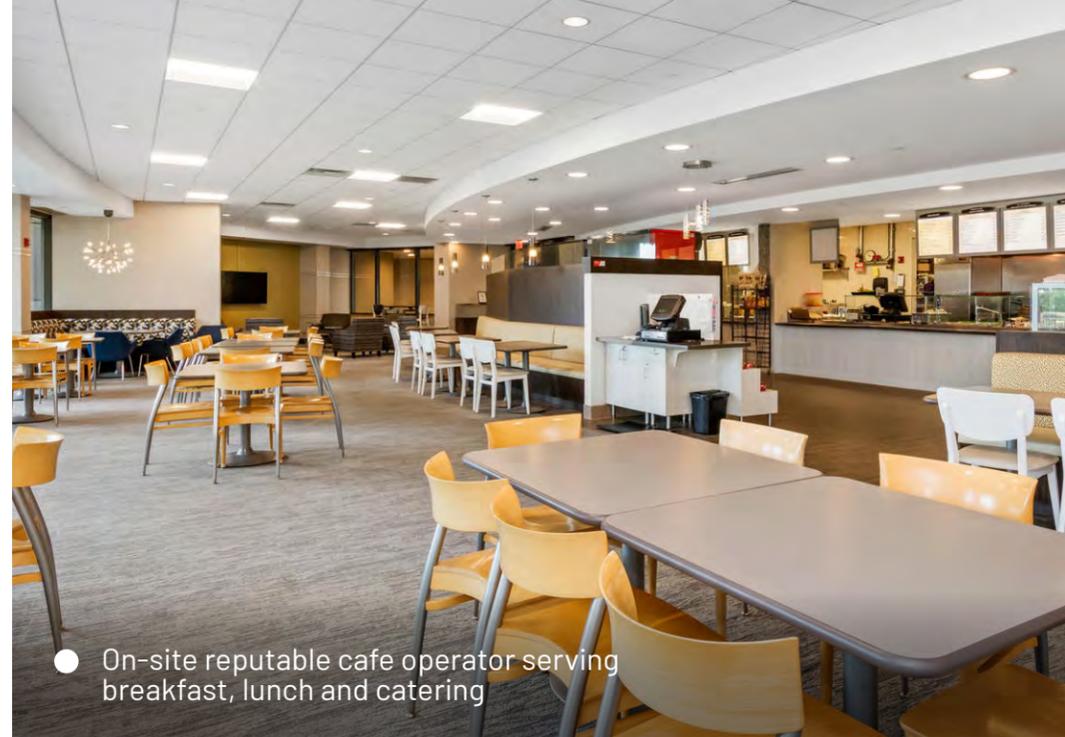
Prominent frontage on I-394



Typical floor plate of 33,000 SF - 35,000 SF



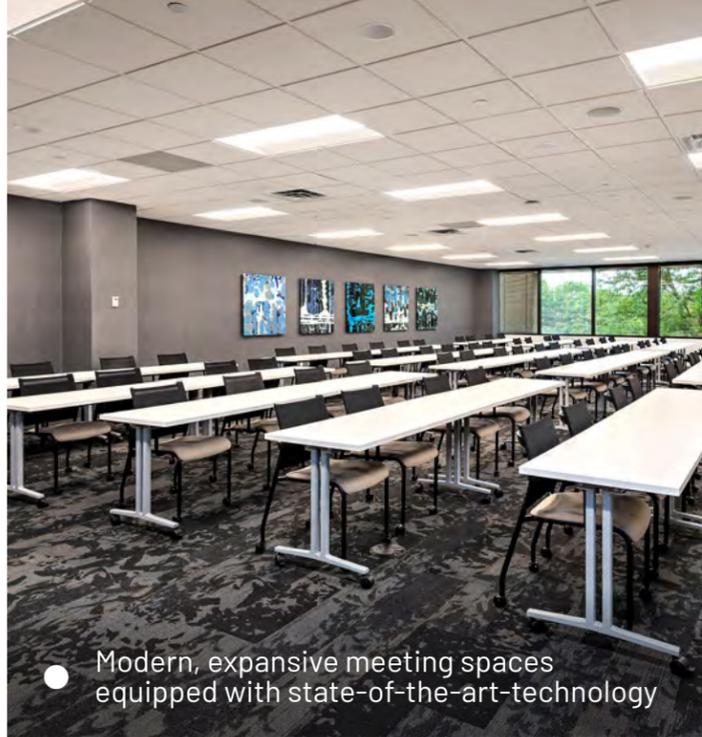
● Daily free coffee in the lobby



● On-site reputable cafe operator serving breakfast, lunch and catering



● Electric vehicle charging stations

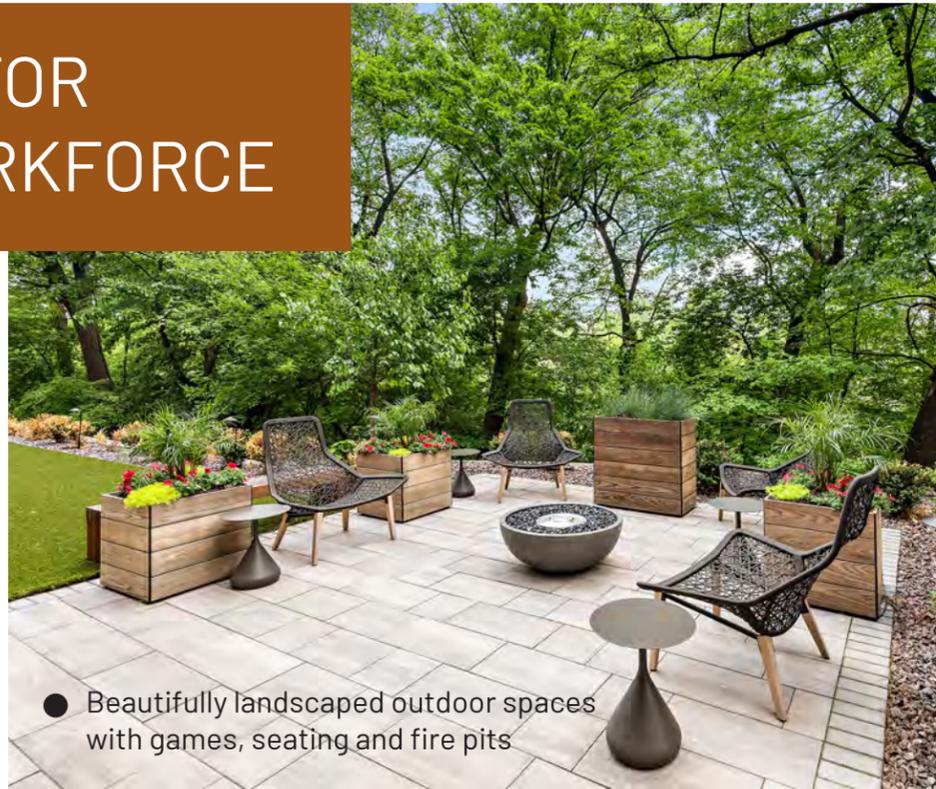


● Modern, expansive meeting spaces equipped with state-of-the-art technology

AMENITIES FOR TODAY'S WORKFORCE



● Training pre-function space



● Beautifully landscaped outdoor spaces with games, seating and fire pits



 On-site security and property management office

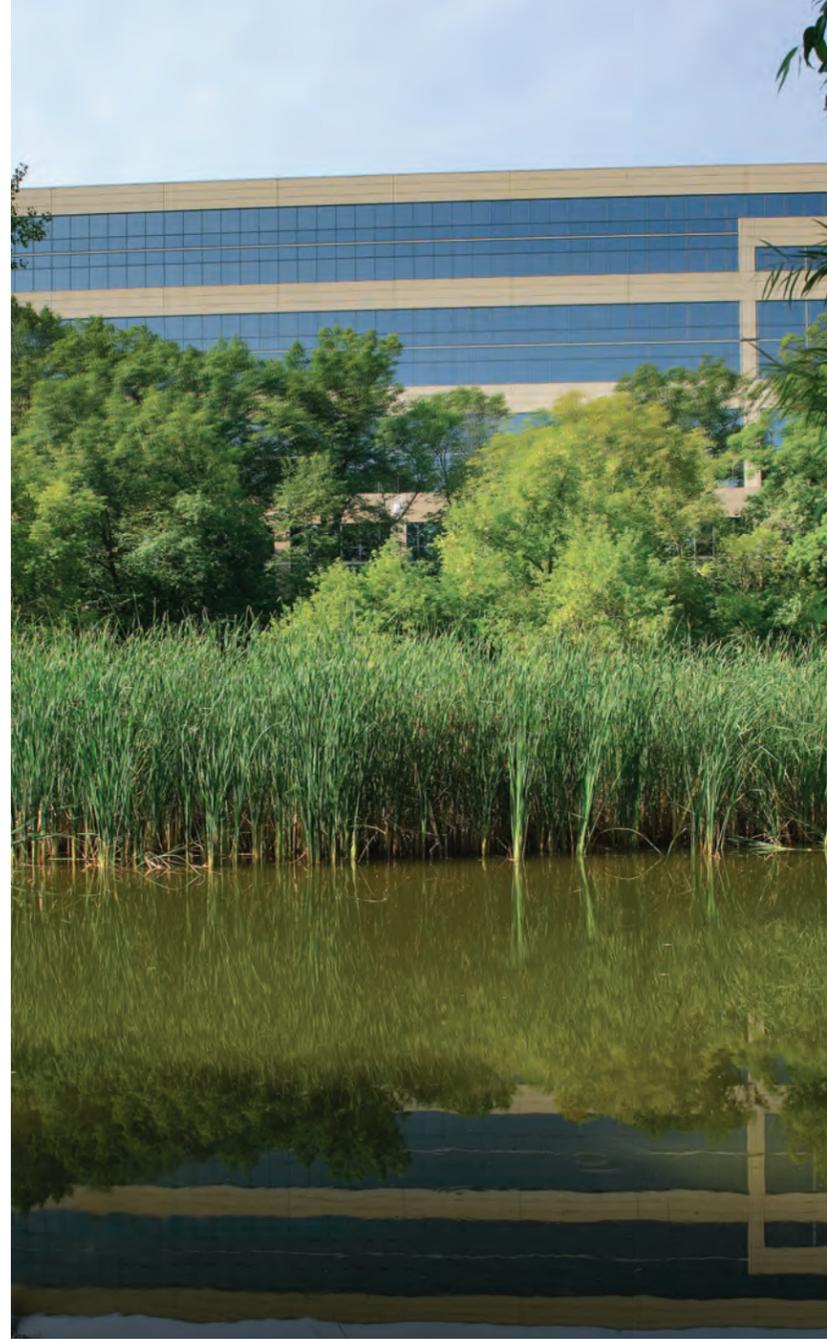
● Covered and executive parking



● Fitness Center

AN OUTDOOR RETREAT

A favorite place to unwind, this ample area includes soft seating, fire pit, tables, and pingpong.

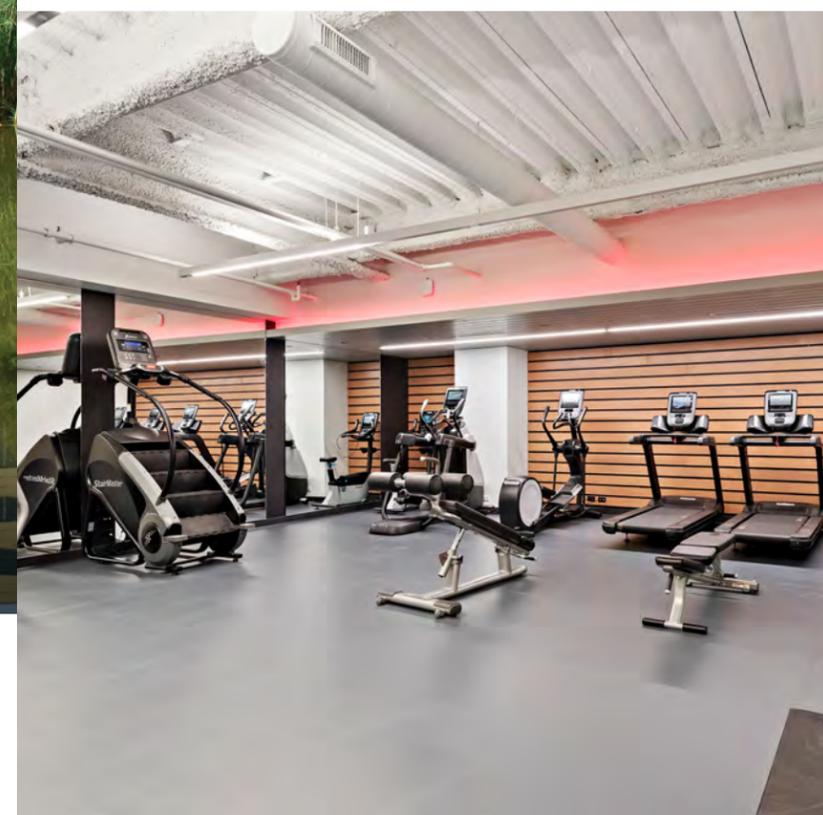


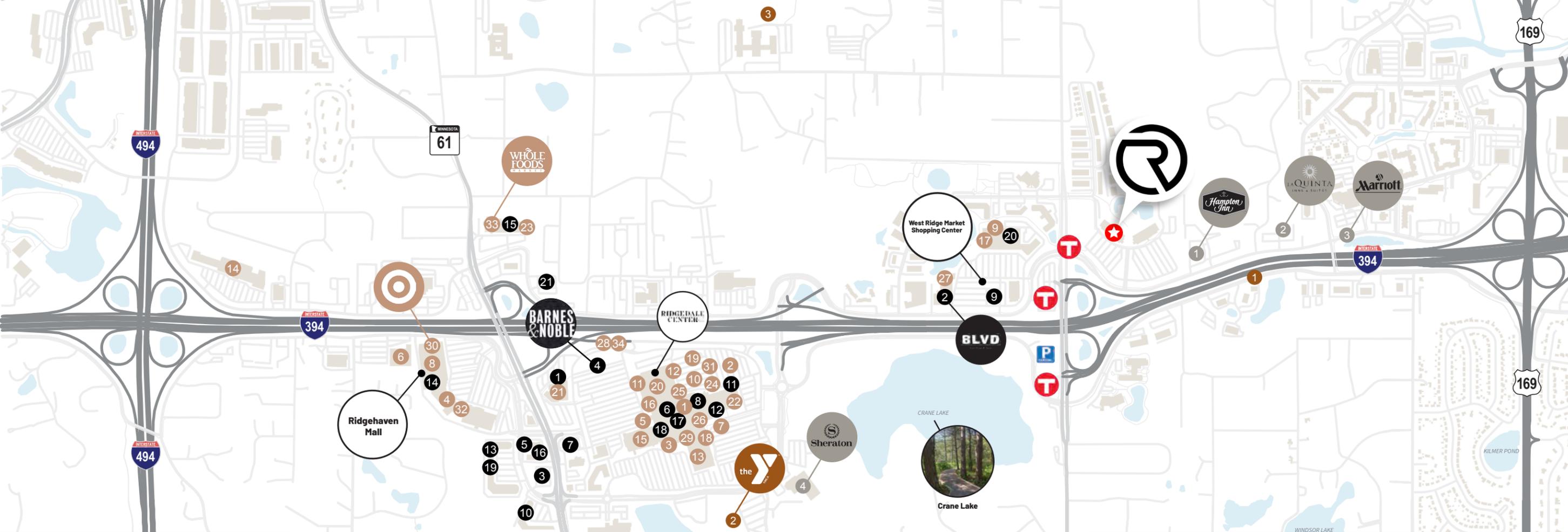
Nature trails off Crane Lake Preserve, a 4.7-mile loop



WHERE WELLNESS TAKES PRIORITY

Crescent Ridge Corporate Center I features a renovated fitness center that includes showers and locker areas.





EASILY WITHIN REACH

Crescent Ridge Corporate Center's location offers a business address central to shopping, dining, and retail.

- >> 10 minutes to downtown Minneapolis
- >> 20 minutes to MSP International Airport
- >> Several walking and bike paths in close proximity
- >> Adjacent to a major Metro Transit Center with heated bus shelters and Park'N Ride lots
- >> Metro Transit Express Bus service provided during rush hour times to/from downtown Minneapolis
- >> Immediate access to interstate 394 and North/South service along County Road 73

Recreational

- 1 Crane Lake Preserve Trails
- 2 Ridgedale YMCA
- 3 Ridgemount Community Playfield

Retail

- | | | | |
|-------------------------|-----------------|-----------------|-----------------|
| 1 Apple | 10 Eddie Bauer | 19 Lush | 28 Subway |
| 2 Athleta | 11 Finish Line | 20 Macy's | 29 Sunglass Hut |
| 3 Auntie Anne's | 12 Francesca's | 21 Marshalls | 30 Target |
| 4 Barnes & Noble | 13 GAP | 22 Nordstrom | 31 Tommy Bahama |
| 5 Bath & Body Works | 14 Hobby Lobby | 23 Office Depot | 32 Ulta Beauty |
| 6 Best Buy | 15 JC Penny | 24 Pottery Barn | 33 Whole Foods |
| 7 Coach | 16 Kay Jewelers | 25 Ragstock | 34 Zumiez |
| 8 CVS | 17 Lands' End | 26 Sleep Number | |
| 9 Dicks' Sporting Goods | 18 Lenscrafters | 27 Staples | |

Dining

- | | | |
|------------------|----------------------|---------------------------|
| 1 Bacio | 10 Olive Garden | 19 The Cheesecake Factory |
| 2 BLVD | 11 Panera Bread | 20 The Tavern Grill |
| 3 Breadsmith | 12 Redstone American | 21 Toma Mojo Grill |
| 4 Café Zupas | 13 Grill | 22 Trader Joe's |
| 5 Caribou Coffee | 14 Ruscello | 23 Wendy's |
| 6 Chipotle | 15 Rush Bowls | |
| 7 Dave's Hot | 16 Starbucks | |
| 8 Chicken | 17 Sushi Avenue | |
| 9 Kona Grill | 18 Taco Teresa's | |

Hotels

- 1 Hampton Inn & Suites
- 2 La Quinta Inn & Suites
- 3 Minneapolis Marriott West
- 4 Sheraton Minneapolis West



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