



WASHINGTON YARDS

A Harmonious
Experience



200 WASHINGTON AVE MPLS, MN



— INTRODUCING WASHINGTON YARDS

A vibrant workplace experience is coming to Downtown Minneapolis. Designed to inspire, Washington Yards will offer a harmonious blend of modern office spaces and an invigorating open-air environment.





Level 16
Rooftop Deck — 7,000 SF
Downtown & river views

- Level 15
- Level 14
- Level 13
- Level 12
- Level 11
- Level 10
- Level 09
- Level 08
- Level 07
- Level 06
- Level 05
- Level 04

3RD FLR PATIO

900 STALLS
Underground climate
controlled secured parking

1ST FLR RETAIL

— EVERYTHING
YOU WANT WITHIN
ONE CITY BLOCK

400,000 SF
OFFICE SPACE

31,000 SF
TYPICAL FLOORPLATE

AMENITIES



TENANT LOUNGE
3RD WORKSPACE & COFFEE BAR



EXECUTIVE CONFERENCE CENTER
WITH EXPANSIVE PATIO



THE
YARDS



ROOFTOP
DECK



ON-SITE
RETAIL



900 PARKING
STALLS



ON-SITE
SECURITY



FITNESS
CENTER



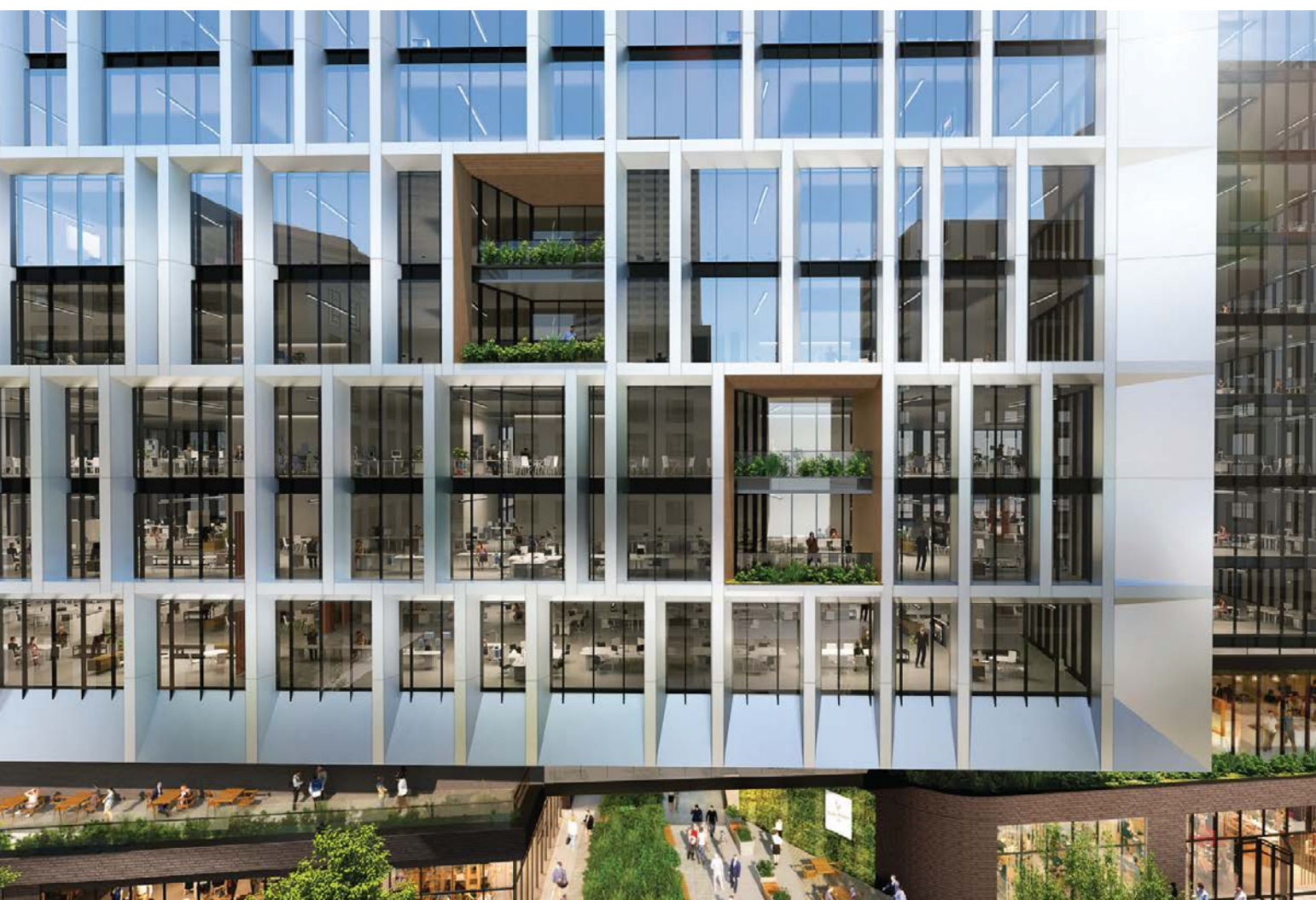
BIKE
STORAGE



PORT-DE-COCHERE
EASY DROP-OFF

— OFFICE FEATURES

- Private terraces on each floor
- Downtown and river views
- Multiple skyway connections
- Floor-to-ceiling glass providing abundant natural light



— THE YARDS

The Yards will be a place for gathering, collaborating and embracing the fresh air. With lush landscaping, open seating and restaurant patios, The Yards will bring energy to the workday and beyond.

A CULINARY DESTINATION

Curated by David Fhima

David Fhima, a local award-winning restaurateur, will be leading efforts to create a vibrant food and beverage district at Washington Yards, including a flagship restaurant that he will own and operate with other local chefs. Fhima will work alongside Sherman to design and recruit the optimal restaurant and retail spaces within the development.



THE NEIGHBORHOOD

DINE

- 01 Mara Restaurant and Bar
- 02 Socca Café
- 03 Owamni by The Sioux Chef
- 04 Dunn Brothers Coffee
- 05 Eato
- 06 Farmers Kitchen + Bar
- 07 Kindee Thai Restaurant
- 08 Bushel & Peck
- 09 Sawatdee Thai Restaurant - Minneapolis
- 10 Zen Box Izakaya
- 11 Crooked Pint Ale House
- 12 Milwaukee Road Restaurant & Bar
- 13 Chloe by Vincent
- 14 Jimmy John's
- 15 Cafe Ceres
- 16 The Oceanaire
- 17 Murray's
- 18 Tom's Watch Bar
- 19 Fogo De Chao Brazilian Steakhouse
- 20 Fhima's
- 21 Mother Dough Bakery
- 22 Spyhouse Coffee
- 23 Red Cow

- 24 Billy Sushi
- 25 Sanjusan
- 26 Whole Foods

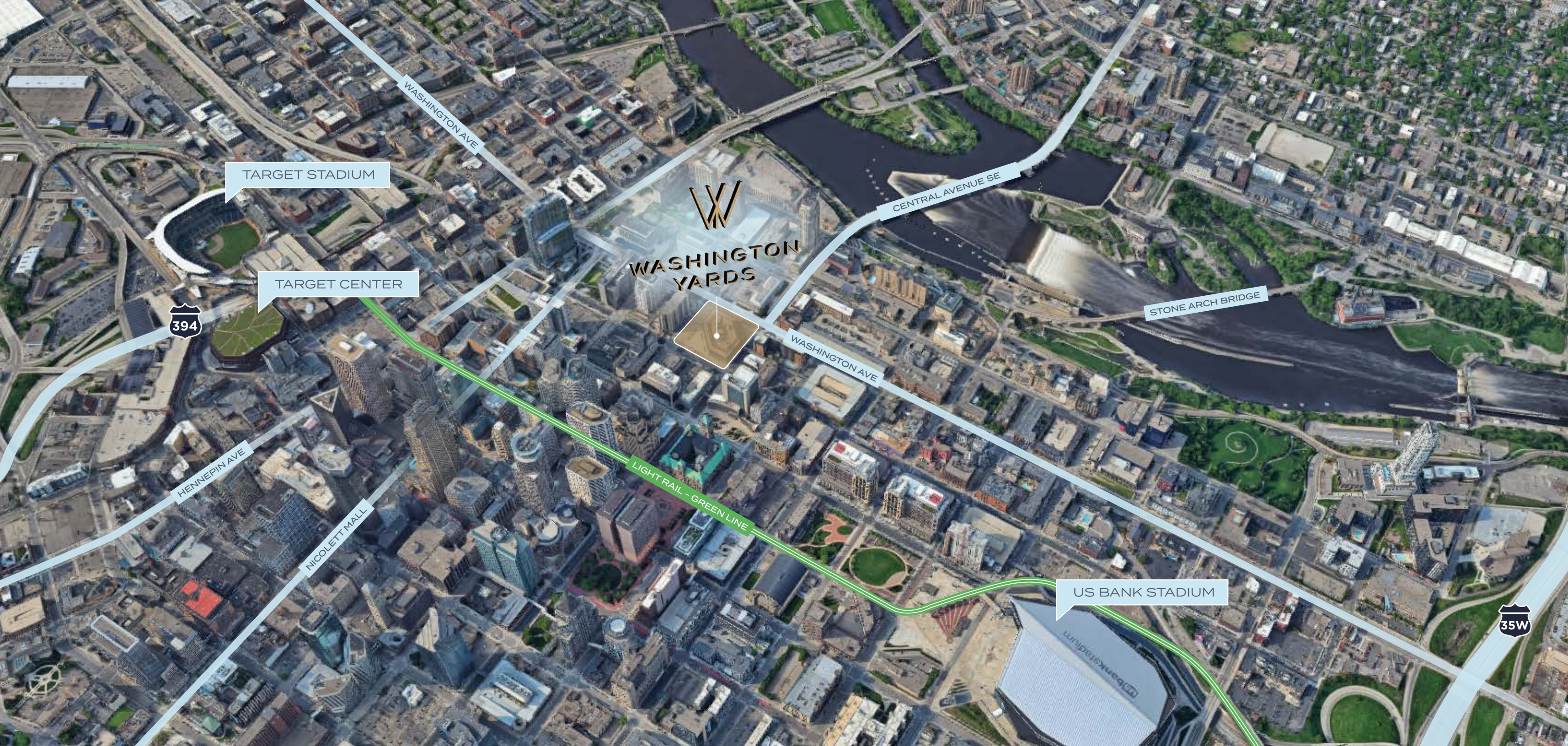
SHOP & ENTERTAIN

- 27 Puttery
- 28 Guthrie Theater
- 29 Mill City Museum
- 30 Trader Joe's
- 31 Water Works Park
- 32 Mill Ruins Park
- 33 St. Anthony Falls Visitor Center
- 34 Central Mississippi Riverfront Regional Park
- 35 Mill City Farmers Market

STAY

- 36 Residence Inn by Marriott Minneapolis Downtown at The Depot
- 37 Renaissance Minneapolis Hotel, The Depot
- 38 Four Seasons Hotel Minneapolis
- 39 Canopy by Hilton Minneapolis Mill District
- 40 Radisson RED Minneapolis Downtown
- 41 Moxy Minneapolis Downtown
- 42 Loews Minneapolis

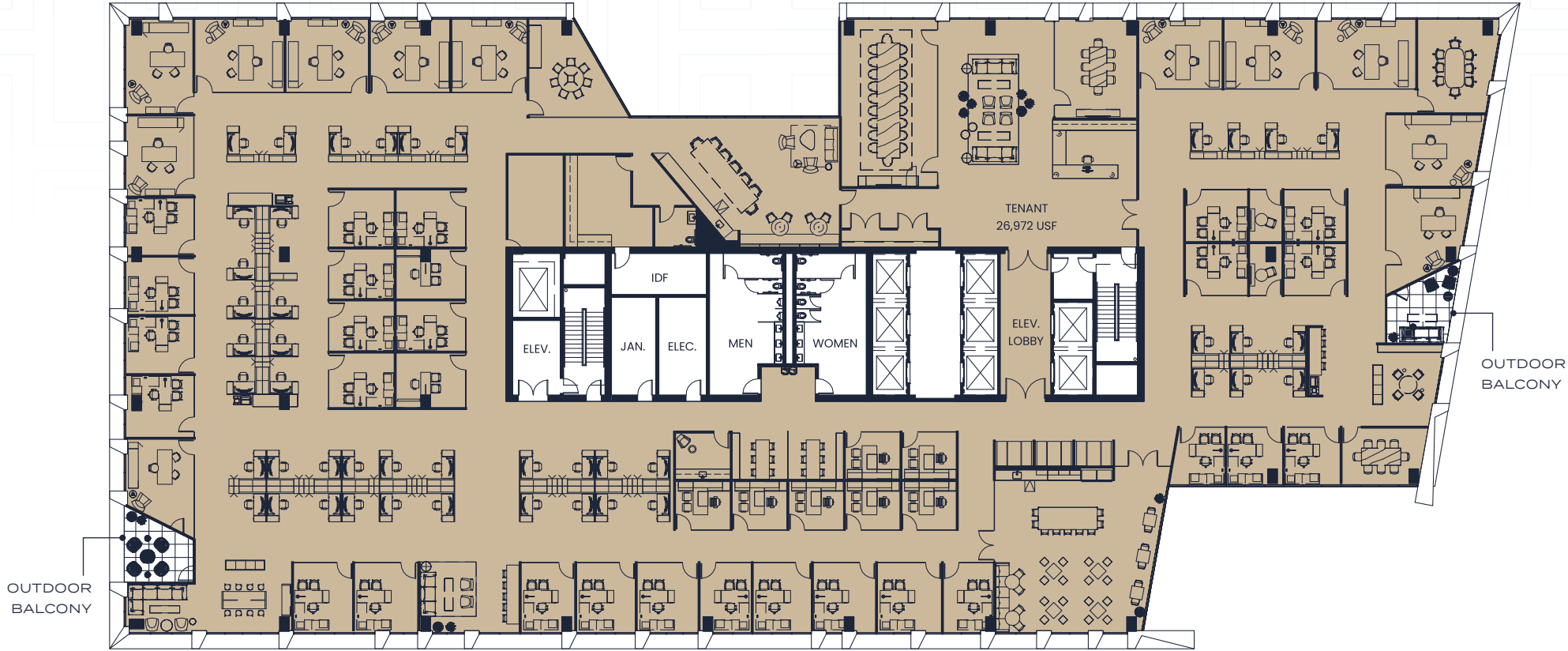




— COMMUTE
WITH EASE



SINGLE TENANT FLOORPLAN
31,000 SF



Total Employees: 94

Administration: 1

Private Offices: 48

Workstations: 45

Total Meeting Rooms: 7

Large Conference: 1

Medium Conference: 4

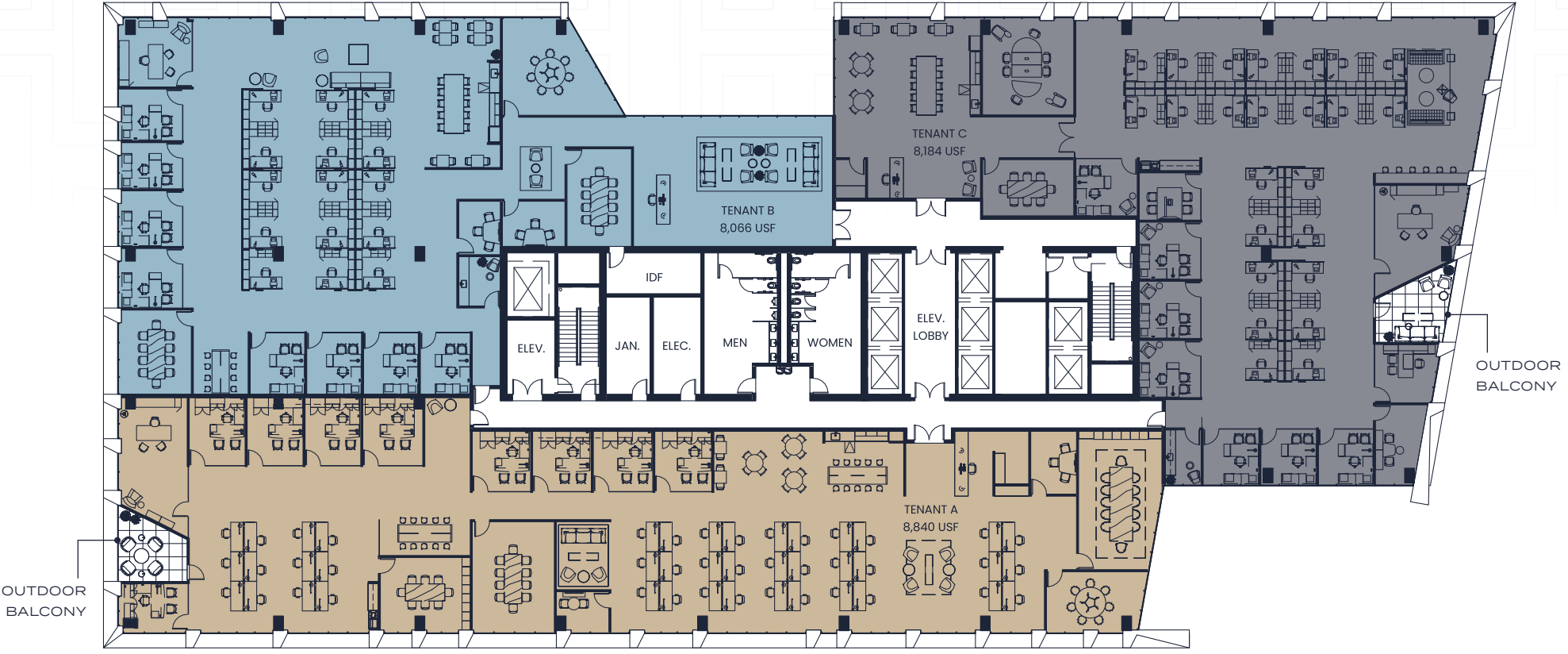
Phone Room: 2

Break/Open Collaboration: 8

Break Area: 37 Seats + Outdoor Terraces

Open Collaboration: 5

MULTI TENANT FLOORPLAN
7,000 - 24,000 SF Suites



TENANT A

Total Employees 53

Administration: 1

Private Offices: 10

Workstations: 42

Total Meeting Rooms: 6

Large Conference: 2

Medium Conference: 2

Small Conference: 2

Break/
Open Collaboration: 5

Break
Area: 26 Seats +
Outdoor Terraces

Open
Collaborations: 19

TENANT B

Total Employees 25

Administration: 1

Private Offices: 9

Workstations: 15

Total Meeting Rooms: 5

Large Conference: 3

Small Conference: 2

Break/
Open Collaboration: 3

Break
Area: 22 Seats

Open
Collaborations: 15

TENANT C

Total Employees 33

Administration: 1

Private Offices: 8

Workstations: 24

Total Meeting Rooms: 4

Large Conference: 1

Medium Conference: 1

Small Conference: 2

Break/
Open Collaboration: 3

Break
Area: 24 Seats +
Outdoor Terraces

Open
Collaborations: 5

OFFICE LEASING CONTACTS:

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LEASING AGENT:



DESIGNER:



DEVELOPER:



SHERMAN
ASSOCIATES

ABOUT THE DEVELOPER:

As one of the nation's top full-service development firms for over 40 years, Sherman Associates always finds innovative and responsible ways to meet the needs of their city or neighborhood. Sherman's developments have revitalized neighborhoods, transformed city blocks, and have positively impacted communities.

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