



10 WEST END

MEET 10 WEST END

10 West End is an office icon located in the Twin Cities highly desirable West End. The prestigious trophy office tower rose 11 stories at 344,235 square feet in 2019, making it the newest building in its neighborhood in over 18 years.



WHERE BUSINESSES THRIVE.

The impressive two-story lobby
at **10 West End** welcomes tenants
to a host of amenities and work
spaces designed to meet the
demands of today's workforce.



PREMIER LOCATION



TENANT CENTERED



AMENITY RICH



INNOVATIVE



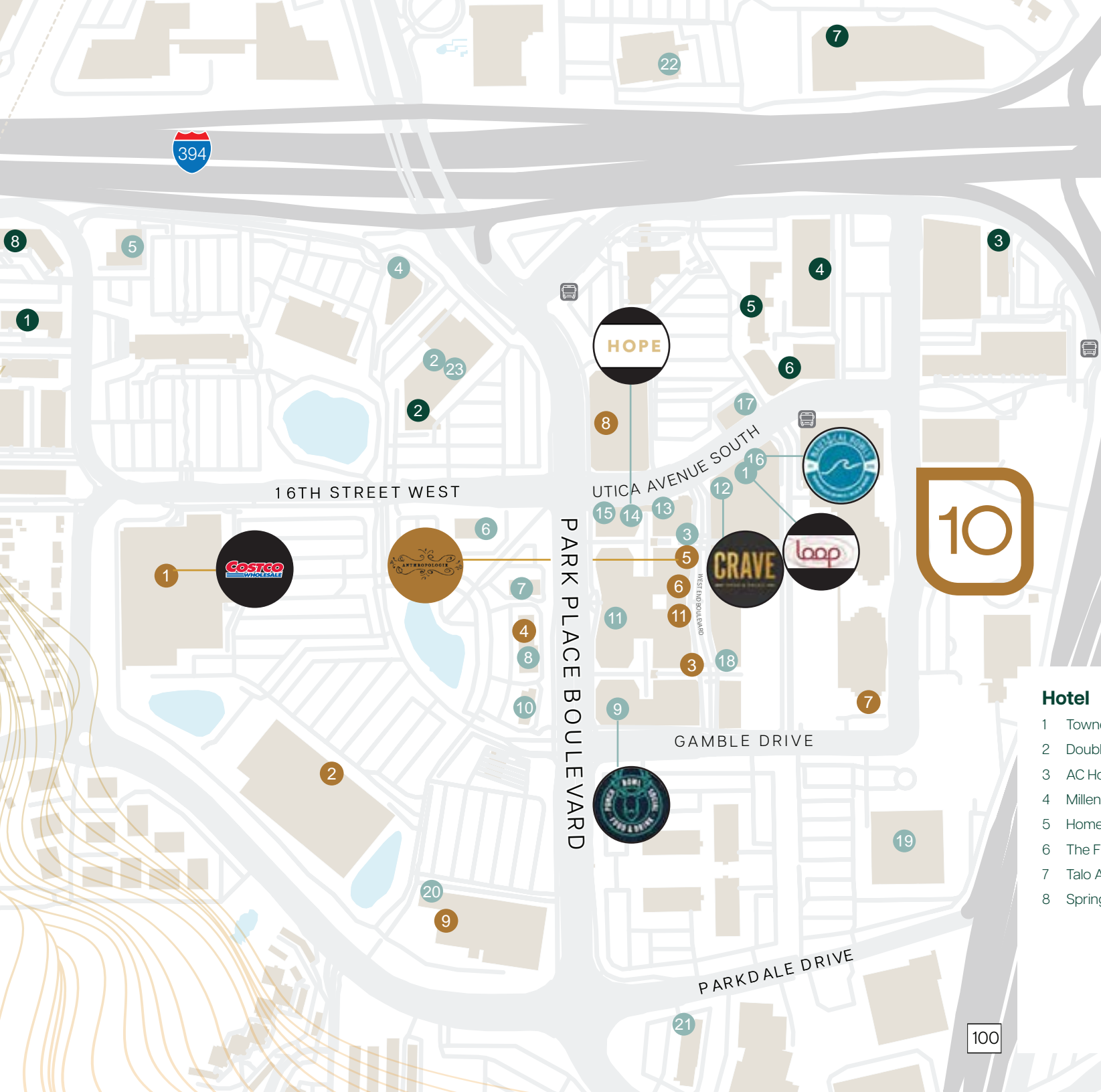
ECO-CONSCIOUS

PROMINENCE IN PLACE.

With an esteemed business address in the heart of the admired West End neighborhood, **10 West End** draws employees from all parts of the Twin Cities.

The ultimate workplace destination:

- >> Five miles west of Downtown Minneapolis
- >> Connected to a network of bike and running paths throughout the Twin Cities, including the coveted Cedar Lake Trail
- >> Several high-end hotels and apartments in the area
- >> Direct access to green space
- >> A quick walk to the hottest bars, restaurants and shops – within a 1-mile radius
- >> Easy access to I-394 and Highway 100
- >> Extensive public transportation access



Hotel

- 1 TownePlace Suites
- 2 DoubleTree
- 3 AC Hotel
- 4 Millennium at West End
- 5 Homewood Suites
- 6 The Flats
- 7 Talo Apartments
- 8 SpringHill Suites

Shopping

- 1 Costco Wholesale
- 2 The Home Depot
- 3 RH Outlet Minneapolis
- 4 GNC
- 5 Anthropologie
- 6 EVEREVE
- 7 Continental Diamond
- 8 Cub
- 9 PetSmart
- 10 Office Depot
- 11 West End Artisan

Dining

- 1 The Loop West End
- 2 Dover Restaurant & Bar
- 3 Rojo Mexican Grill
- 4 Yangtze Restaurant
- 5 TGI Fridays
- 6 Five Guys
- 7 Roti St. Louis Park
- 8 Caribou Coffee
- 9 Punch Bowl Social
- 10 Arby's
- 11 Yard House
- 12 CRAVE American Kitchen & Sushi Bar
- 13 Raku Sushi & Lounge
- 14 Hope Breakfast Bar
- 15 The Local
- 16 Nautical Bowls
- 17 Urban Wok
- 18 Song Tea and Poke SLP
- 19 Ed's Kitchen
- 20 Panera Bread
- 21 Caribou Coffee
- 22 Good Day Cafe
- 23 Stay'd

A VIBRANT
COMMUNITY
FOOTSTEPS
AWAY



BE PART
OF THE
WEST END



HEALTH & WELLNESS AT OUR CORE

CEDAR
LAKE
TRAIL

INCOMPARABLE AMENITIES.





Skydeck Lounge, Wellness & Conference Rooms

>> Skyline views of Downtown Minneapolis!

Free Parking

>> 10 West End's parking ramp is connected to the building and free for all tenants.

Reserved Parking

>> Fully enclosed executive reserved parking is also available in the lower level.

Convenience

>> 24/7 micromarket grab-n-go
>> Secured package delivery room

Vibrant Lobby

>> A variety of workspaces and breakout areas equipped with all the technology needed for a seamless work environment

EXCEPTIONAL ON EVERY LEVEL.

The energy and sense of place at **10 West End** offers an environment that goes far beyond just checking the box for employers. For us, it's all about the show, don't tell.

BRIDGE INVESTMENT GROUP

On-site property management by Bridge Investment Group

Conference Center

>> State-of-the-art conference center hosts over 100 people

Fitness and Bike Room

>> Featuring state-of-the-art fitness center, group fitness area, locker room, attached bike facilities and views of Central Park West.

GREEN
+ THE
GRAIN

Green & The Grain

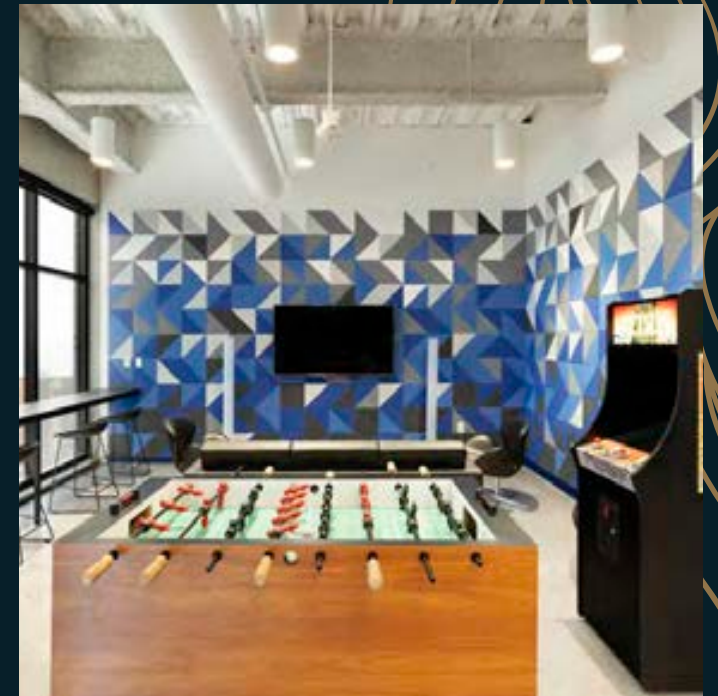
>> Your onsite breakfast and lunch spot

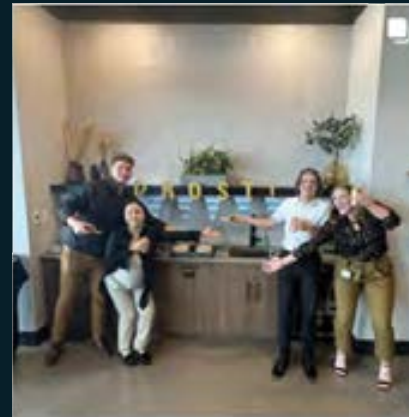
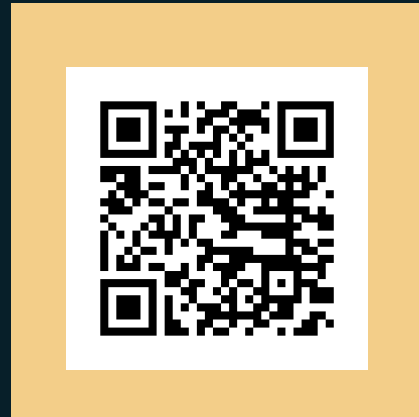
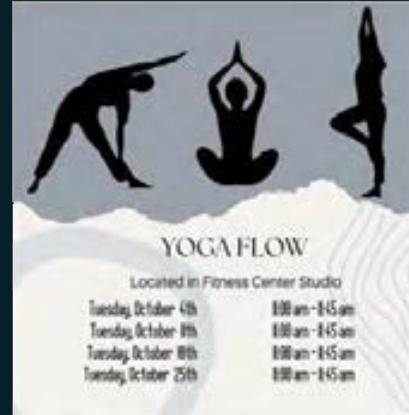
IN GOOD COMPANY.

This coveted business address has been selected by some of the most forward-thinking companies in the Twin Cities. It's never been a better time to align your business goals with your real estate strategy. At **10 West End**, you'll be in good company.



INSPIRING SPACES.





BE PART OF OUR COMMUNITY.

With frequent building events hosted throughout the building and at Central Park West, **10 West End** creates an environment that's better than working from home.



STRENGTH IN OWNERSHIP.

Leverage Bridge's online concierge service, Bridge Engage. Exclusive to tenants, the Bridge Engage app allows for seamless conference and amenity booking, work order access, and communication about building events and news.

NEW. SMART. CLEAN.

10 West End is committed to being a leader in sustainability. This competitive advantage allows companies to invest in health, well-being, and quality of life through their real estate decisions, which turns employees into the best recruiters.

WE ARE GREEN GOING GREENER.

The 10 West End Advantage



LEED Certified



Accessible via Cedar
Lake Bike Trail



Electric Vehicle
Charging Stations



Sky Deck offering
outdoor seating



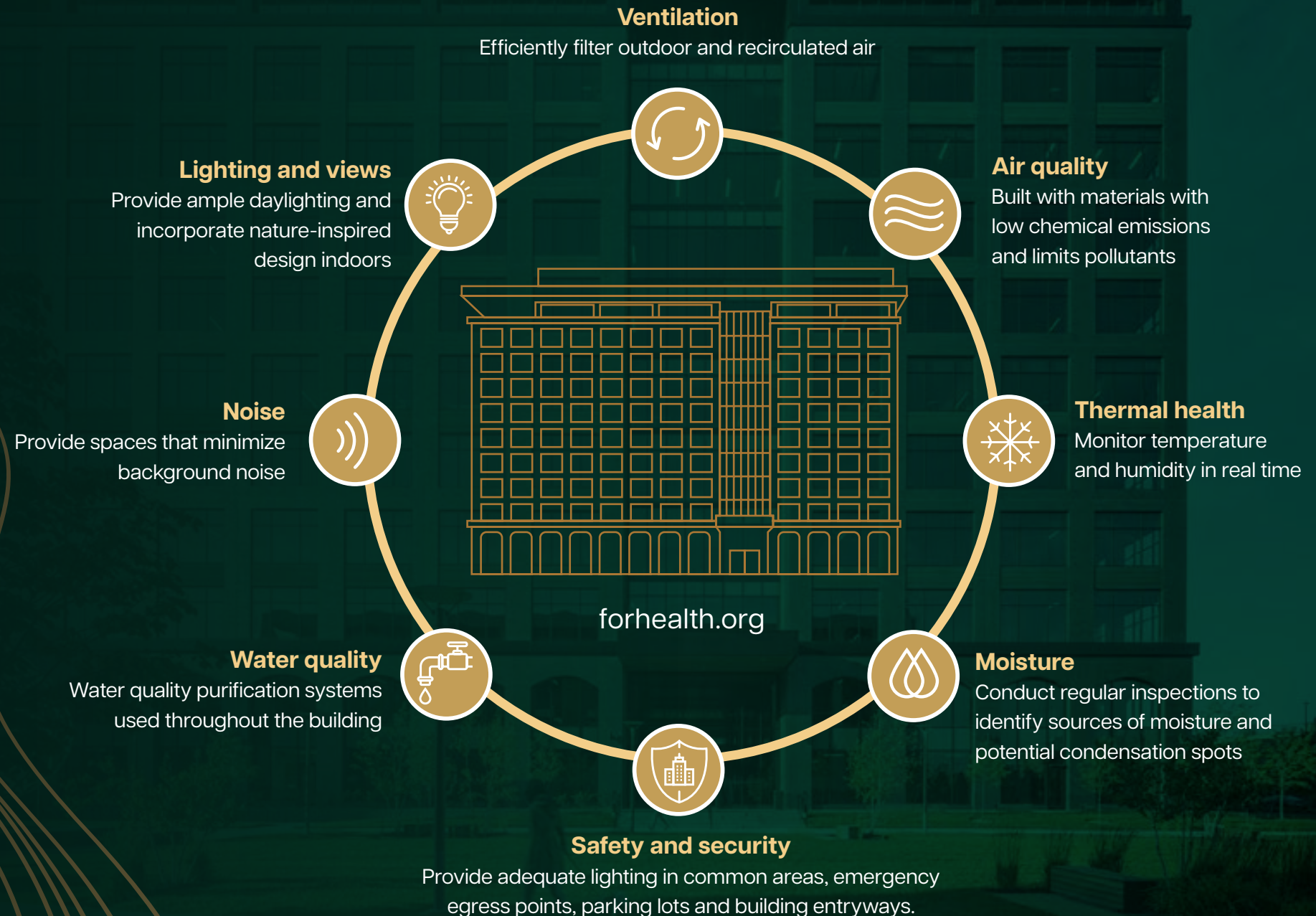
Adjacent to Central
Park West –
1 Acre Park



Less than one block
from public transit

ADVANTAGES OF A NEW BUILDING

LEVERAGING GOOD DESIGN FOR EMPLOYEE PRODUCTIVITY



WHY 10 WEST END ITS ALL IN THE DETAILS

Not only the most commanding address in town, **10 West End's** building design and offering is unbeatable.



Prominent location

- >> Minutes from Minneapolis CBD, immediate access to I-394



The best of the best

- >> Monumental indoor and outdoor amenities including fitness, training, multiple conference rooms, sociable lounge spaces and outdoor decks



Urban energy

- >> Steps to the desirable core West End neighborhood



Health and wellness

- >> Market leader in sustainability efforts, LEED certified, adjacent to 1 acre of outdoor green space in Central Park West



Convenience and safety

- >> Strong parking offering including free on-site covered ramp and heated executive



Innovative building structure and design

- >> Features stunning modern trophy-class finishes throughout, expansive 10' 2" windows, exclusive tenant outdoor decks, top floor 1,800 square foot common area sky deck overlooking Minneapolis skyline

LEARN MORE ABOUT **10 WEST END** TODAY.



**BRIDGE
INVESTMENT
GROUP**



Brent Karkula
+1 612 217 5153
brent.karkula@jll.com

Andrea Leon
+1 612 217 5142
andrea.leon@jll.com

Laura Farrell
+1 612 217 6744
laura.farrell@jll.com