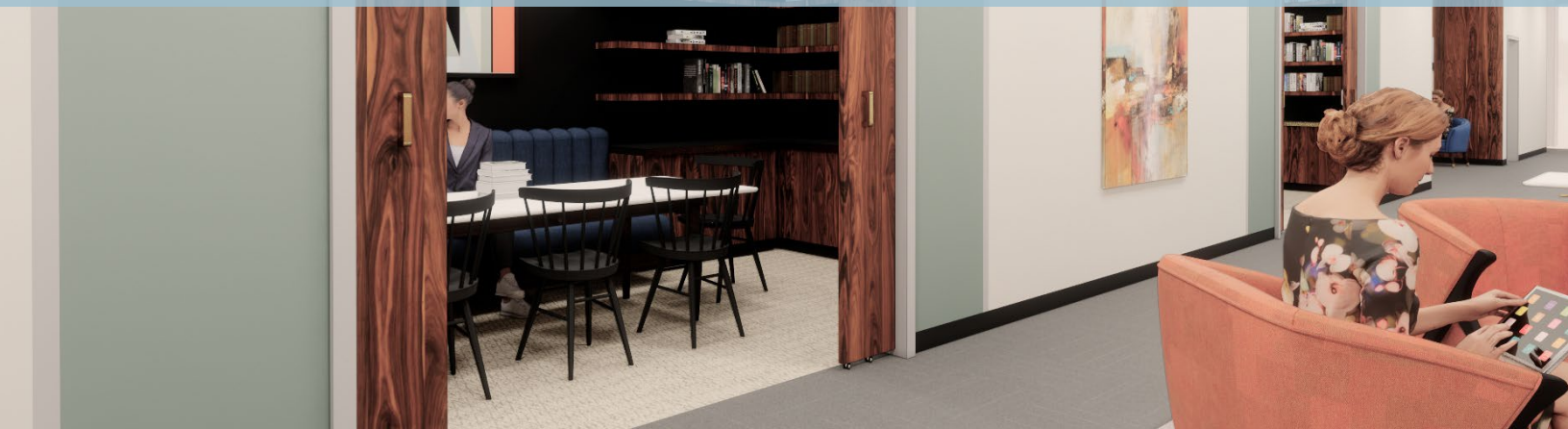


The  
**SKYBOXES**  
NORTHSTAR CENTER

HOSPITALITY-GRADE  
WORKPLACE IN THE HEART  
OF MINNEAPOLIS





Especially now, a workplace has to offer something special that can't be found at home. At Northstar Center, we make a commute worthwhile through an elevated environment that's unlike any other workplace experience. Honoring the original ambition of Northstar Center as a "City-Within-a-City", Skyboxes members benefit from a morning-through-evening environment that's infused with dining, social, recreation and hospitality features that make a workday something worth dressing up for.

Situated in the heart of the Minneapolis CBD and at the epicenter of the Skyway System, The Skyboxes at Northstar Center introduces premium, business-class, move-in ready work suites to Minneapolis. Customers can enjoy the Skyboxes environment either as individual members, users of private Skybox suites or enterprise tenants of large blocks of contiguous space. Each unique suite has a variety of flexible enclosed rooms for office or collaborative use, as well as desk and open collaborative work areas that are fully furnished and serviced by our on-site hospitality team. Work suites are complemented by shared meeting rooms, open work lounges, personal phonebooths, and collaborative spaces, providing multiple places to work and to enjoy 5-star hospitality.

20  
premium, full-service  
work suites

32,000  
square feet of common  
work lounge

22  
flexible meeting rooms



## KEY FEATURES

- 20 PREMIUM, FULL-SERVICE WORK SUITES, FROM 1-71 PEOPLE
- PERIMETER WINDOWS AND ENCLOSED FLEX ROOMS IN ALL SUITES
- APPOINTED WITH HIGH QUALITY FURNITURE, ART & ACCESSORIES
- PANTRY, CATERING AND CAFE SERVICE ON EACH FLOOR
- ENTERPRISE-GRADE TECHNOLOGY, SECURE WIFI & BUILT-IN AV
- 10,000 SF OUTDOOR TERRACE
- 975-STALLS OF ON-SITE COVERED PARKING
- DIRECT ACCESS TO THE SKYWAY SYSTEM
- MULTIPLE FULL-SERVICE & QUICK-SERVICE RESTAURANTS
- PRIVATE PHONEBOOTH
- FULLY STAFFED BY OUR 5-STAR HOSPITALITY TEAM
- ON-PREMISE BUSINESS STORAGE
- 218-KEY, NEWLY RENOVATED ON-SITE HOTEL
- 216 BRAND NEW ON-SITE RESIDENCES
- 9-HOLE GOLF COURSE & SIMULATORS



## Flexible Solutions For a Hybrid Era

The Skyboxes at Northstar Center offers customers of all sizes flexible, short-term commitments to enjoy a truly premium environment. Individual memberships are accessible on a month-to-month basis and private Skybox suites can be leased on short terms with flexibility to grow. Enterprise users seeking private floors and larger blocks of space can access up to 265,000 RSF of contiguous space with premium views of the downtown Minneapolis skyline on floors 10 to 17 of the building.

### Individual Membership

*A flexible monthly membership for hybrid workers*

- \* Shared access to multiple lounge & workspace environments
- \* Meeting room & private offices booked on demand
- \* Snacks & beverages all day long
- \* Complimentary meeting room hours & guest passes
- \* SkyGarden, Rosewood Room & fitness center memberships included

### Private Skybox Suites

*Private, fully furnished office suites for teams of 1 - 71 people*

- \* Move-in ready office suites fully furnished with built-in AV, art & accessories
- \* Private in-suite conference & flex rooms
- \* Meeting rooms & event venues booked on demand
- \* Snacks & beverages all day long
- \* SkyGarden, Rosewood Room & fitness center memberships included

### Meeting & Event Venues

*High quality meetings & events spaces booked on demand*

- \* Meeting rooms and event venues available by the hour or by the day
- \* On-site catering program and dining environments
- \* Built-in tech & AV
- \* Served by on-site full-service hospitality staff
- \* Meeting planning & production support available
- \* Includes WiFi, office supplies & accessories

## Inclusions & Add-Ons

- Premium, move-in ready office space
- Meeting rooms & event venues on demand
- Dedicated on-site hospitality staff
- Snacks & beverages all day long
- Full-service & quick-service restaurants
- Enterprise-grade technology
- Built-in AV
- Fast, secure WiFi
- Mail & package handling
- Printing, copy, scan & office supplies
- Dry cleaning pickup & dropoff
- Private phone booths
- 24/7 access
- Northstar Center app
- Community events
- Rosewood Room membership
- Skygarden membership
- Fitness center membership
- Guest access
- Lockers
- Golf club membership



## Main & Main Location

Northstar Center is strategically located at the epicenter of the climate-controlled Skyway system, which directly links approximately 80% of all high-rise space within the Minneapolis CBD. Minneapolis' famous Skyway system was born at Northstar Center, as the first covered walkway in the city was connected to the adjacent Wells Fargo Center site. Decades later, this concept has since grown to what is now the largest connecting enclosed skybridge network in the world, with 9.5 miles of pathways connecting over 80 city blocks. The system connects Northstar Center to offices, retail, restaurants, pro sports facilities, banks and much more throughout downtown.

## The Best-Parked Workplace in The Minneapolis CBD

The Northstar Ramp is a 7-story, 975-stall on-site parking facility that is directly accessible within Northstar Center at street level, the Skyway system, the onsite Hotel entrances, and via The Skyboxes' elevators. The Northstar Ramp is the most centrally located parking facility in Minneapolis, and also one of the largest. With ingress/egress from 3 sides of a full city block, the ramp is not only well located but also highly accessible. All major Minneapolis expressways are easily accessible from the Northstar Ramp, making it highly attractive for suburban commuters. The ramp is currently receiving a significant modernization to prepare it for new office tenants. Skybox users can enjoy up to 2.0 / 1,000 RSF parking counts for suites, as well as flexible transient parking availability 24/7.



## A Full-Range, On-Site Culinary Ecosystem

There's no need to leave Northstar Center to satisfy any of your culinary needs or cravings. Skybox members enjoy daily access to a wide range of quick-service, full-service and catering options, all produced on-site and serviced by our hospitality staff.

### *Northstar* CAFETERIA

Referring back to classic mid-century American cafeterias & commissaries, Northstar Cafeteria offers quick service favorites, all house-made in our on-site kitchen. Located on the ground level of Northstar West and serving breakfast, lunch and afternoon delights, Northstar Cafeteria is poised to be one of the most popular dining destinations in downtown Minneapolis.



### Rosewood Room

The Rosewood Room is a new two-story lounge & bar environment located on the SkyGarden level that provides customers with an elegant venue to host clients and colleagues while enjoying views of the downtown Minneapolis skyline. With both a daytime cafe menu and an evening bar menu, the Rosewood Room is an all-day business class environment.



A legend returns to Northstar Center in the Walkin' Dog – an iconic hot dog and malt shop that's been a beloved dining institution at Northstar Center for over 30 years. Enjoy dogs, malts, sides and camaraderie in an updated version of this Minneapolis classic that honors Dave & Cindy Magnuson's legacy.



Krona Cafe is a coffee & donuts joint that sticks to the classics. Featuring locally roasted drip coffee & espresso drinks, house made donuts and bakery specials, Krona Cafe is your new favorite place to meet a friend and take a moment to enjoy something simple, done right.



Northstar Center's General Store is a one-stop shop for downtown groceries and conveniences, including dry-cleaning pickup/dropoff, package handling, sundries and other services. The General Store also features a takeaway meals program for customers seeking individual and family-style dishes to bring home with them after a day at the office.

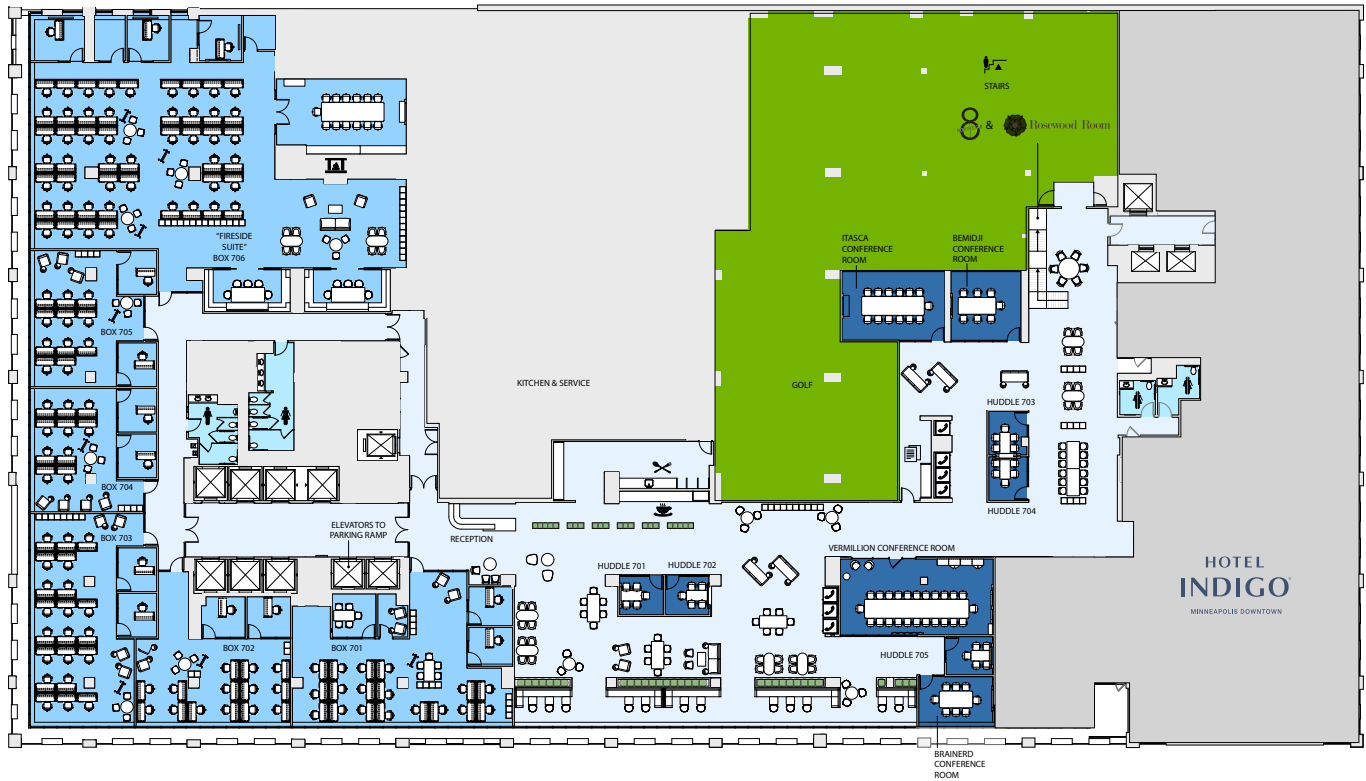


Directly connected to Northstar Center West is the brand-new Hotel Indigo Downtown Minneapolis, which features 218 fully renovated guestrooms and two full-service dining offerings curated and managed by the Bartmann Group. These table service offerings serve as an excellent complement to the offerings within Northstar West.



## Floorplan & Capacities

### FLOOR 7



SKYBOX	SF	MAX. CAP.	FLEX ROOMS	OTHER FEATURES
7-01	1,620	25	3	2p huddle
7-02	1,000	16	2	–
7-03	1,320	23	2	2 exposures
7-04	825	19	2	–
7-05	900	19	2	–
7-06 (Fireside Suite)	4,875	61	4	fireplace lounge, 14p meeting room, 2x 8p meeting rooms, storage



## Floorplan & Capacities

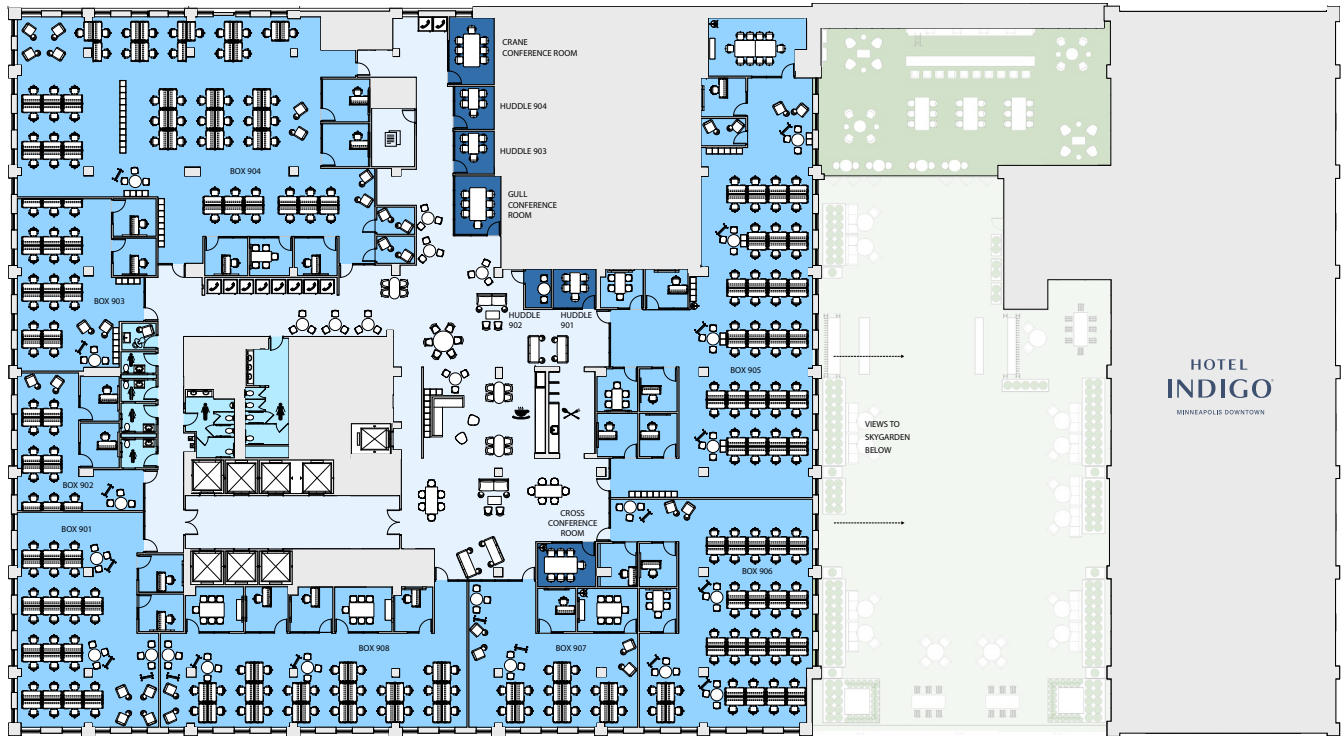
### FLOOR 8



SKYBOX	SF	MAX. CAP.	FLEX ROOMS	OTHER FEATURES
8-01	1,500	21	1	8p conference
8-02	1,225	21	2	2 phonebooths
8-03	1,425	23	2	2 exposures
8-04	1,200	23	2	-
8-05	1,620	22	3	2 exposures
8-06	1,575	21	4	-

## Floorplan & Capacities

### FLOOR 9



SKYBOX	SF	MAX. CAP.	FLEX ROOMS	OTHER FEATURES
9-01	1,875	30	2	2 exposures-
9-02	900	13	2	-
9-03	1,300	21	2	-
9-04	4,800	71	5	2 exposures, 2x 2p huddles
9-05	4,500	63	7	2p huddles, 10p conference, terrace
9-06	2,500	49	3	2 exposures, terrace view
9-07	1,440	15	1	7p conference
9-08	2,055	47	5	-

## More Than a Workplace, A City-Within-a-City

Northstar Center isn't just an office building, it's a mixed-use ecosystem that consists of a wide variety of hospitality, residential and commercial uses. As a master-planned environment that's curated for a hybrid work era, Northstar Center offers a uniquely experiential place for customers to truly enjoy downtown Minneapolis.



As the largest outdoor terrace in the Minneapolis CBD skyline, the Skygarden is an urban oasis that features a 2-story lounge, multiple F&B concepts, and immersive landscaping. Uniquely sheltered by three surrounding towers, the Skygarden is a special place for Skyboxes members to sip a cocktail, host an event, participate in community programming, or simply enjoy a sunny afternoon.



Northstar 8 is a large-scale, public-facing meetings & events facility that is available to host both corporate day meetings and private social events. With a 260-person conference room, 350-person outdoor events space, and multiple other meeting rooms & venues all serviced by 5-star hospitality staff, Northstar 8 is the premier place to host a gathering in downtown Minneapolis.



Hotel Indigo Minneapolis Downtown recently opened within the Northstar Center complex and provides Skyboxes members with on-site access to 218 newly renovated guestrooms at well positioned rates, together with two full-service F&B offerings. The hotel use was master planned as an interconnected complement to Northstar Center West so that it serves as a functional amenity for Skyboxes members, their guests and colleagues.



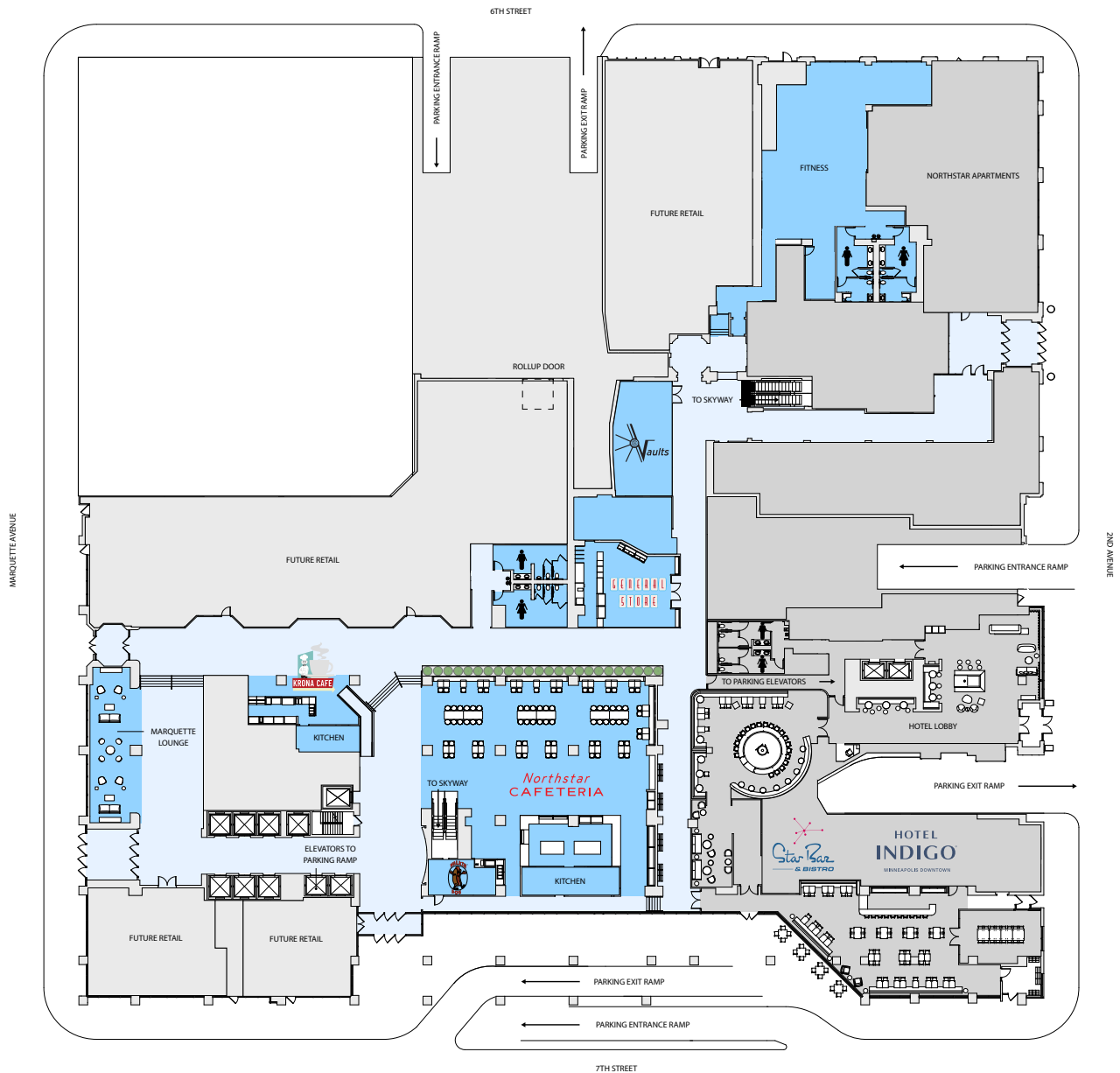
Northstar Center East is currently being converted from an office building into 216 brand new residential apartments by Sherman Associates, a best-in-class residential developer. The residential use was master planned as an interconnected complement to Northstar Center West so that it serves as a functional amenity for Skyboxes members, their guests and colleagues.



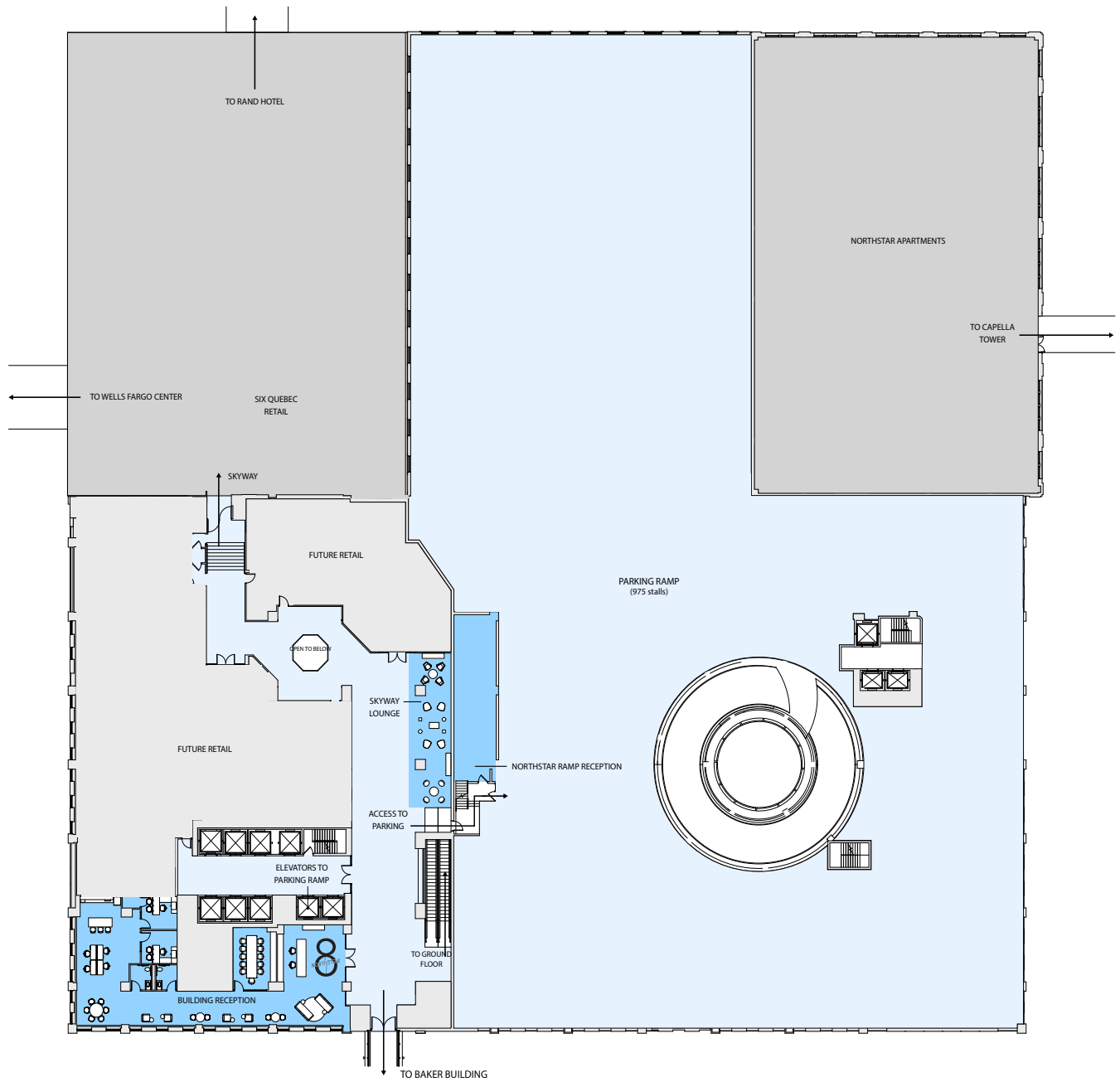
The Vaults offers almost 90,000 SF of on-site, large format business storage space. These newly renovated, fully serviced facilities offer CBD businesses access to convenient storage solutions that are directly connected to CBD tunnel system circulation and accessible via on-site parking and the Minneapolis Skyway System. Several units feature direct loading dock connection and access to dedicated vertical transportation.



## 1st Floor



## 2nd Floor





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