



SOUTH
SIXTH

a **KBS** property





WELCOME

Welcome to 60 South Sixth. A world-class, 40-story office tower ideally located on Nicollet Mall in the heart of downtown Minneapolis. Offering exceptional views of the Mississippi River, Target Field and the skyline, with convenient access to thriving amenities and flourishing city life.

ABOUT



60 South Sixth is designed to put tenants at ease with premier resources and amenities at their fingertips. The tenant lounge and upcoming expanded tenant amenity floor, coupled with exceptional tenant programming, put an emphasis on social wellbeing.

The clarity of 60 South Sixth is exemplified in the structure—whether it's the clean concrete in exposed ceilings, columns and floors, or the expansive floor to ceiling window lines allowing for multiple corner offices in one suite, this space allows tenants to create their optimal business layout.

Complete with three climate-controlled skyway connections, expansive two-story retail atrium, on-site local food favorites and the staunch guidance of KBS ownership, a seamless work-life balance at 60 South Sixth is easily attainable.





TRAINING AND
CONFERENCE ROOM



STEPS FROM LRT



BIKE STORAGE



TENANT LOUNGE



STATE-OF-THE-ART
FITNESS CENTER



ADJACENT
WESTIN HOTEL

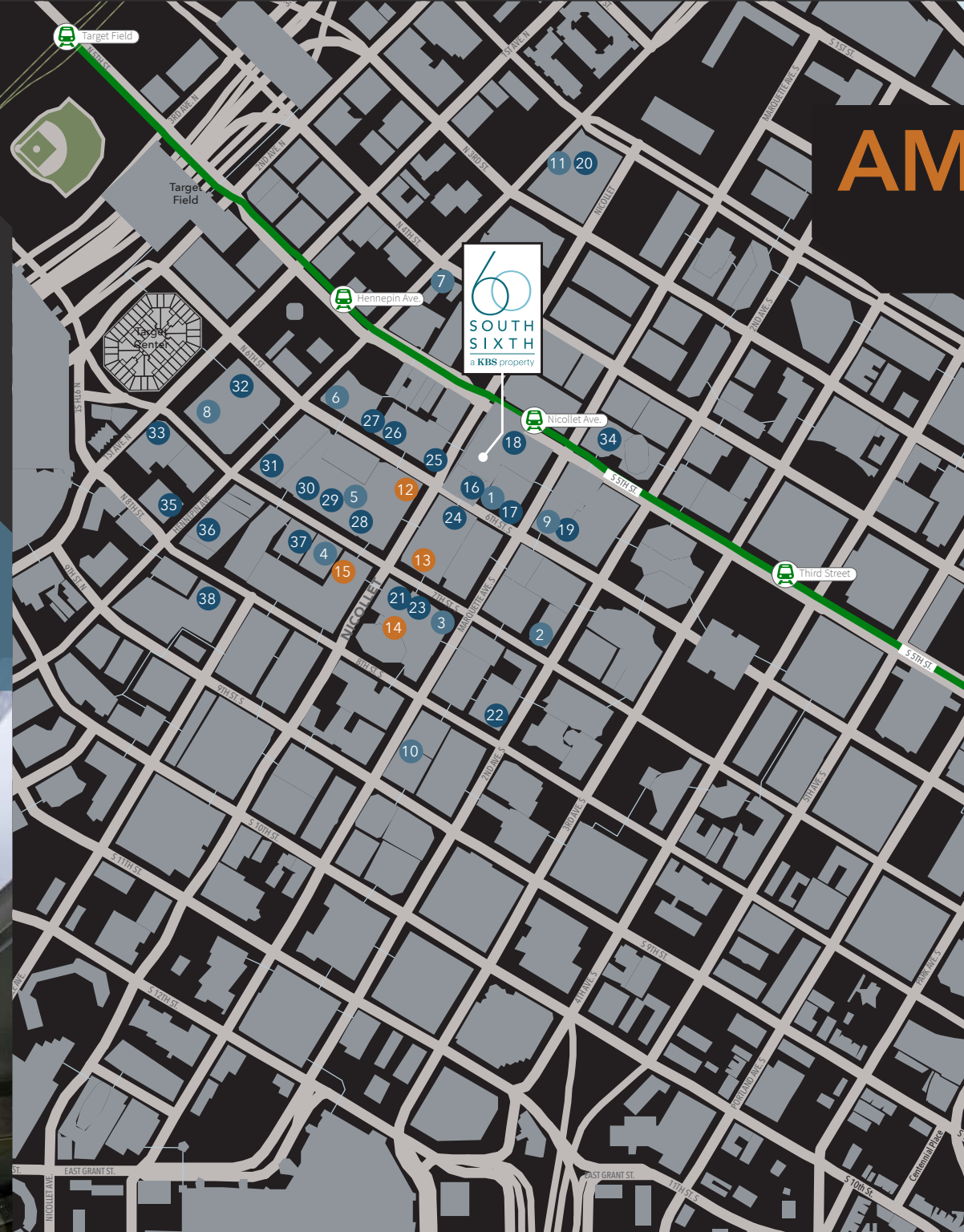
TENANT AMENITIES



AREA

Poised on the corner of Nicollet Mall, 60 South Sixth connects you to the best of Minneapolis work and play with pivotal access to local culinary favorites, hospitality and the city's premier shops and entertainment. Steps from public transportation and unparalleled underground parking and bike storage, the building provides a luxury experience, however you choose to arrive.

Being on the corner of Nicollet Mall means being on the corner of *everything*.



AMENITY MAP

HOTELS

- 1 Westin Hotel
- 2 Hotel Indigo
- 3 Marquette Hotel
- 4 The Royal Sonesta
- 5 Marriott at City Center
- 6 Embassy Suites
- 7 AC Hotel by Marriott
- 8 Loews Minneapolis Hotel
- 9 Rand Tower Hotel
- 10 W Minneapolis
- 11 Four Seasons

RETAIL | SHOPPING

- 12 Minneapolis City Center
- 13 Gaviidae Common
- 14 IDS Crystal Court
- 15 The Dayton's Project

DINING | ENTERTAINMENT

- 16 D'Amico & Sons
- 17 Bank
- 18 Salad Slayer
- 19 Blondette
- 20 Mara Restaurant and Bar
- 21 Noa Minneapolis
- 22 Hen House
- 23 Jacques
- 24 Bruegger's Bagels
- 25 Oceanaire
- 26 Murray's Restaurant
- 27 Lyon's Pub
- 28 LeeAnn Chin
- 29 Naf Naf
- 30 Fhima's
- 31 Fogo De Chao
- 32 Kieran's Irish Pub
- 33 First Avenue
- 34 Bep Eatery
- 35 Pantages Theatre
- 36 Union
- 37 Wood + Paddle Eatery
- 38 Green + The Grain

— Light Rail
— Skyway

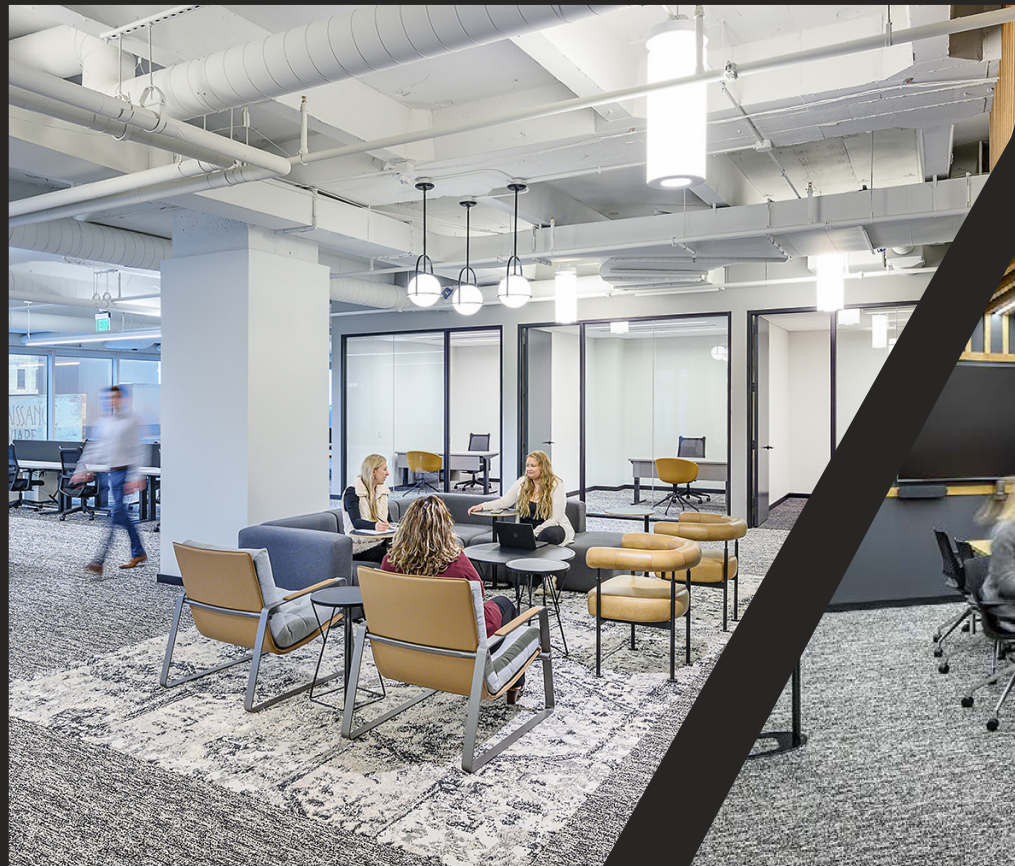
LEASING OPPORTUNITIES

- High visibility exterior and interior branding and signage opportunities
- Nicollet Mall exclusive 7th floor rooftop deck opportunity
- Rare Trophy Class A big block opportunity on Nicollet Mall
- Top floor with pristine finishes, executive floor, conferencing galore, abundant light, unmatched views.



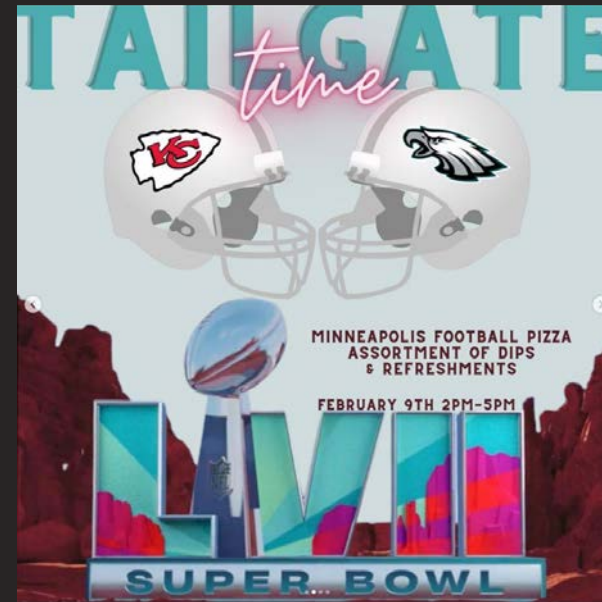
SPEC SUITES

- Full floor furnished spec suites featuring a common conference room with high-end tech offerings, shared phone room and wellness room
- Downtown cityscape views
- Endcap suites with three sides of glass
- Flexible and creative furniture spaces to accommodate growth and a hybrid work model



TENANT ENGAGEMENT

60 South Sixth hosts weekly events throughout the building to create an energetic environment that helps draw employees back to the office.



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Proudly leased by



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