



# WEST END

## OFFICE PARK

**CREATIVE CLASS A OFFICE SPACE**

— IN THE —  
**HEART OF WEST END**

**BRIDGE  
INVESTMENT  
GROUP**



Jones Lang LaSalle Brokerage, Inc.

# WELCOME TO THE WEST END

Home to four Class A Creative office buildings in the heart of the West End, West End Office Park (WEOP) is established as one of the most commanding business addresses in Minneapolis.

A modern workplace for modern businesses, **WEOP** is celebrated for its superb amenities, easily accessed by all major transport routes, and has the city's most popular dining, shopping and residential districts right on its doorstep.



# THE PERFECT LOCATION

**West End Office Park** is perfectly situated in the core of the highly enthused and prominent West End neighborhood. With immediate freeway access and multiple parking options, tenants at WEOP can enjoy:



**Five miles**  
west of  
Minneapolis



**90 miles**  
of trail  
systems



**Easy access**  
to **I-394** and  
Highway 100



Extensive  
**public**  
**transportation**  
access



**51 parks**  
in the area



**Dozens of**  
**shops, bars and**  
**restaurants**  
within 1 mile  
radius



**Bike and**  
**running trails**  
via the nearby  
covered Cedar  
Lake Trail



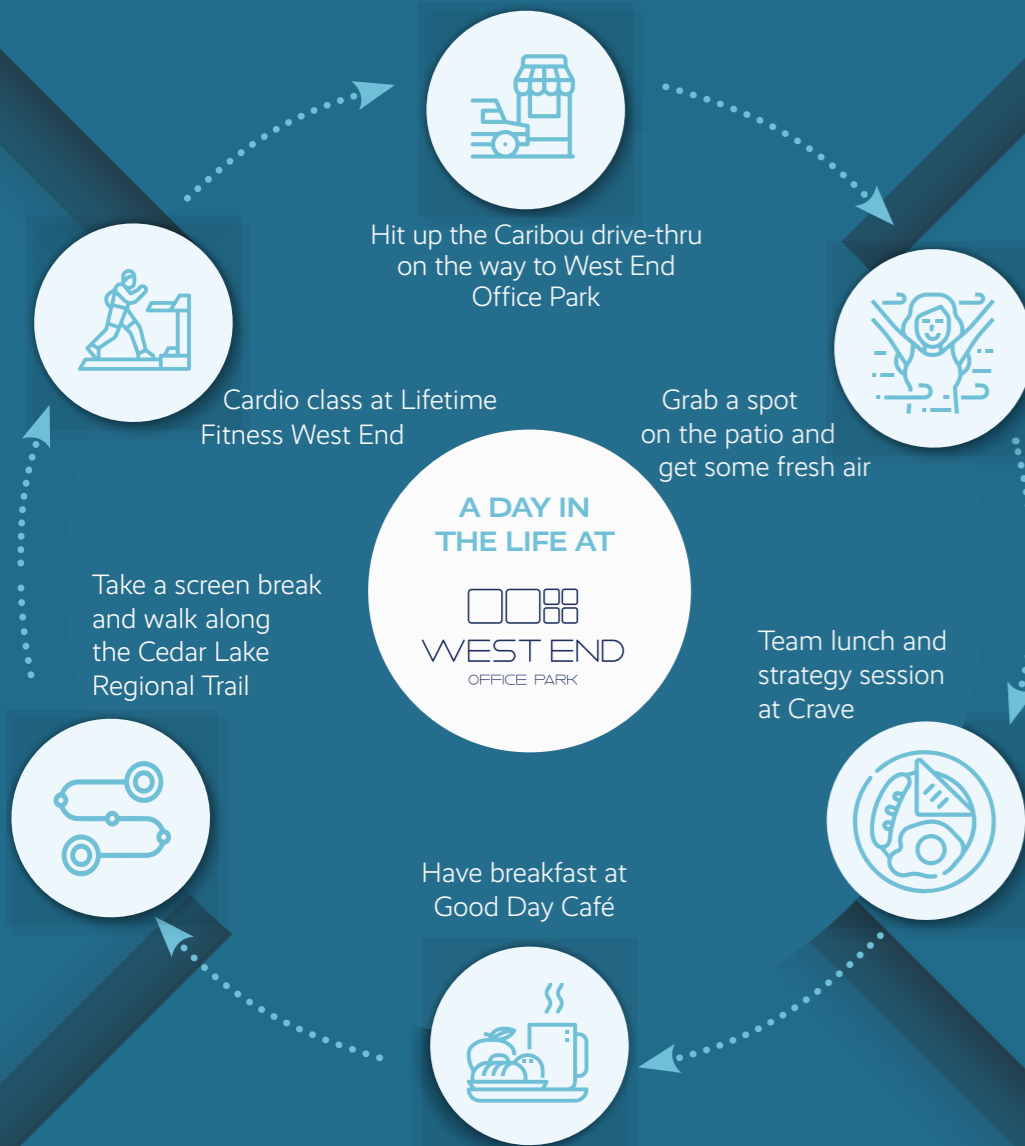
**Many high-end**  
**hotels** and  
apartments in  
the area



All less than a  
**5 minute**  
**walk**



# MEET THE NEIGHBORS



Drawn by its irresistible mix of location, amenities and design, **WEOP** is situated in the desirable West End neighborhood.

## DINE

- |                          |                            |
|--------------------------|----------------------------|
| 1 Dover Restaurant & Bar | 15 Arby's                  |
| 2 Jimmy John's           | 16 Bruegger's Bagels       |
| 3 The Loop West End      | 17 Song Tea and Poke       |
| 4 CRAVE                  | 18 Boketto                 |
| 5 Rojo Mexican Grill     | 19 Crumbl - St. Louis Park |
| 6 Raku Sushi & Lounge    | 20 Punch Pizza West End    |
| 7 The Local              | 21 Five Guys               |
| 8 Roti Mediterranean     | 22 Leeann Chin             |
| 9 Punch Bowl Social      | 23 Urban Wok               |
| 10 Jersey Mike's Subs    | 24 Taste of India          |
| 11 Panera Bread          | 25 Yangtze Restaurant      |
| 12 Yard House            | 26 JC's Sub LLC.           |
| 13 Hope's Breakfast Bar  | 27 Green + The Grain       |
| 14 Caribou Coffee        |                            |

## SHOP

- |                                 |                               |
|---------------------------------|-------------------------------|
| 1 love, ab                      | 7 Liquor Boy Wine and Spirits |
| 2 Lost in the Forrest           | 8 Office Depot                |
| 3 Anthropologie                 | 9 Continental Diamond         |
| 4 Cub - St. Louis Park West End | 10 Home Depot                 |
| 5 PetSmart                      | 11 kiddywampus                |
| 6 Costco Food Court             |                               |

## REJUVENATE

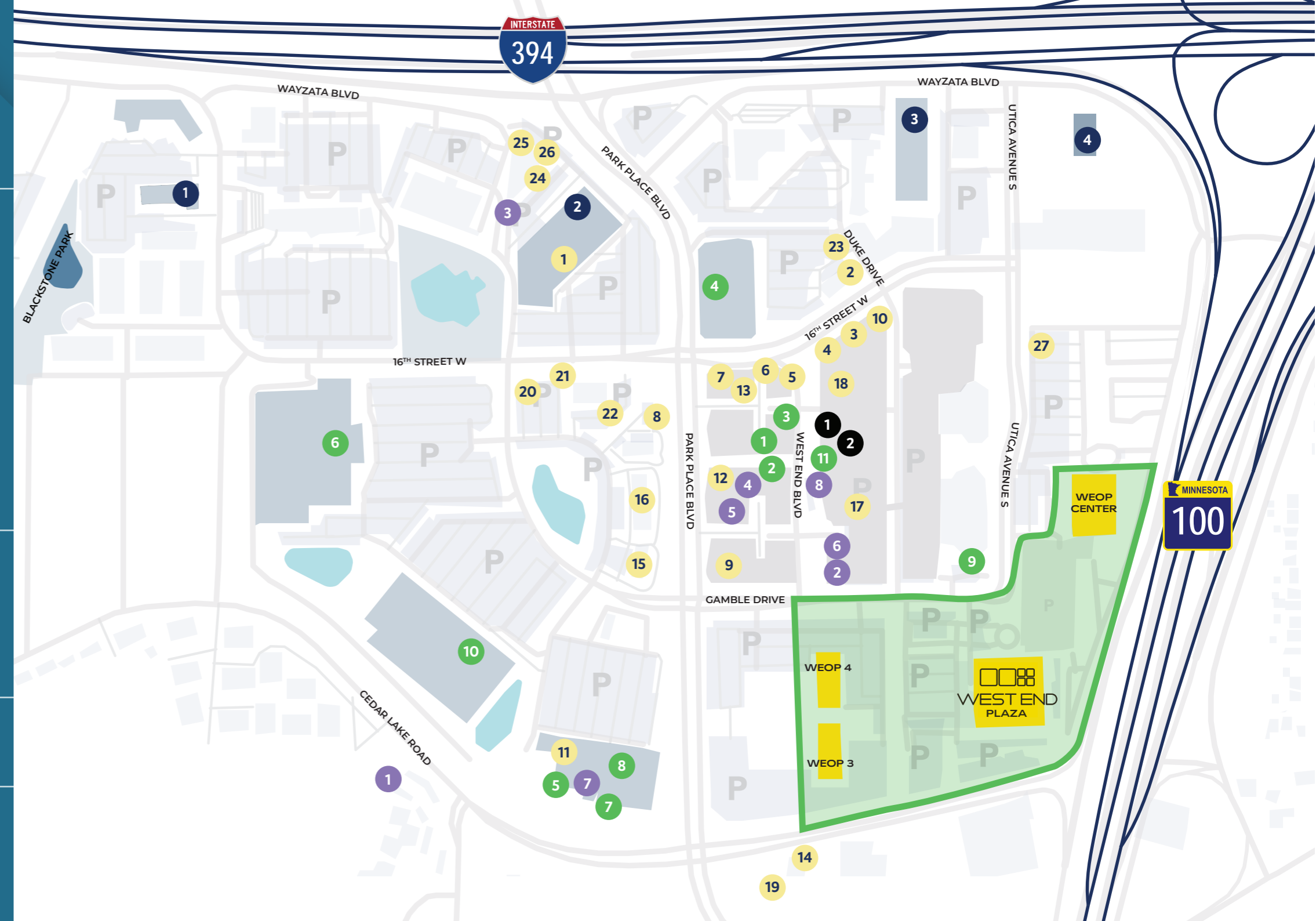
- Life Time Fitness
- Glamour Nail
- FLIGHT|Stairmaster & Strength Group Fitness
- Solidcore St. Louis Park
- Sola Salon Studios
- Roosters MGC
- Orangetheory Fitness
- HOTWORX - West End

## PLAY

- Showplace ICON Theate
- Game Show Battle Rooms

## STAY

- TownPlace Suites by Hilton
- Double Tree by Hilton
- Homewood Suites by Hilton
- AC Hotel by Marriott





## MODERN, SPACIOUS AND ACCESSIBLE

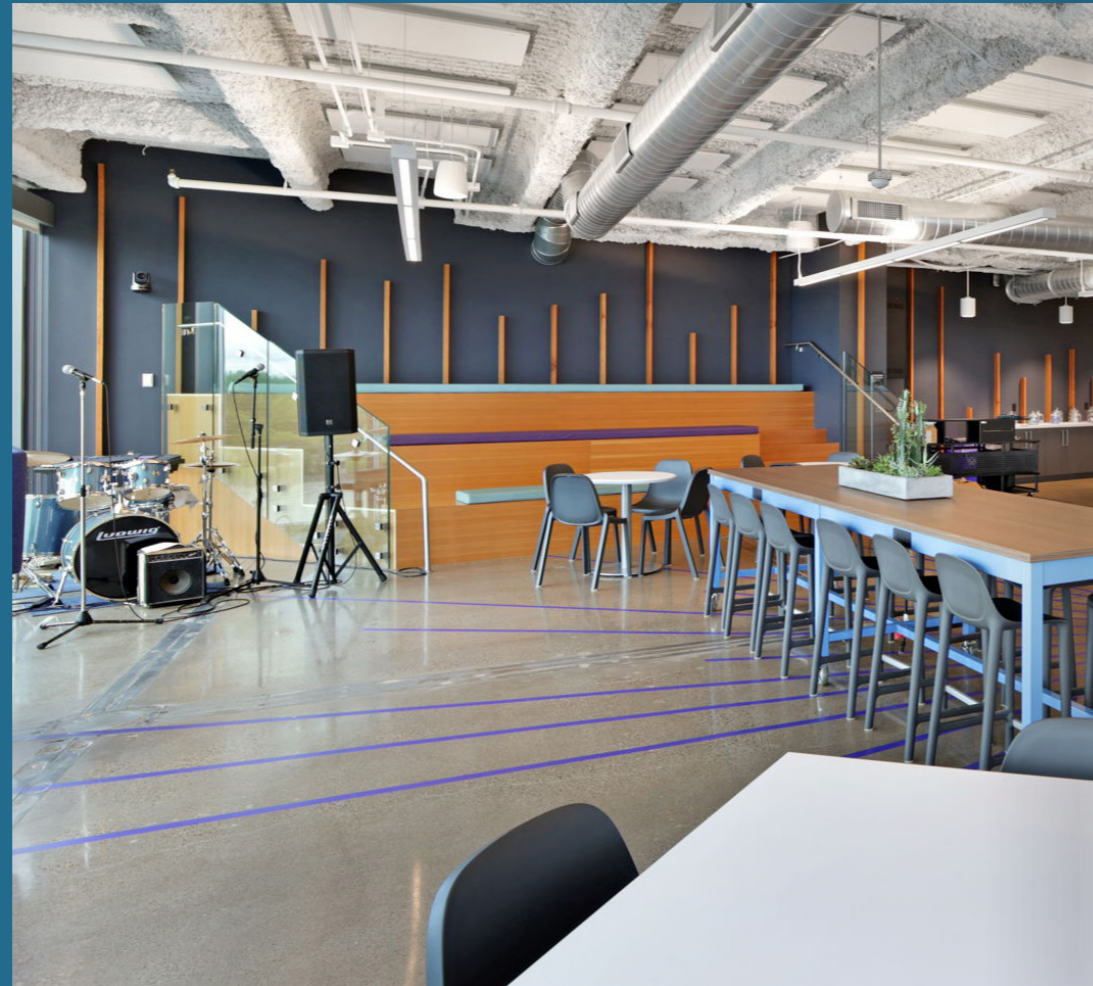
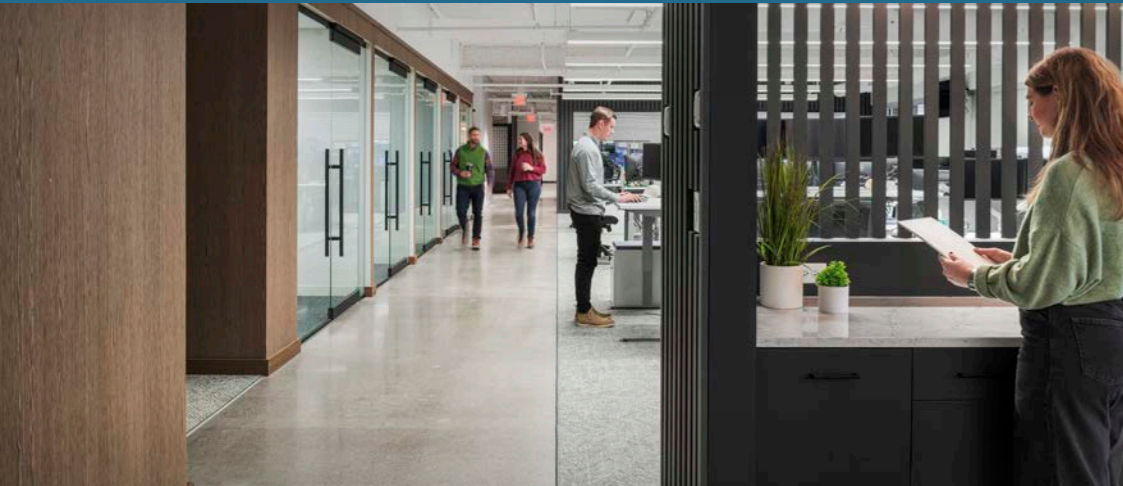
**WEOP** is cleverly designed to deliver the perfect space for collaboration and creativity.

- An inspirational mix of indoor and outdoor workspaces
- 573,000 SF in total
- Remarkable five-story atrium
- Extensive parking options
- On-site dining and catering freshly made from Ed's Kitchen



# CLASS A CREATIVE

## THE BUSINESSES OF WEOP



# THE FINEST AMENITIES

**WEOP** continues to maintain a truly unique offering for Tenants and their employees. These amenities were strategically constructed to help Tenants attract talent while providing a best-in-class amenity package.

Fitness Center



Conference and Training Rooms



Activated Patio



Ed's Kitchen



COVERED  
PARKING

ABRIDGE

FIREPLACE  
LOUNGE

WEOP  
CENTER

BUILDING  
CONFERENCE  
ROOM

COVERED  
CENTER/PLAZA  
CONNECTION

WEOP 4

UNDERGROUND  
EXECUTIVE  
PARKING

WEOP 3

- GAME AREA  
- FITNESS CENTER  
- PRIVATE LOCKER/  
SHOWER ROOMS

- PATIO  
- 5 STORY ATRIUM  
LOUNGE

ED'S KITCHEN  
WEST END  
SLP

CONFERENCE  
AND TRAINING  
ROOMS

UNDERGROUND  
PARKING

RESERVED AND  
COVERED PARKING

BIKE  
STORAGE

UNDERGROUND  
EXECUTIVE  
PARKING

# ATTRACT TOP TALENT

Built for a multi-generational workforce



**Baby boomers**  
convenience, safety



**Gen X**  
work/life balance, short commute,  
flexible work environment,  
on-site amenities



**Millennials**  
transit options, access to outdoor  
spaces, retail amenities  
(coffee, shop, gym, etc.)



**Gen Z**  
vibrant community,  
transit options

In close proximity to deep young worker labor pools:

- St. Louis Park
- Uptown
- North Loop





# HEALTH & WELLNESS

- Several fitness studios, salons and wellness centers just a short walk away
- Easy access to Cedar Lake Trail. [Learn more:](#)







# WEST END

OFFICE PARK

**BRIDGE  
INVESTMENT  
GROUP**

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