



Located in the thriving North Loop neighborhood, T3 sets a new standard for the work environment. Built to recruit and retain the best and brightest while achieving space efficiency and cost savings through densification, every aspect of T3 goes towards inspiring companies to reach their full potential.

#### **BUILDING MATERIAL**

HEAVY TIMBER

## **BUILDING SIZE**

221,552 RSF

#### **YEAR BUILT**

2016

### **CLASS**

Α

#### **PARKING**

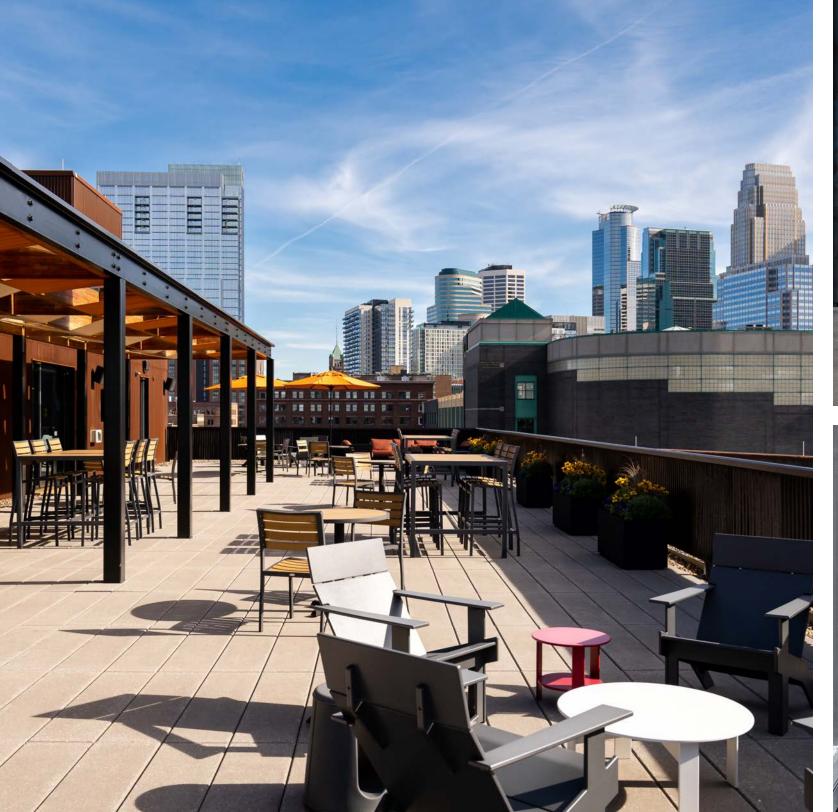
65 UNDERGROUND EXECUTIVE PARKING STALL

3,000+ PARKING SPACES IN RAMP B AND RAMP C, ADJACENT TO T3





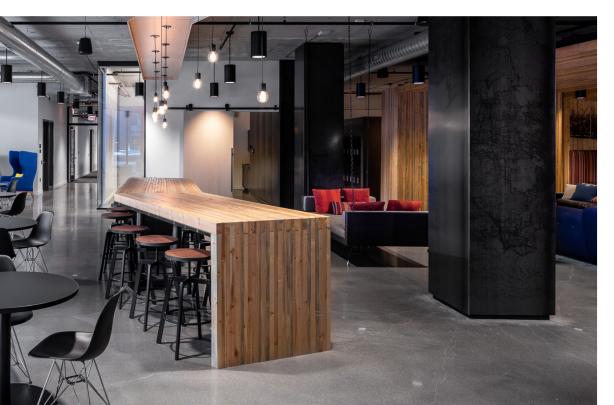
















ROOFTOP DECK WITH WIFI AND GRILLS



BIKE STORAGE AND BIKE REPAIR STATION



COMPLIMENTARY
COMMUNITY BIKE FLEET



STATE-OF-THE-ART FITNESS CENTER AND SHOWER FACILITIES



FIRST FLOOR SOCIAL WORKSPACES AND MEETING AREAS



ON-SITE RETAIL





# **TIMBER**

Exuding warmth and character, the sustainably sourced Timber used in T3 construction guarantees a unique and inviting atmosphere while limiting its environment footprint.



# **TECHNOLOGY**

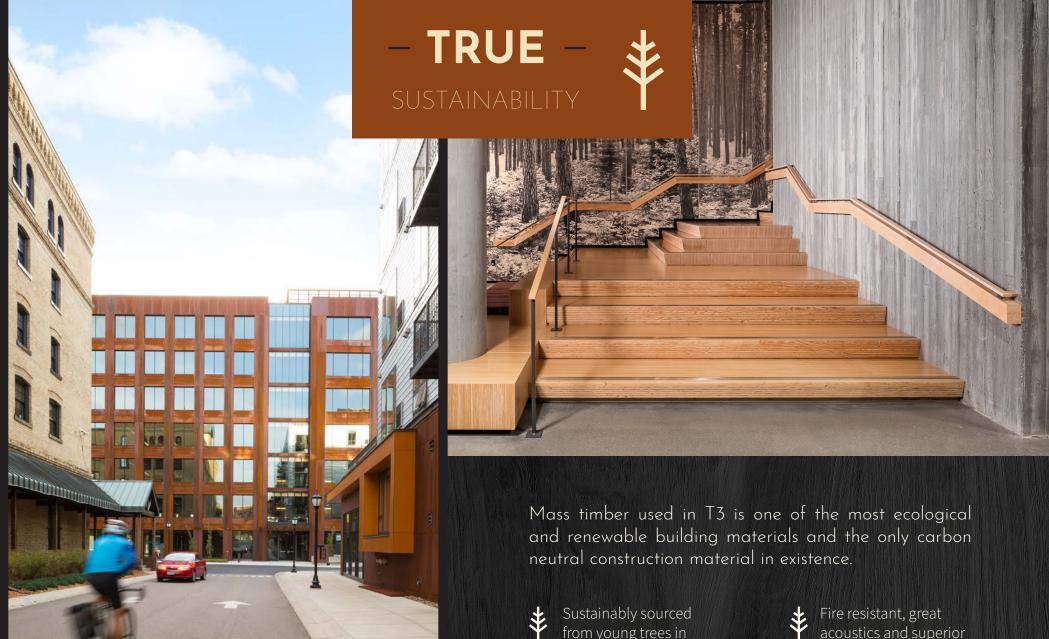
An innovative technology package delivers modern connectivity and redundancy throughout T3 enabling employee's workdays to be more productive and secure.

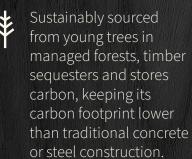


# **TRANSIT**

Sitting in the heart of North Loop with a walk score of 93 and with direct access to the Cedar Lake Bike trail, T3 offers multi-modal transit options for users, including affordable and accessible parking and proximity to the Light Rail.







Fire resistant, great acoustics and superior structural performance are all added benefits of using mass timber.

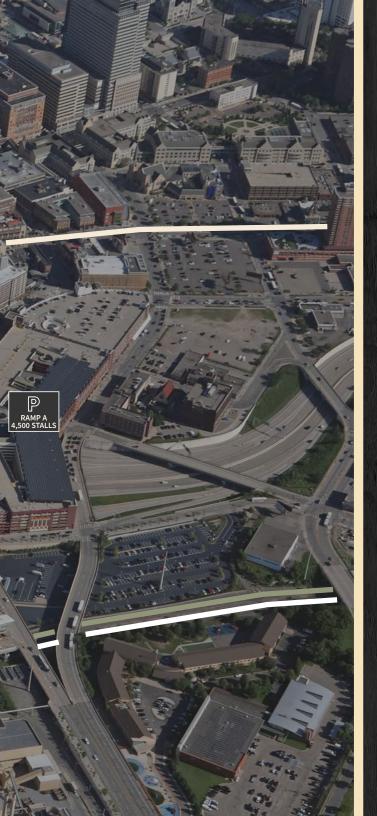
North Loop is the ideal place to live, work and succeed. From creative ad firms to law firms, from tech start ups to Fortune 500 firms, the North Loop is Minneapolis' most progressive office submarket. Surrounded by and connected to one-of-a-kind restaurants and cafes as well as unique local and national retailers, T3 provides employees the best experience morning to night.

# BE IN ——— THE LOOP











# ALL PATHS TO

**BIKE SCORE** 

89

**WALK SCORE** 

93

TRANSIT SCORE

83



