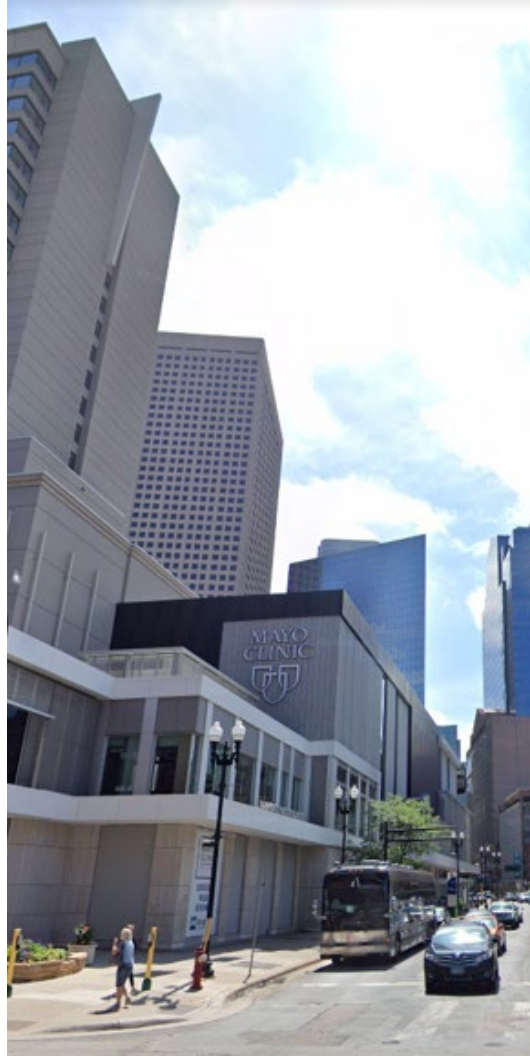


MAYO CLINIC

S Q U A R E





Welcome to Mayo Clinic Square

Located in the Billboard District of the Downtown Business District, Mayo Clinic Square offers tenants a very unique opportunity for prominent signage not available anywhere else in the Minneapolis CBD. It is a dynamic, mixed-use redevelopment featuring a Class A, creative office building connected to the Loews Hotel and surrounded by some of Minnesota's most recognizable landmarks like Target Center, First Avenue, The Theater District and some of the finest dining in Minneapolis.

Originally built in 2001, the property underwent a complete \$90M renovation improving connectivity, building amenities and new exterior finishes while converting the entire project into a new vibrant mixed use property.

Today, Mayo Clinic Square includes Mayo Clinic's Sports Medicine Facility, the luxury Loews Hotel, training facilities for the Minnesota Timberwolves and Lynx, and the headquarters to Jack Links Beef Jerky.

Mayo Clinic Square includes:

- New facades on all sides of the building
- Two grand entrances on First Avenue and Hennepin Avenue, connected with a multi-tenant lobby and corridor, open to the skyway
- Repositioning of existing retailers to create optimal accessibility for tenants and guests
- Interior connection to the Loews Minneapolis Hotel and meeting facilities
- Open first floor street and second floor skyway level space for unique and highly visible leasing opportunities

Property Features



Address:

600 Hennepin Avenue
Minneapolis, MN 55403



Building Size:

222,000 RSF



Property Management:

On-site, full-service
property management
provided by JLL



Amenities:

Skyway Connected
Conference Rooms
Loews Hotel
Fast Casual Restaurants
Fine Dining
Public Transportation



Office Component:

4-story Class A
Creative Office



Incredible Accessibility:

Convenient access to
I-394 and I-94

Skyway Connections:

Skyway Connections:
North Loop via Target Center
Downtown Core via City
Center



Security:

24/7 security



On-Site Parking:

550 Stalls for daily and
contract parkers
(2.5 / 1,000 rsf)

Nearby Parking:

Over 6,000 stalls nearby in
Ramps A, B and C



Transportation:

Green Line LRT (1 block)
Hiawatha Commuter Line
located at Target Field
Multiple bus lines and
suburban commuter lines



Signage:

As one of only three blocks
located within the Downtown
Billboard District, a zoning
district with less signage
restrictions, tenants have
prominent placement and
flexible methods for creating
highly visible and impactful
brand exposure.



Endless Entertainment:

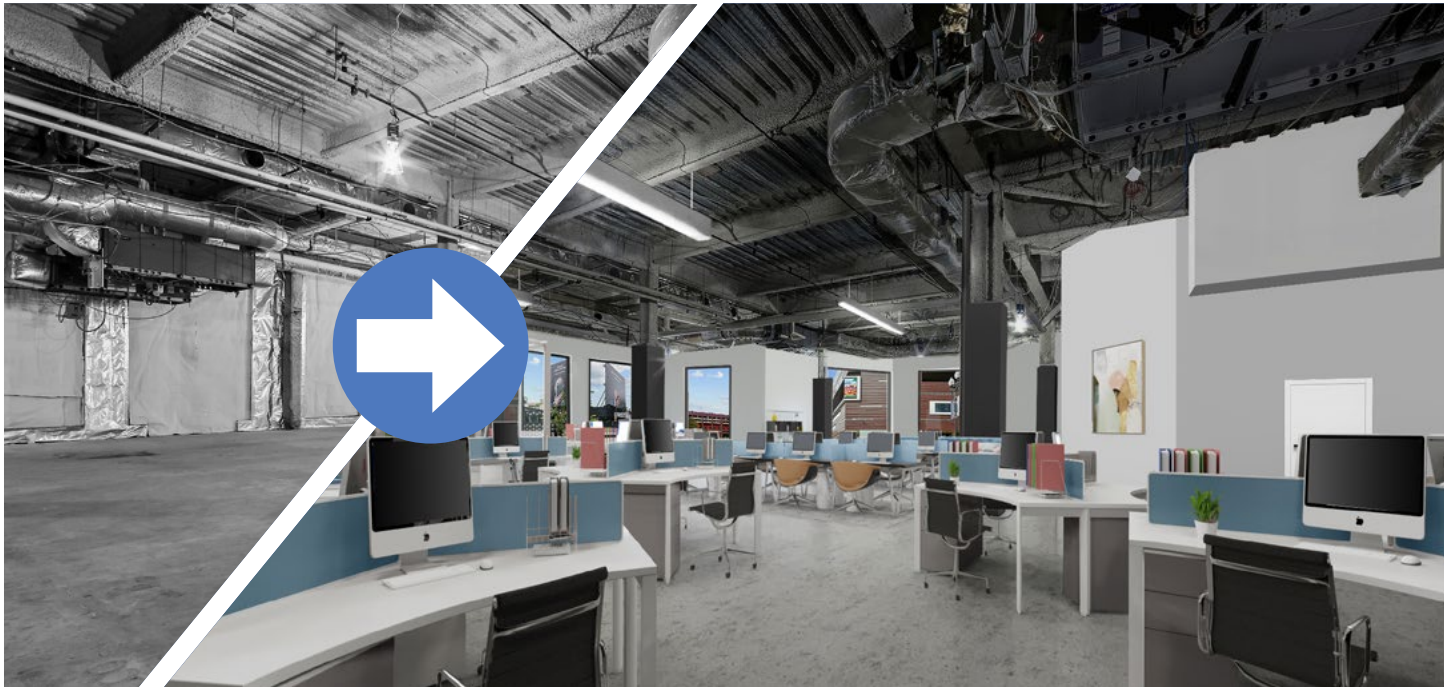
Across the street from
Target Center, two blocks
from Target Field and
surrounded by the Theater
District, the opportunities
to host clients and engage
your workforce are
endless.

Visibility/Branding



Leasing Opportunities

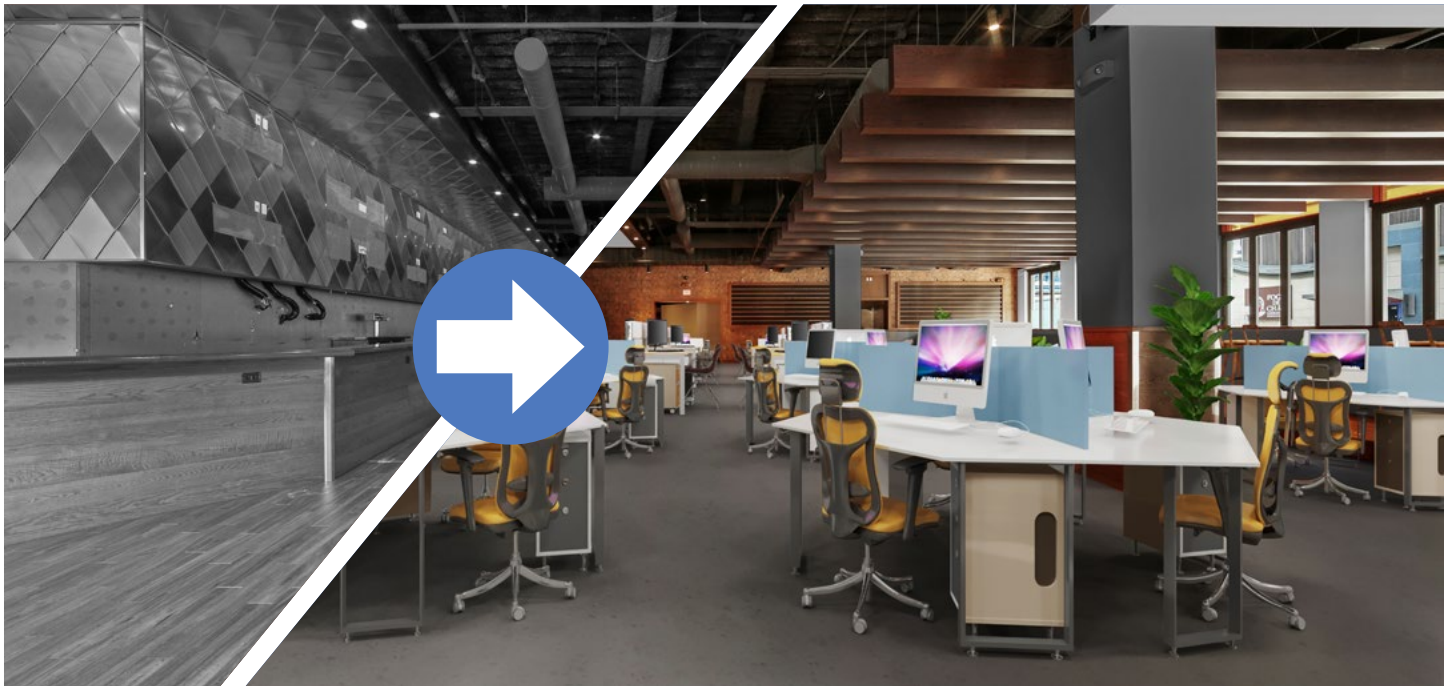
Mayo Clinic Square offers the most dynamic, visible and highly energized office and retail space in downtown Minneapolis. Interior and exterior building signage is available.



Suite 100 - 8,453 SF

Existing Conditions:
blank canvas

Suite 100 features 19.5' ceilings with the potential for abundant natural light and high volume space. Perfect for a creative office user or a retail tenant looking for visibility and connectivity to Target Center.



Suite 110 - 10,337 SF

Existing Conditions: Primarily
open space plan with incredible
exposed ceiling design.

Suite 110 features 19.5' Ceilings with abundant Natural Light and great visibility from the recently renovated Hennepin Ave.

Neighborhood



■ AREA ATTRACTIONS

- 1 Target Field
- 2 Target Center
- 3 Cowles Center
- 4 First Avenue
- 5 Pantages Theatre
- 6 Brave New Workshop
- 7 Orpheum Theatre
- 8 State Theatre
- 9 Minneapolis Orchestra
- 10 Lifetime Fitness

★HOTELS

- 1 Loews Minneapolis Hotel
- 2 Marriott at City Center
- 3 Westin Hotel
- 4 Radisson Blu Hotel
- 5 Le Meridan Hotel
- 6 Marquette Hotel
- 7 W Hotel at The Foshay
- 8 AC Hotel by Marriot
- 9 Embassy Suites

● RESTAURANTS

- 1 Kieran's Irish Pub
- 2 Lyon's Pub
- 3 Murray's Restaurant
- 4 Oceanaire
- 5 Fogo De Chao
- 6 SEVEN Steakhouse
- 7 Capital Grille
- 8 Crave Minneapolis
- 9 Mercy Bar & Dining

■ PARKING

- 1 Ramp A
- 2 Ramp B
- 3 Ramp C



For leasing inquiries, please contact JLL.

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