

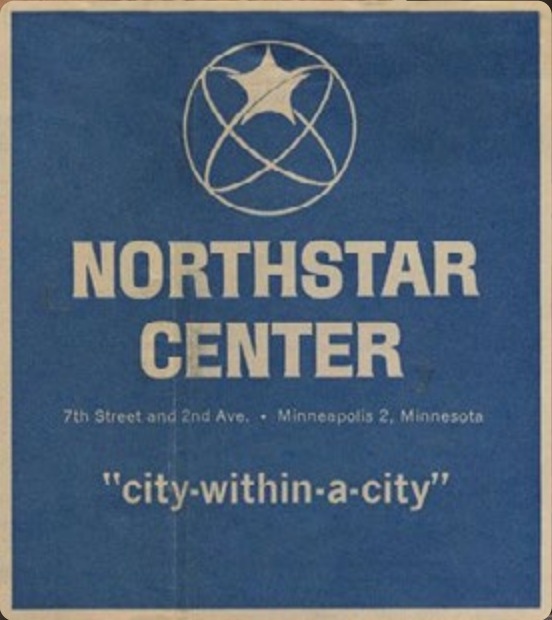


# NORTHSTAR CENTER

THE INTERSECTION OF  
**HOSPITALITY &  
THE WORKPLACE**



[northstarcenterminneapolis.com](http://northstarcenterminneapolis.com)



# STEP BACK INTO HISTORY, IN THE WORKPLACE OF TOMORROW

In 1963, Northstar Center pioneered the concept of a “City Within A City”. As the birthplace of the Minneapolis Skyway system, and with its innovative mixed-use design and convenience, the property laid the groundwork for what a future workplace could be in a downtown business district. Northstar Center is now reborn as a Class A, experiential, hospitality-forward, mixed-use ecosystem that sets itself apart from the rest of the office space options in Minneapolis.

# THE MOST ROBUST ANCHOR TENANT OPPORTUNITY IN MINNEAPOLIS

Northstar Center offers an anchor tenant a next-generation opportunity to fully brand a building as its own and accomplish a unique building-within-a-building experience, including the ability to fully control, brand & occupy the Northstar Center Skyway as a market-leading client & visitor center. Over 300,000 square feet of contiguous space is available, as well as the highest parking count in downtown Minneapolis and one of the largest meetings & events venues in the Twin Cities. Northstar Center offers not only a Class-A workplace experience, but also an enhanced ability to greet, meet with and socialize with clients & visitors in a luxury hospitality-grade setting.



## FULL BUILDING BRANDING

A multitude of branding opportunities exist throughout the interior and exterior areas of the building that can collectively accomplish full building branding for an anchor user.



## PRIVATE ELEVATOR CABS & ELEVATOR LOBBIES

Private elevator cabs, including an exclusive elevator lobby that connects the Northstar Ramp parking directly to the tenant premises are available for an anchor tenant.



## EXCLUSIVE, ABUNDANT PARKING FACILITIES

A privatized, heating parking facility secured by multiple rollup doors can be exclusively dedicated to an anchor user, and parking can be provided at an above 2.0/1,000 count.



## EXCLUSIVE, ANCHOR-BRANDED SKYWAY

An anchor user can fully control, brand and occupy the Northstar Center Skyway, including a pre-built and fully furnished reception office, secured parking lounge, visitor center and meetings facility.



## RESERVED, CLIENT-EXCLUSIVE PARKING FACILITY

In addition to the exclusive parking facility, a client-exclusive parking area can also be provided on Level A of the Northstar Ramp, which directly connects to the Skyway.



## EXCLUSIVE FITNESS CENTER & SAUNA CLUB

An anchor user can enjoy a private fitness center and/or sauna club in a large at-grade retail space as an employee & client recreational feature.



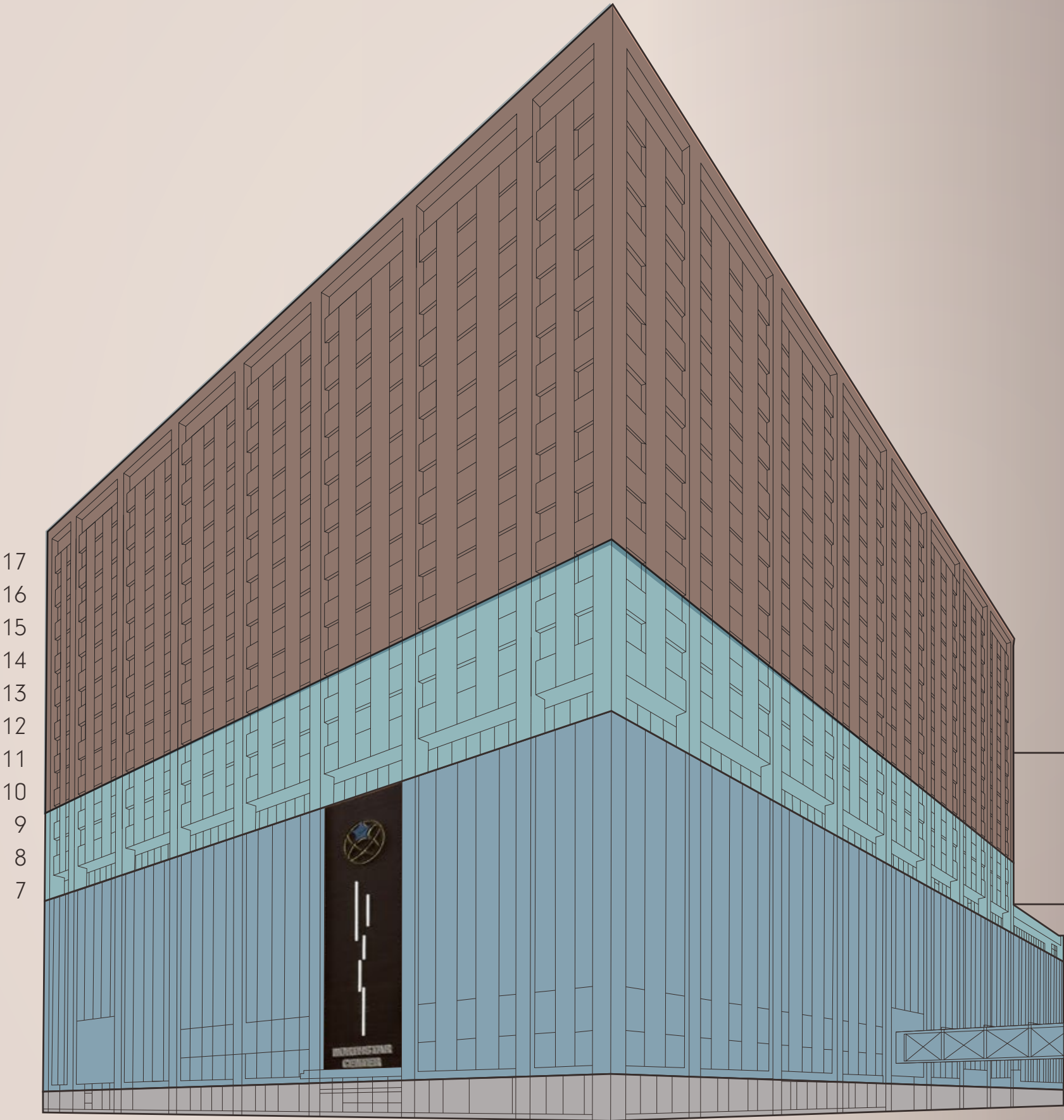
## PRIVATE LOADING DOCK & STORAGE FACILITIES

The anchor tenant can enjoy private loading dock bays and newly renovated storage space for warehousing, file & furniture storage, and other back-of-house needs.

# A CITY-WITHIN-A-CITY

Northstar Center is much more than just an office building. As a uniquely robust, curated & coordinated ecosystem of uses, the project includes 216 new residential apartment units, 218 newly renovated hotel keys, almost 1,000 structured parking stalls, a 1,000+ person capacity meetings & events center, multiple full-service and quick-service food & beverage outlets, the largest rooftop terrace in CBD Minneapolis, a large-scale corporate storage facility, and a curated retail program, all within a master planned city block.





# OFFICE OVERVIEW

AVAILABLE SUITES

SPEC SUITES AND AMENITIES

7-STORY PARKING RAMP

STREET LEVEL RETAIL

# FROM TENANT, TO GUEST

As Minneapolis' first hospitality-grade office building, Northstar Center provides a Class A, heightened building experience to office tenants – one that feels more akin to staying at a full-service hotel rather than being a tenant in a traditional office space. Through concierge property management, a building-wide culinary program, and meeting & lounge spaces staffed by a first-class national hospitality operator, Northstar Center is the only office building in Minneapolis to truly provide anticipatory, consumer-grade hospitality services to office users, their employees and their guests.

RECEPTION



NORTHSTAR  
CENTER



# EXPERIENCES, NOT AMENITIES



Onsite covered  
parking, 2.0+/1,000  
parking ratio



1000-person  
meeting & events  
venue



Concierge-grade  
property  
management



10,000 SF  
SkyGarden



'Room service'  
office catering



9 Hole  
golf facility



Fully equipped  
fitness center



Café



Rosewood  
Room



90,000 SF corporate  
storage program



Food  
hall



On-site grocery  
store

# NORTHSTAR 8 MEETING & EVENTS

Fully Serviced Meeting & Events Venue



Northstar 8 is a business class meetings & events facility that offers true 5-star hospitality throughout a wide variety of meeting rooms, event venues and social spaces perfect for hosting everything from corporate day meetings, conferences, holiday parties, board meetings, trainings, and collaborative work functions with capacity for over 1,000 people. This unique indoor/outdoor, multi-purpose venue features built-in technology and AV, an on-site gourmet culinary program with Michelin Star and James Beard Award credentials and a full-service hospitality team.



# ON-SITE GROCERY STORE

For added convenience, Northstar Center's grocery store offers fresh produce, curated packaged goods, dairy staples, fresh flowers, and gourmet takeaway meals.



# ON-SITE CULINARY ECOSYSTEM

There's no need to leave Northstar Center to satisfy any of your culinary needs or cravings. Tenants enjoy daily access to a wide range of quick-service, full-service and full-scale catering options, all produced on-site and serviced by our culinary team with Michelin Star and James Beard Award-winning legacy.



GENERAL STORE



Northstar CAFETERIA



Rosewood Room

## THE SKYGARDEN

The Largest Rooftop Terrace in the Minneapolis Skyline

The Skygarden is a 10,000 SF oasis in the downtown Minneapolis skyline that serves as an outdoor complement to the indoor venues at Northstar Center. The Skygarden provides a magical environment to host memorable experiences. Equipped with outdoor bars, lush landscaping, and elegantly connected to the 2-story Rosewood Room, the Skygarden is a truly unique venue. Both the Skygarden and Rosewood Room are included in the office tenant experience as daily lounge and dining amenities.





## THE NORTHSTAR GOLF CLUB

The Northstar Golf Club includes both golf simulators and a professionally-designed 9-hole putting course. Club members can also enjoy the on-site bar and snack shack and club lockers all serviced by our on-site hospitality team.



## THE VAULTS STORAGE & WAREHOUSING

The Vaults offers 90,000 SF of on-site, large format business storage space. These newly renovated, fully serviced facilities 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.

## NORTHSTAR RAMP

The Best Parked  
Office in the CBD



The Northstar Ramp is a 7-story on-site parking facility with a 2.0+ / 1,000 RSF parking ratio for office tenants. The ramp has ingress/egress from 3 sides of a full city block and is accessible from all major Minneapolis expressways.

100,000+ SF OF MOVE-IN  
READY, SPEC SUITES

Located on floors seven through nine, Northstar Center spec suites are fully furnished, move-in ready office spaces with adjacent work lounges and meeting spaces equipped with built-in audio-visual.





**NORTHSTAR  
CENTER**

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