

# 500

# WASHINGTON

@ THE DEPOT



500 WASHINGTON AVE SOUTH | MINNEAPOLIS, MN

# PROPERTY OVERVIEW



## CONVENIENCES

- ONE BLOCK FROM THE MISSISSIPPI RIVER
- OUTDOOR PATIO
- SIGNAGE OPPORTUNITY
- ACCESS TO PARKS AND WALKING TRAILS
- FITNESS CENTER
- ADJACENT TO THE DEPOT HOTEL AND CONFERENCE CENTER

|                         |                |
|-------------------------|----------------|
| TOTAL BUILDING:         | 156,950 RSF    |
| FLOOR PLATE SIZE:       | 33,262 SF      |
| NUMBER OF FLOORS:       | 4              |
| OWNERSHIP & MANAGEMENT: | CSM            |
| YEAR BUILT:             | 2003           |
| CEILING HEIGHT:         | 14' - 20'      |
| PARKING RATIO:          | 7.6 / 1,000 SF |



# THE SPACE

**SUITE 4000**

24,958 SF

**SUITE 4100**

11,447 SF

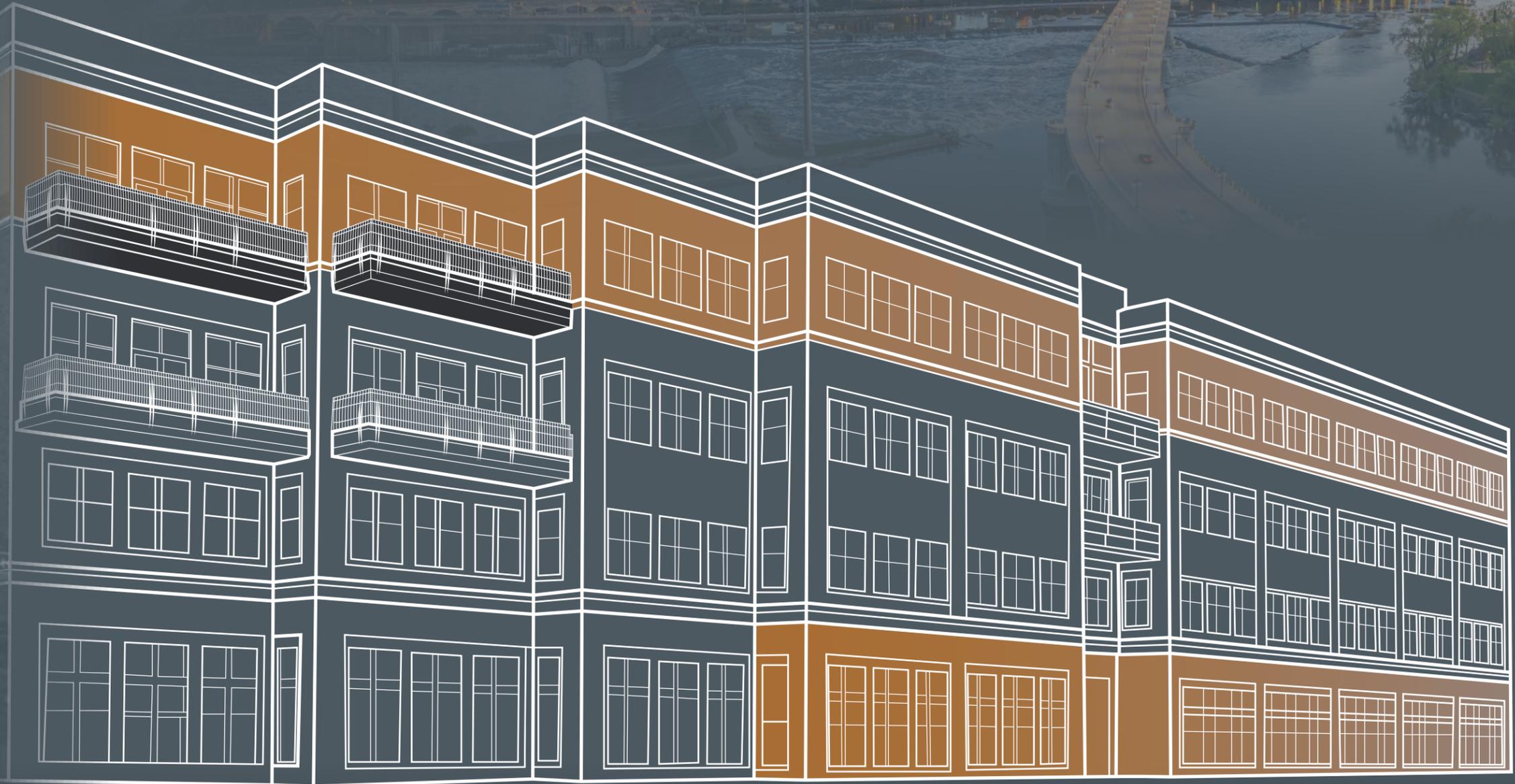
*Contiguous to 36,405 SF*



*Scan to  
view floorplans*

**SUITE 1080**

16,412 SF



PRIVATE TENANT  
BALCONIES



14' - 20'  
CEILINGS



MODERN  
DESIGN



LARGE  
WINDOWS



ICONIC VIEWS OF  
MINNEAPOLIS SKYLINE



SIGNAGE  
OPPORTUNITIES

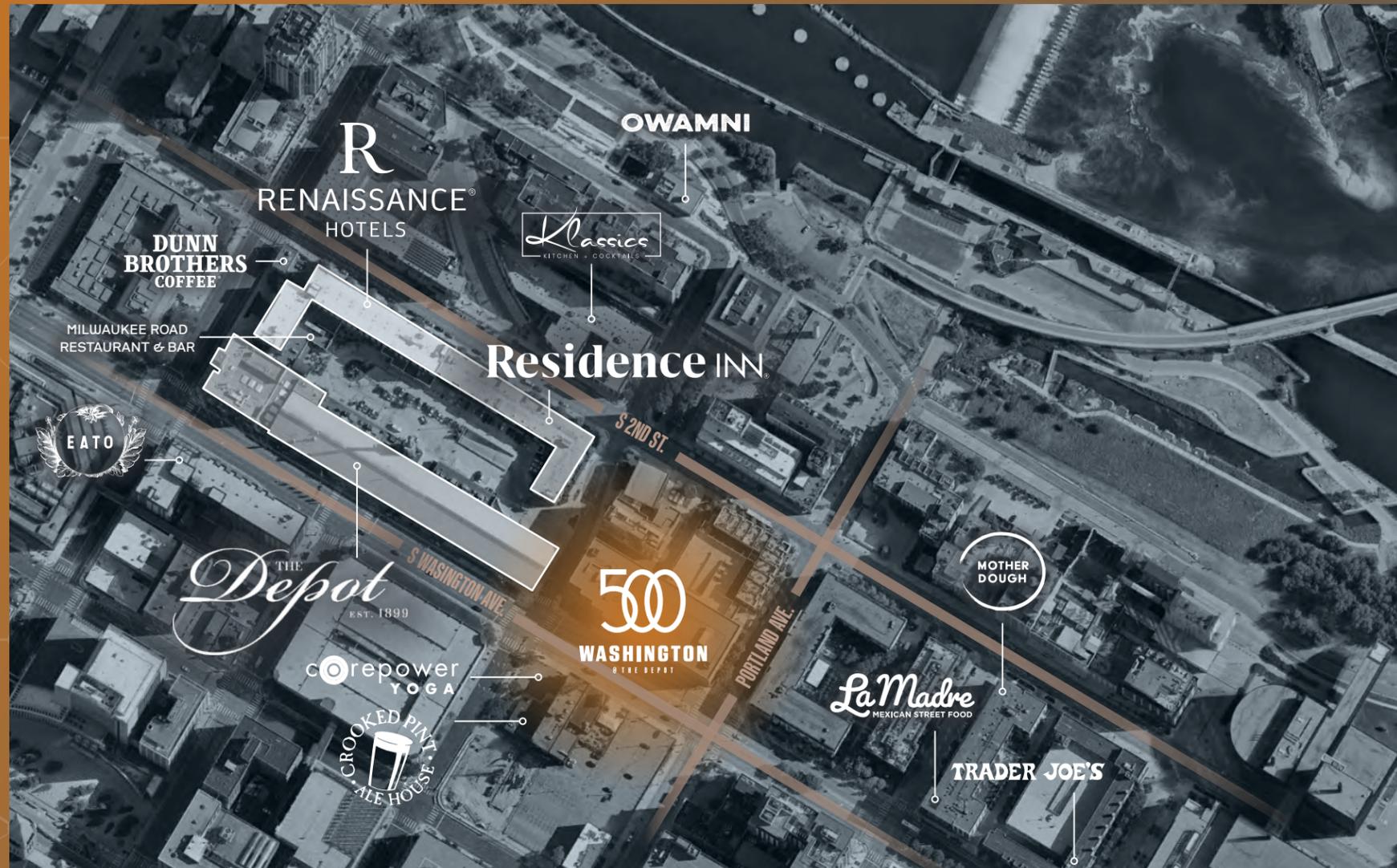
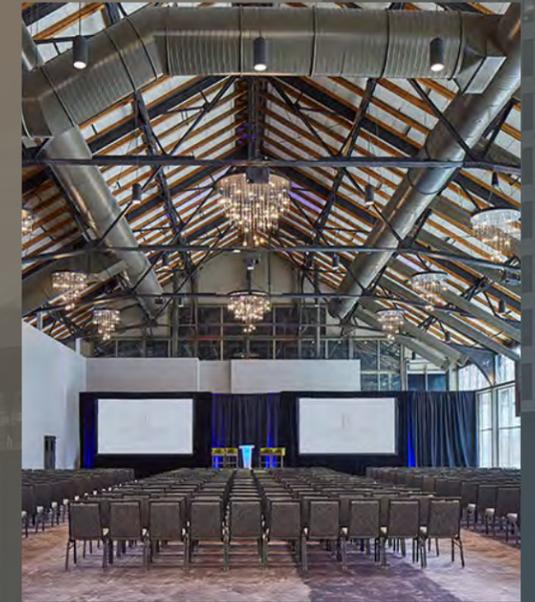


UNIQUE  
MEZZANINE

# TIMELESS CHARM MEETS MODERN CONVENIENCE

500 Washington is adjacent to Minneapolis's iconic hotel, The Depot. Also owned by CSM Corporation, the proximity to The Depot Hotel provides tenants of 500 Washington with immediate access to 73,000 SF of unique event and meeting spaces, a tastefully designed full restaurant and bar, laid-back patio space, as well as the convenience of two hotels featuring 466 rooms with various accommodations.

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



The Depot stands as a living, breathing monument to a fantastic era of rail travel – ready to host your event with all the conveniences of two hotels, an array of meeting rooms, a full restaurant and bar, heated underground parking, and unique entertainment options. Take an inside look at all of our elegant spaces in our new virtual tour.

# THE NEIGHBORHOOD

Nestled along the Mississippi river, the Mill District is one of the most significant neighborhoods in Minneapolis. Once considered the “Flour Milling Capital of the World,” this area was home to more than 20 flour mills that spurred innovations in technology, business, and culture that helped the city blossom.

Today, this neighborhood is a cultural center and home to numerous eateries, entertainment options, a truly local weekend farmers market, and a healthy grouping of new condos have turned this corner of downtown into a thriving vibrant neighborhood.



# CROSSROADS OF NATURE & DOWNTOWN



500  
WASHINGTON  
B I L E D E P O T

GUTHRIE THEATRE

THE DEPOT

FOUR SEASONS

HENNEPIN AVENUE  
1ST AVENUE

FIRST AVENUE

TARGET CENTER

TARGET FIELD

SPOON AND STABLE

BILLY SUSHI

SWEETGREEN

THE FREEHOUSE

AXEBRIDGE WINE CO.

BAR LA GRASSA

GRAZE | PROVISIONS + LIBATIONS

 RESTAURANT

 HOTEL

 METRO

 BIKE LANE

 ENTERTAINMENT

 GROCERY

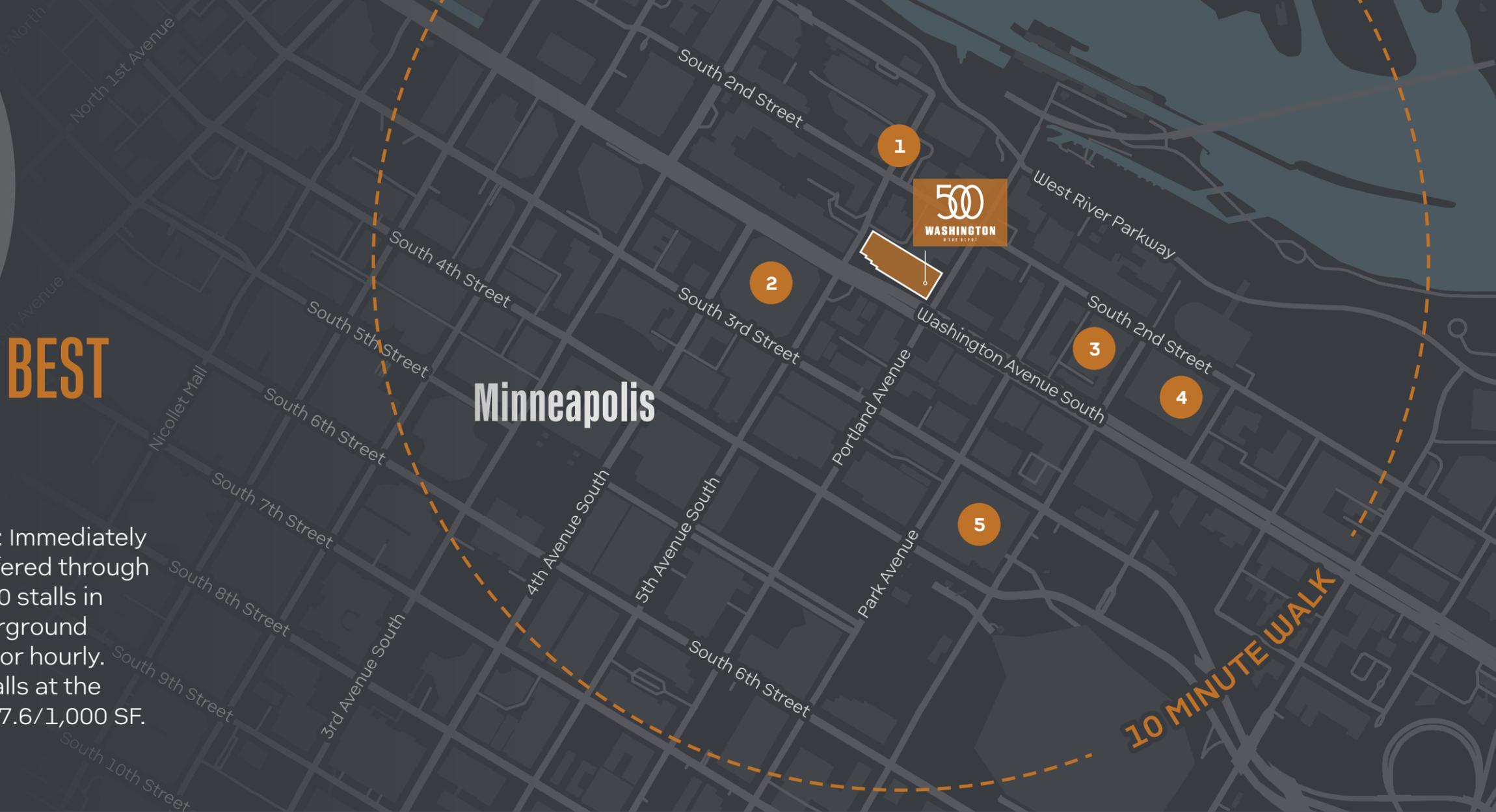
 20+ PREMIER APTS  
2,125 UNITS

94  
WALK SCORE 

87  
TRANSIT SCORE 

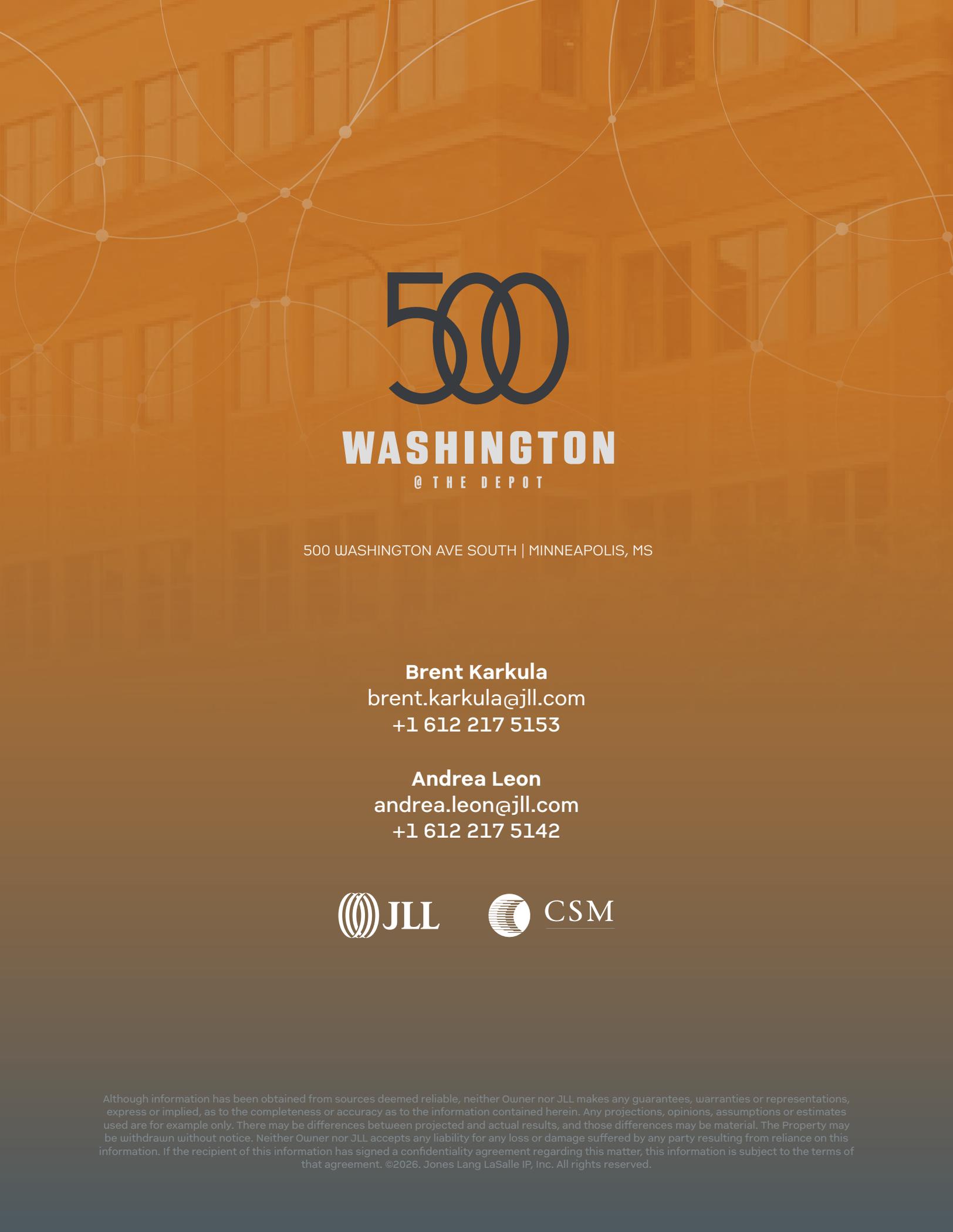
# THE MILL DISTRICTS BEST PARKING SOLUTION.

500 Washington's parking advantage: Immediately on site parking ratio of 2/1,000 SF offered through 241 onsite parking stalls including 130 stalls in adjacent parking ramp and 111 underground heated stalls. Available monthly, daily or hourly. Opportunity to contract additional stalls at the adjacent hotel ramp, for a ratio up to 7.6/1,000 SF.



## Additional neighborhood parking options:

| # | Name                              | Address                               | Monthly Rate  | Daily Rate | Hourly Rate | Website                         |
|---|-----------------------------------|---------------------------------------|---------------|------------|-------------|---------------------------------|
| 1 | Depot Parking                     | 136 5th Ave S, Minneapolis, MN 55401  | \$180         | \$12       | \$10        | <a href="#">parking_website</a> |
| 2 | Gateway Parking Ramp, Minneapolis | 400 S 3rd St, Minneapolis MN 55415    | \$209.06      | \$11       | \$10        | <a href="#">parking_website</a> |
| 3 | Mill Quarter Parking Ramp         | 711 S 2nd Street Minneapolis MN 55415 | \$105         | \$11       | \$3         | <a href="#">parking_website</a> |
| 4 | Riverfront Municipal Parking Ramp | 212 9th Ave S Minneapolis MN 55415    | \$100 - \$165 | \$10       | \$3         | <a href="#">parking_website</a> |
| 5 | Stadium Parking Ramp              | 740 S 4th Street Minneapolis MN 55415 | -             | \$18       | \$6         | <a href="#">parking_website</a> |



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