

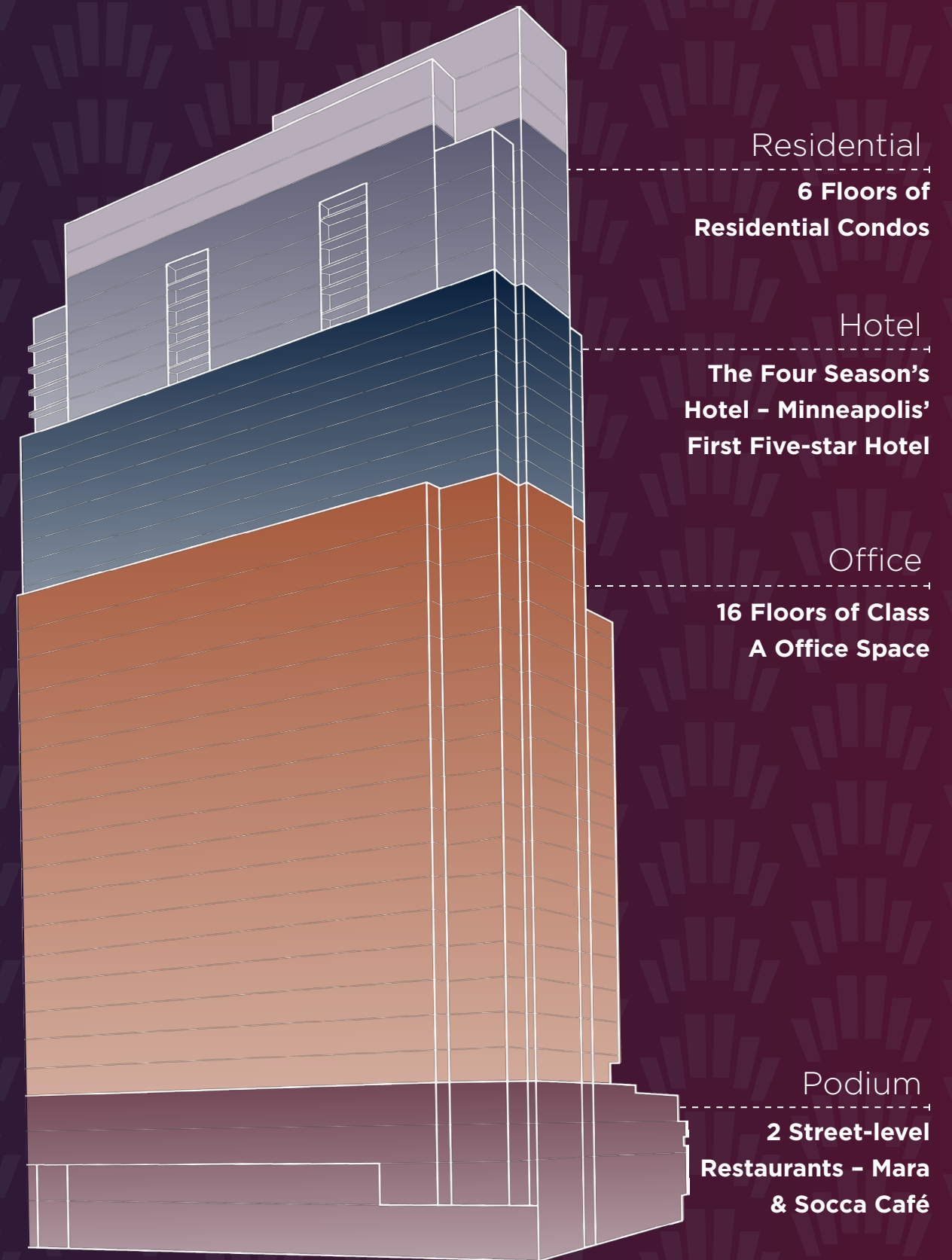


Business Meets Luxury

RBC Gateway brings a new vision for a historic downtown Minneapolis site. At just under two acres, the site is situated on what was once home to the renowned Nicollet Hotel. This area is historically referred to as Bridge Square, because of it's location at the southern foot of the Hennepin Avenue Bridge and is said to be Minneapolis' original downtown. At the turn of the 20th century, the area was rebranded into The Gateway District to celebrate its status as the gateway into Minneapolis. Today, this area

remains as the historic core of the city and the RBC Gateway project helps celebrate these deep roots.

Within its 1.2 million square feet, RBC Gateway is home to RBC Wealth Management's world headquarters, the Pohlad Companies, and a Four Seasons Hotel - Minneapolis' first 5-star luxury hotel. The tower also includes 33 private residential condos, a public plaza with green space, and the street-level restaurants, Mara and Socca Café.



Residential
**6 Floors of
Residential Condos**

Hotel
**The Four Season's
Hotel - Minneapolis'
First Five-star Hotel**

Office
**16 Floors of Class
A Office Space**

Podium
**2 Street-level
Restaurants - Mara
& Socca Café**

A Five-star Experience

RBC Gateway exudes luxury and hospitality throughout the building. With 24/7 top-notch security, the on-site café, fitness center and parking, everything is designed to provide tenants with a seamlessly luxurious workday.



FITNESS CENTER

State-of-the-art equipment, including Pelotons, as well as locker room and shower facilities and complimentary group fitness classes.



RIVA TERRACE

Located on the fourth floor pool deck of the Four Seasons Hotel, Riva is a casual rooftop bar and restaurant with an Italian leaning menu.



PARKING

Underground parking, valet, and bike storage



MARA RESTAURANT

Awarded 2022 Restaurant of the Year by Star Tribune and Minnesota Monthly, Mara is a Mediterranean-inspired restaurant lead by Chef Gavin Kaysen.



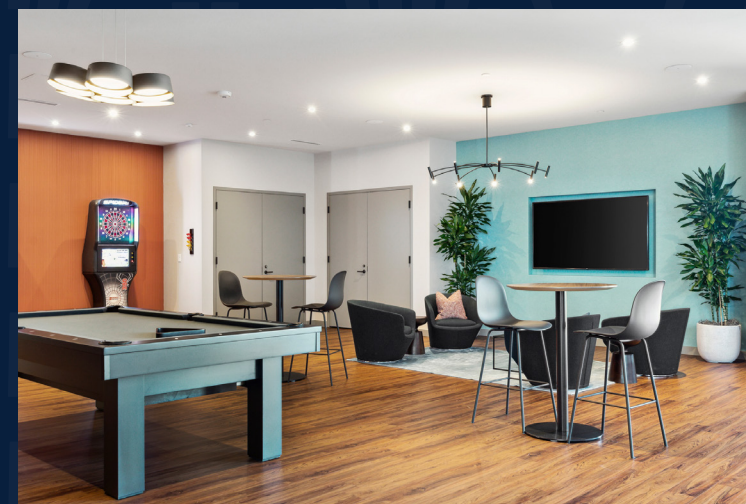
SOCCA CAFÉ

Artisanal coffees, fresh gourmet pastries, and nourishing grab-and-go meals for any part of your day.



THE SPA AT FOUR SEASONS

The Four Seasons Hotel offers customized skincare and body treatments for hotel guests and day visitors.



Featuring a large kitchen, a variety of seating areas and several games, the lounge is perfect for hosting events or just a midway break from the office.



TENANT LOUNGE

The Neighborhood

RBC Gateway is prominently and ideally located adjacent to the North Loop District and Mississippi riverfront at the convergence of the three most prominent streets, Hennepin, Nicollet and Washington Avenues in downtown Minneapolis. This location offers high visibility, outstanding neighborhood amenities, access to miles of trails, and is within walking distance to numerous restaurants, shopping, entertainment, bars, and more.



Access to 18 miles of trails within 5 blocks



12 miles from MSP International Airport



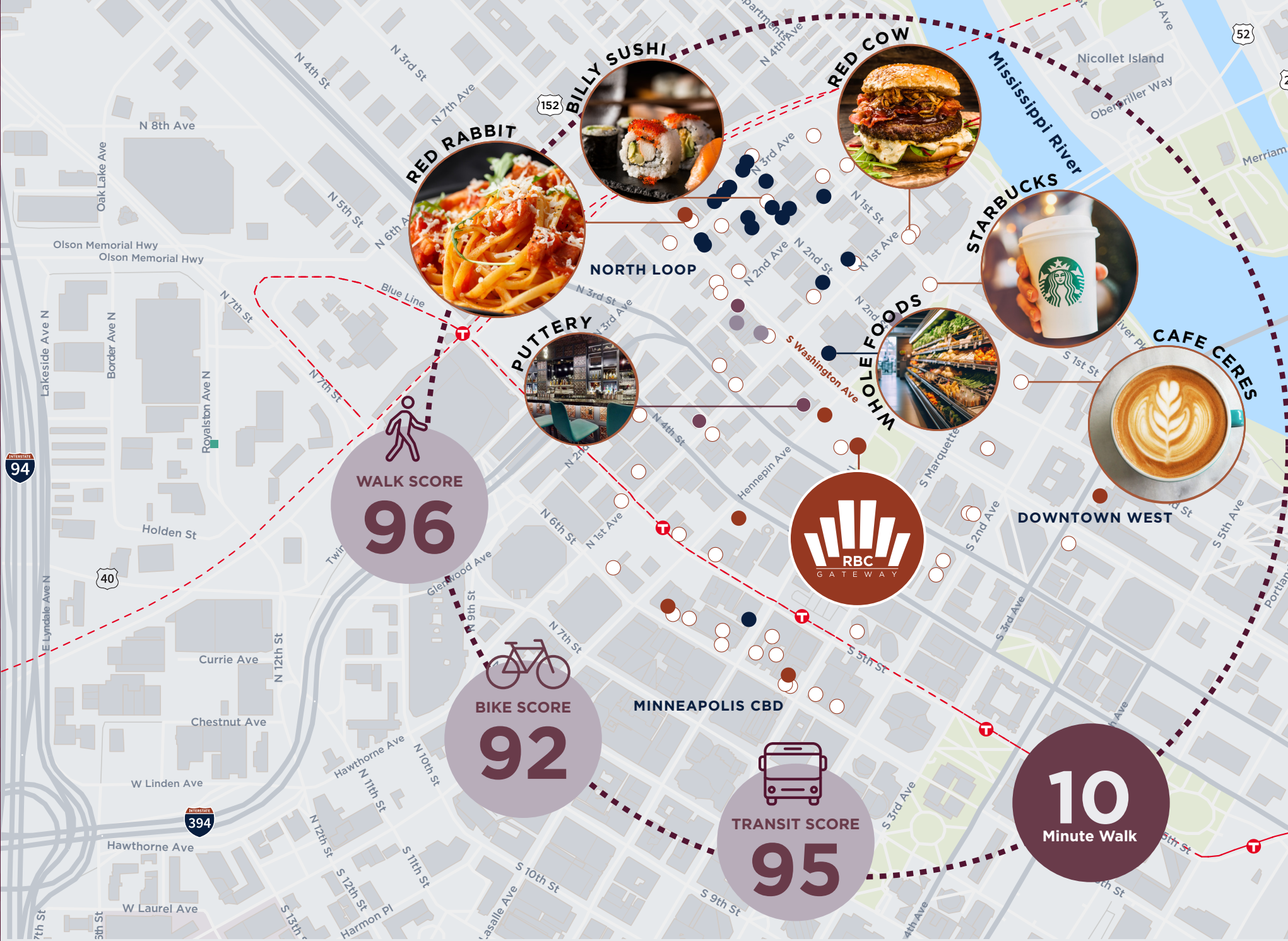
3 light rail stops within 3 blocks



5+ bus stops within 2 blocks



Skyway Connected to the Minneapolis CBD



● EAT & DRINK

Mara Restaurant and Bar
Whole Foods Market
Runyon's
112 Eatery
Jackson's Hole Bar & Grill
Cafe Ceres
Starbucks
Billy Sushi
Sanjusan
Red Cow North Loop
Gori Gori Peku - Japanese
Whisky Bar
Stadium Bar and Grill

Red Rabbit Minneapolis
Edwards Dessert Kitchen
The Monte Carlo
Tullibee
J.D. Hoyt's Supper Club
Sweetgreen
Fairgrounds Craft Coffee and Tea
Maison Margaux
Porzana
Spoon and Stable
Demi
Mocha Momma's Coffee
Skyway Wok
Dagwoods

Breakfast Bar of Minnesota
Trieste Cafe
Andrea Pizza
Jalapeño Mexican Grill
Bep Eatery
Sal's on Fifth
Pizza Lucé Downtown
Hark! Cafe
The Loon Cafe
Chipotle Mexican Grill
The Oceanaire Seafood Room
Murray's
Lyon's Pub
Gluek's Restaurant & Bar

Five Guys
Subway
SALAD SLAYER
BANK Restaurant
Starbucks
Blondette
Starbucks
Eato

● STAY

Four Seasons Hotel
Minneapolis
AC Hotel by Marriott
Minneapolis Downtown
Hewing Hotel
Renaissance Minneapolis
Hotel, The Depot
The Westin Minneapolis
Embassy Suites by Hilton
Minneapolis Downtown

● ENTERTAINMENT

Puttery
Upstairs Circus MPLS
Fine Line

● RETAIL

Allbirds
D.NOLO
Jaxen Grey
North Loop Wine & Spirits
lululemon
Outdoor Voices
Statement Boutique

Martin patrick 3
Parc Shop
Filigree Jewelers
J.Jenea's Beauty and Fashion Boutique
Vivid Home
Vow'd Minneapolis
anna bé bridal boutique
minneapolis
Madewell
Queen Anna House of Fashion
DGX
Whole Foods Market

● FITNESS

Anytime Fitness
ALTR
F45 Training Downtown
Minneapolis
Basecamp Fitness
Minneapolis (North Loop)



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