CITY
CENTER
minneapolis



CENTER OF THE CITY



LOCATION HIGHLIGHTS:

- Unparalleled views of the city, the Mississippi River and Target Field, with abundant natural light
- Adjoining retail mall provides on-site service providers, premier restaurants, both casual and fine dining
- Connected to the Minneapolis Marriott City Center and minutes away from numerous boutique and brand name hotels through the skyway system
- Convenient access to Light Rail Transit, Metro Transit, The Northstar Commuter Rail, Southwest Transit and Plymouth Metro Link. Numerous parking options including 7,000 spaces at downtown municipal garages
- Two access points in and out of parking garage
- Close proximity to local sporting venues such as Target Field and Target Center along with theatre and entertainment venues including State Theatre, Orpheum Theatre, First Avenue and Cowles Center
- Convenient access to major freeways I-94, 394 and 35W





THE POWER OF LOCATION

Center of the City

Between sixth and seventh streets, on Nicollet, bridging Minneapolis' financial, retail, theatre, and entertainment districts.

With six skyways, the most connected building in downtown, minutes away from Target Center, Target Field, the Crystal Court, U.S. Bank Stadium, and the Government Center.

Within a 3 block radius

8 Train stops (Blue and Green line)

Over 70 Bus stops

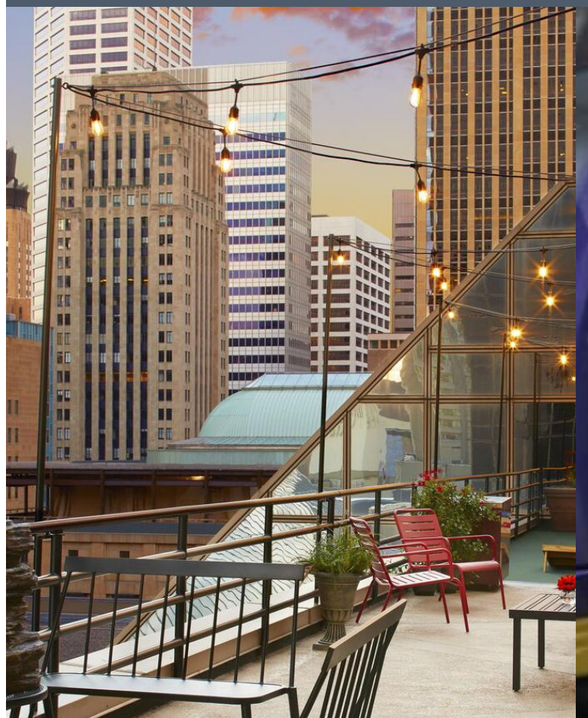
Within a 5 block radius

202 Restaurants

15 Hotels

2 Sporting Venues

4 Theatres





CITY CENTER
HIGHLIGHTS:

- 51-story office tower, designed by Skidmore, Owings & Merrill
- Over 400,000 square feet of retail amenities create the pedestal of the office tower
- Over one million square feet of Class A office space
- Efficient, column free floorplates
- Seven-story, 687 space parking ramp including available underground, secure, executive parking and equipped with License Plate Reader (LPR) technology.
- Multiple food options under one roof for breakfast, lunch, and dinner
- State of the art conference center; boardroom and training room
- Fully equipped fitness center complemented by locker rooms complete with storage and showers
- Energy Star® rated and LEED® Gold Certified 98 percentile score – highest of any Minneapolis building over 100,000 sf
- WELL Health-Safety certified
- City Center received the BOMA 360 designation for its best practices in building management





WHERE
BUSINESS + CULTURE
INTERSECT





PROPERTY
FACTS



Total rentable area:
1,099,952 rentable square feet

Floorplate size:
24,700 rentable square feet

Floors:
51 stories

Year built/renovated:
1982/2005/2018/2020

Net rental rate:
$19.00 - $22.00 per square foot

2025 Estimated operating expenses & taxes:
$13.93 per square foot

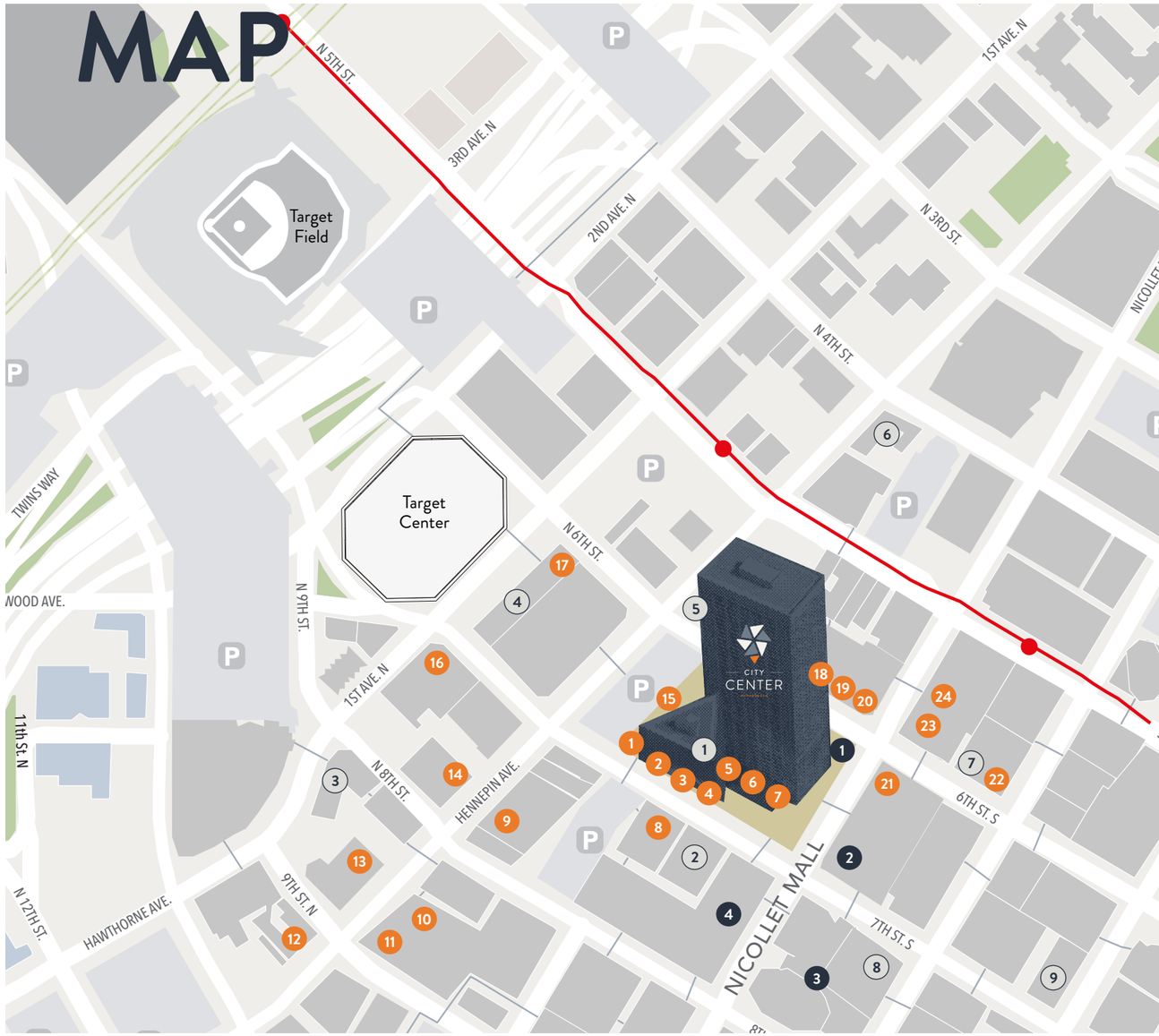
Parking Rates:
Garage - $330 per month
Ramp - $256 per month
Business hours only - $226 per month
Rooftop parking - $190 per month

Building Hours:
Monday - Friday: 6:00 a.m. - 6:00 p.m.
Saturday: 8:00 a.m. - 1:00 p.m.

Transit:
City Center is centrally located to numerous public transportation options. The Nicollet Mall Light Rail station is one block from the property, offering service to 19 stations between downtown Minneapolis and Mall of America via the Hiawatha Line. Further, there are over 32 bus routes with stops within one block. Bike storage room available for tenants.

Security:
The building lobby, elevators and parking garage are accessible on a 24 hour basis and are equipped with a key card access system. Full time on-site security personnel patrol the Building and parking garage seven days a week. The garage, ramp, loading dock and remote access halls are monitored by digital video.

LOCATION
MAP



HOTELS
1. Marriott at City Center
2. Royal Sonesta Hotel
3. Hampton Inn & Suites
4. The Lofton Hotel
5. Embassy Suites
6. AC Hotel by Marriott
7. Westin Hotel
8. Marquette Hotel
9. Hotel Indigo

RETAIL | SHOPPING
1. Minneapolis City Center
2. Gaviidae Common
3. IDS Crystal Court
4. The Dayton's Project

Light Rail
Skyway

DINING | ENTERTAINMENT
1. Fogo De Chao
2. Fhima's
3. Naf Naf
4. LeeAnn Chin
5. Starbucks
6. Cardigan Donuts
7. Los Ocampo
8. Wood + Paddle Eatery
9. Union
10. State Theatre
11. CRAVE
12. Orpheum Theatre
13. Brave New Workshop
14. Pantages Theatre
15. Tom's Watch Bar
16. First Avenue
17. Kieran's Irish Pub
18. Lyon's Pub
19. Murray's Restaurant
20. Oceanaire
21. Bruegger's Bagels
22. BANK
23. D'Amico & Sons
24. Five Guys



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ENERGY STAR

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

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