

An aerial photograph of a city skyline, likely New York City, featuring numerous skyscrapers and a dense urban landscape. A green graphic overlay, consisting of three horizontal lines with curved ends, is positioned on the left side of the image. The text "North", "Loop", and "Green" is written in a bold, green, sans-serif font, stacked vertically and partially enclosed by the green lines.

# North Loop Green



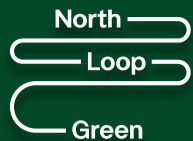


North —  
Loop —  
Green —



# VIBRANT, MIXED-USE DESTINATION

- Creative Office: 350,000 RSF
- Food & Beverage: 17,000 SF
- Green Space: 1-Acre Park
- Luxury Residential: 350 units
- Sonder Hospitality: 100 units

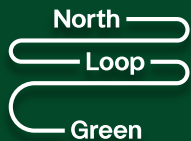




# A DAY IN THE LIFE

- Convenient
- Vibrant
- Impactful

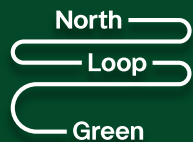
★ Access Points





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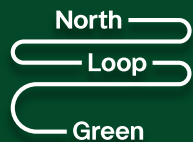
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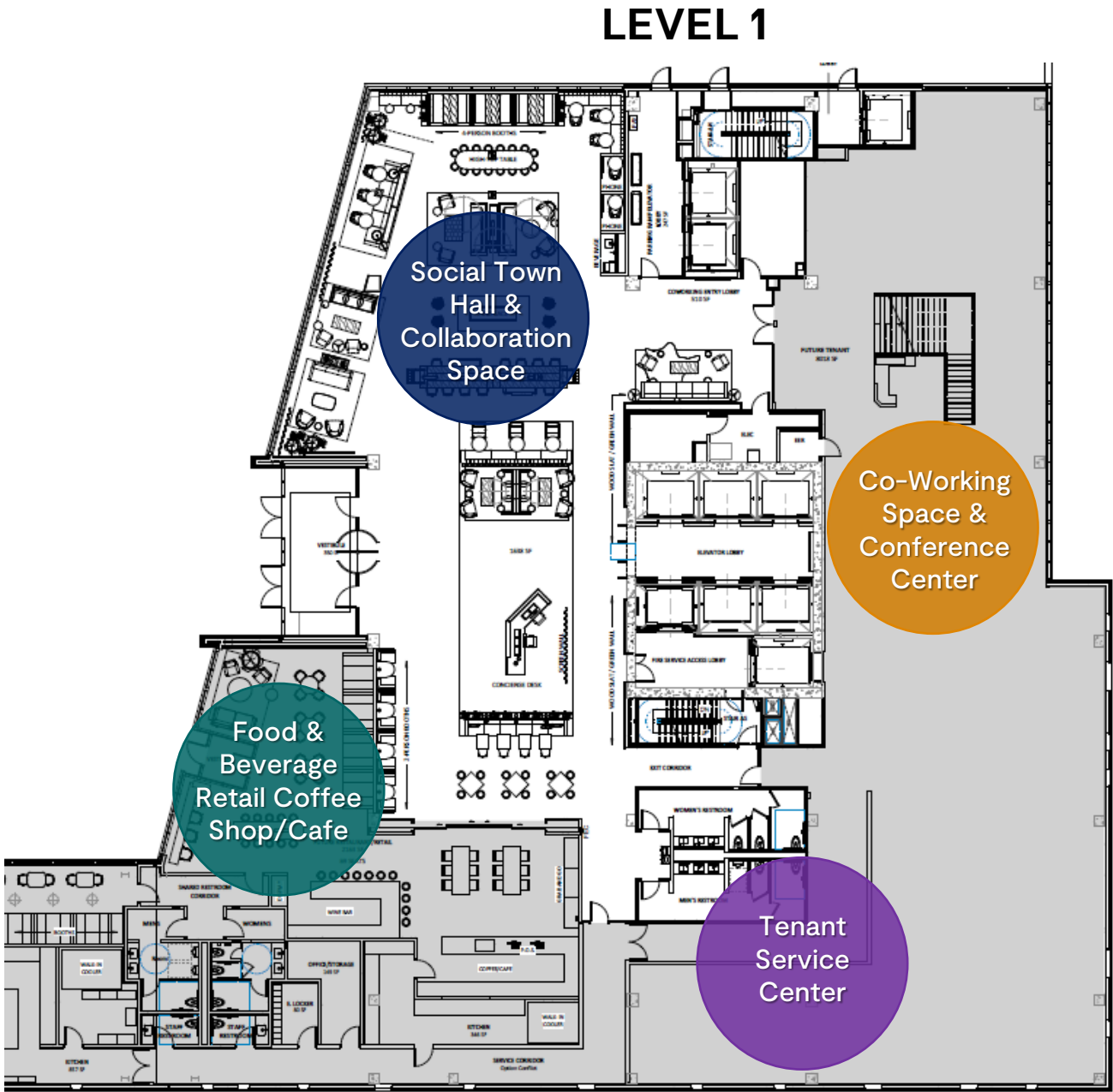
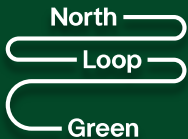
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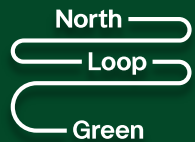
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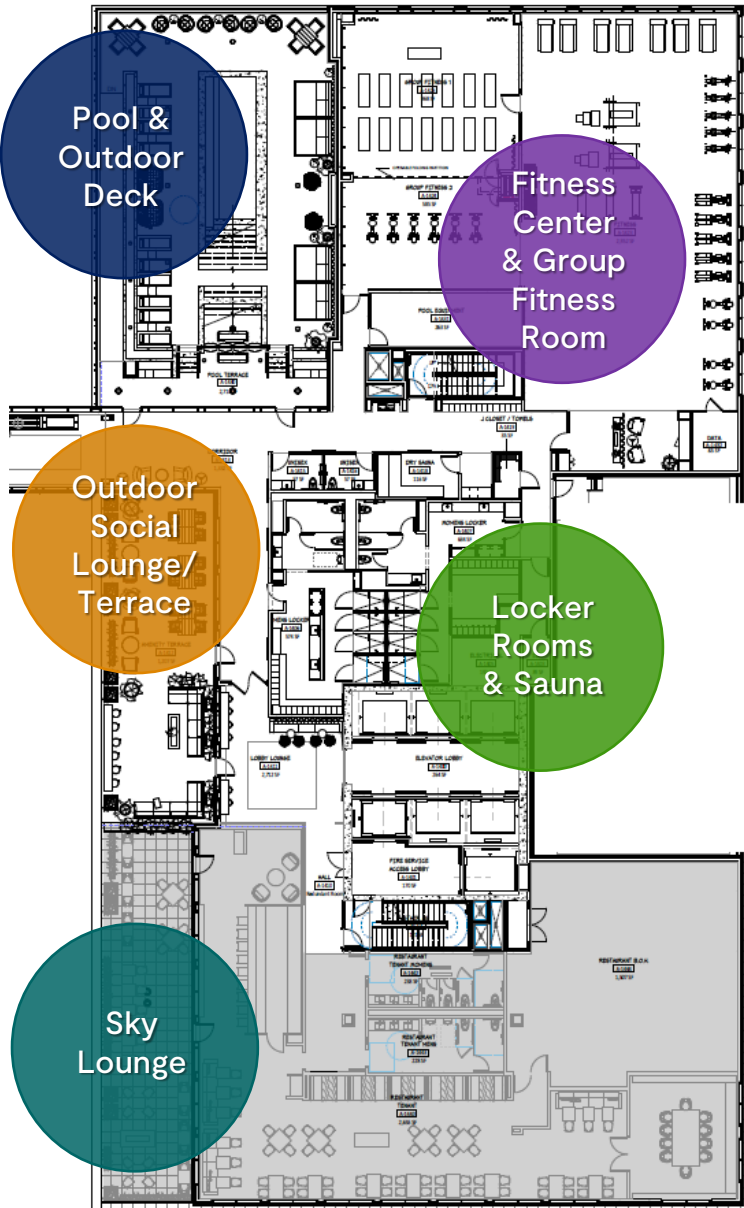


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## LEVEL 14

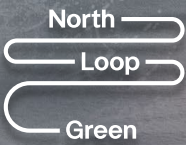




# Brand Visibility & Community

North Loop Green empowers tenants to promote employee wellness, mental health, and collaboration via accessible outdoor spaces.

Its one-acre green space provides a unique community connection that fosters an environment of health and happiness for tenants, neighbors, and visitors





# THE GREEN: PROGRAMMING

## What you will see...

- Year-round calendaring of events, providing engaging activities for recreation in the heart of the city
- 200+ annual events, available to the public
- Hyper locally sourced, best-in-class programming partner selection and management
- Community & civic activation opportunities
- Private event space available to book for all to utilize
- Food & beverage (wine, beer, alcohol) offerings, including food trucks
- Direct pedestrian access to 5th Street & Target Field/Light Rail Transit via the Grand Stairs
- Direct pedestrian & cycling access to the Cedar Lake Trail
- Operational competency, first-rate safety & security measures, cleanliness, and asset management





# 365 EVENT CALENDAR

 Twins Home Games

 Potential Post Season Games

 Gameday Music

Movies

Artisanal Market

Fitness

Family Friendly Programming

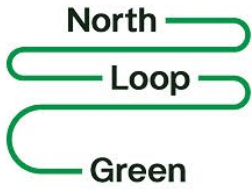
Music on the Green

Sports Watch Parties

Festivals

Winter Market

Art Exhibit



January							February							March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4					1	2	3	4						1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11	2	3	4	5	6	7	8
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18	9	10	11	12	13	14	15
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25	16	17	18	19	20	21	22
29	30	21					26	27	28					26	27	28	29	30	31		23	24	25	26	27	28	29

May							June							July							August						
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7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8	6	7	8	9	10	11	12
14	15	16	17	18	19	20	11	12	13	14	15	16	17	9	10	11	12	13	14	15	13	14	15	16	17	18	19
21	22	23	24	25	26	27	18	19	20	21	22	23	24	16	17	18	19	20	21	22	20	21	22	23	24	25	26
28	29	30	31				25	26	27	28	29	30		23	24	25	26	27	28	29	27	28	29	30	31		

September							October							November							December						
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								29	30	31							26	27	28	29	30						

November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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12	13	14	15	16	17	18							
19	20	21	22	23	24	25							
26	27	28	29	30									

December						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
31						
24	25	26	27	28	29	30

October events TBD based on postseason baseball schedule



# PROVEN RESULTS

GALLAGHER WAY CASE STUDY

## #1

AWARDED "BEST NEW  
EVENT SPACE" BY  
CRAIN'S CHICAGO  
BUSINESS IN 2018

## 283

EVENTS ANNUALLY

## 855K

ANNUAL FOOTFALL  
(programmed events)

## 5 DEALS

GALLAGHER INSURANCE  
SOURCED NEW BUSINESS  
DEALS AS A DIRECT  
RESULT OF NAMING  
RIGHTS PARTNERSHIP







"Gallagher Way is family-friendly, year-round activities that really take this neighborhood to the next level, and without Gallagher, that's not possible."

- Tom Ricketts, Executive Chairman, Chicago Cubs



**Gallagher**

"...Gallagher Way brings family, friends, neighbors and tourists together **on and off game days**. It's a space that honors a lot of what we're about – community, teamwork, family. Beyond serving as a gateway to a game, Gallagher Way hosts movie nights, fitness classes, live music, open-air markets, and more."

- Chris Mead, CMO, Gallagher





# A DAY IN THE LIFE

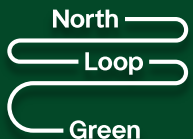
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## North Loop Retail Activity – 2021 Openings

- West Elm
- Madewell
- Allbirds Shoes
- Axebridge Wine Company
- Sanjusan – Japanese/Italian Restaurant
- Fuzzy's Taco Shop
- The Fabled Rooster (Graze Food Hall)
- B.A.D. Wingz (Graze Food Hall)
- Avocadish (Graze Food Hall)
- Viva Taco (Graze Food Hall)
- Soul Bowl (Graze Food Hall)
- Union Hmong Kitchen (Graze Food Hall)
- The Last Drop Cafe & Wine Bar (Graze)
- Libation Lounge (Graze Food Hall)
- Pluck'd Fried Chicken
- Orange Theory Fitness
- StormKing Brewpub & BBQ
- Stilheart Distillery & Lounge
- Stalk & Spade
- Guacaya Bistreaux
- Fhima Speakeasy & Event Center



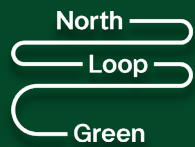
# CUSTOMIZATION

- Inspiring
- Cultural
- Transformative





# PROJECT SCHEDULE



- Construction Commenced - November 2021
- Completion - Spring 2024



An aerial night photograph of the Minneapolis skyline. The city is illuminated with various lights, and the sky is a deep blue. A white line graphic highlights a specific area in the North Loop, labeled 'Green'.

# North Loop

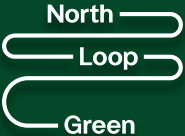
## Green

Hines

Bob Pfefferle  
Managing Director  
612-332-9286  
[robert.pfefferle@hines.com](mailto:robert.pfefferle@hines.com)



APPENDIX

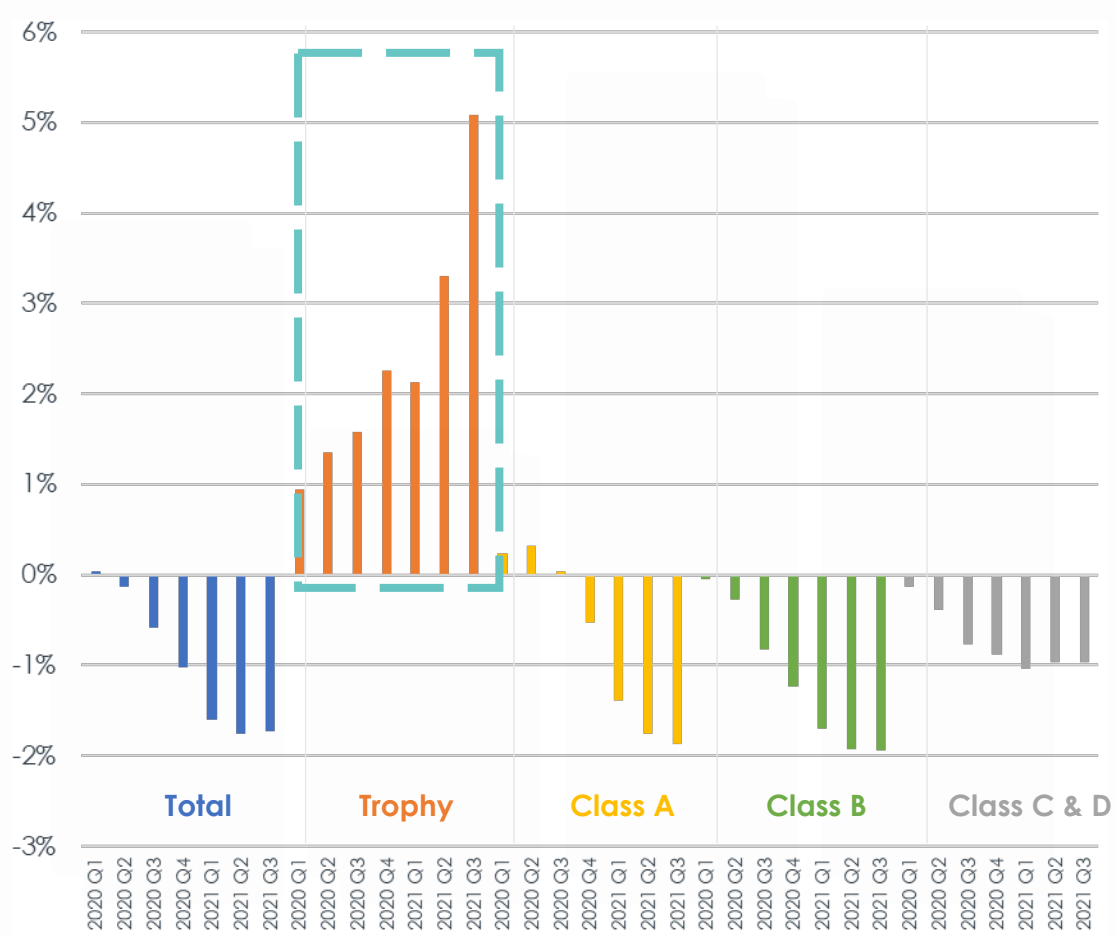




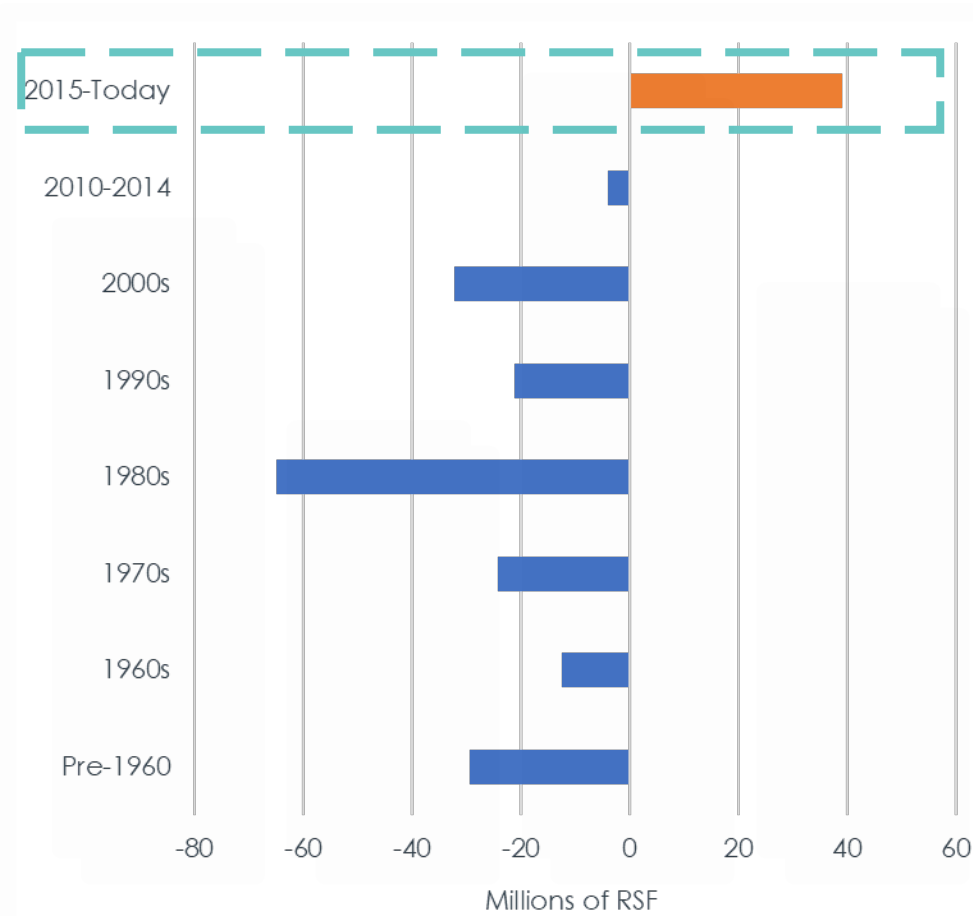
# FLIGHT TO QUALITY

- Newly-constructed, differentiated office is winning out over outdated, commodity stock as employers seek to attract and retain talent, incentivize return to work and safeguard employee wellness.

TOTAL CHANGE IN OFFICE DEMAND SINCE Q4 '19



6-QUARTER NET ABSORPTION BY VINTAGE





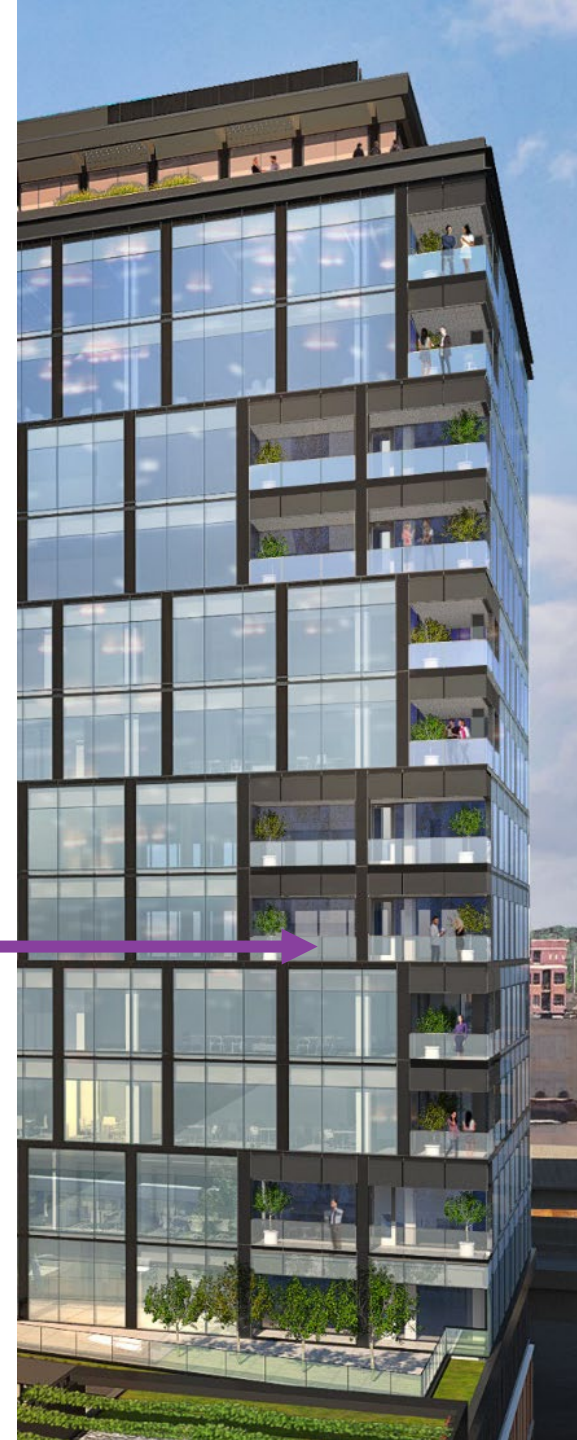
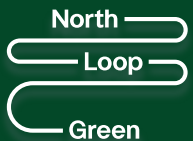
# TYPICAL OFFICE FLOOR

28,000 SF

- Highly efficient for both private and open office configurations
- Customization
- Flexibility to accommodate social distancing configurations



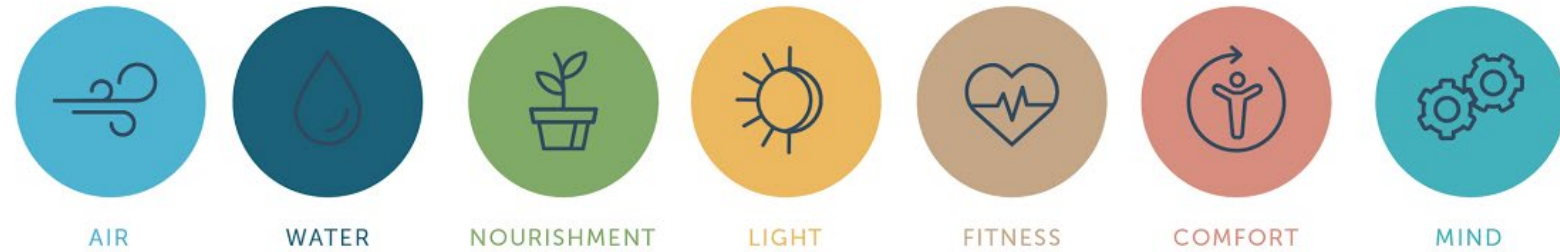
Private/custom balconies on every floor



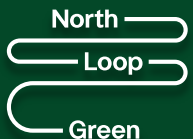


# WELL BUILDING

As a Founding Alliance Member of the WELL Living Lab, Hines has contributed to the mission of connecting human health with the indoor environment.



- WELL Building registered
- Health oriented design & infrastructure
- Mobile phone technology for security and elevator access minimizing touch points throughout the building
- Indoor air quality - outside air is continually introduced to office spaces using a sophisticated building pressure relief system.
- Recirculation of air every 10 minutes.





CURATED  
EXPERIENCES



Fitness Classes



Family-Friendly  
Programming



Artisanal /  
Farmers Markets



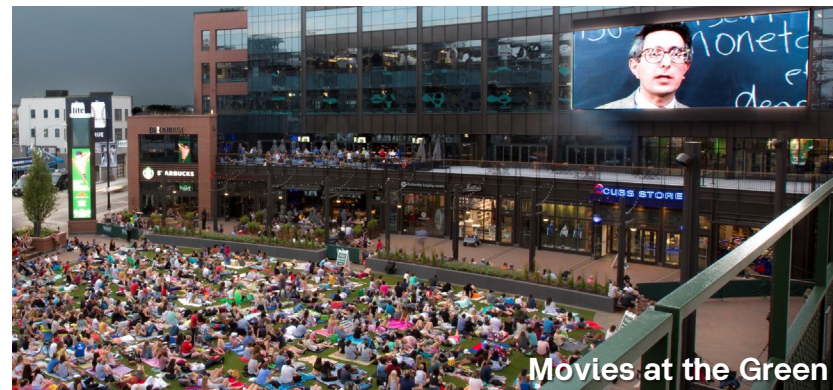
Winter Market



Music at the Green



Sports Watch Parties



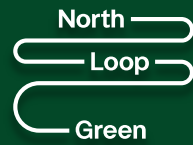
Movies at the Green



Food Truck Fest



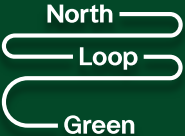
Food & Beverage Festivals





# PROJECT INFORMATION

- Size of Building 350,000 Office  
15,000 Retail
- Number of Stories 14 Stories
- Typical Floor Size 28,000 RSF
- Construction Start November 2021
- Completion Date Spring 2024
- Ceiling Height 13' Floor to Floor
- Windows Floor to Ceiling Glass
- Car Parking 470 Total Spaces  
1/2,000 Ratio for Office
- Bike Parking 100+ spaces in Garage,  
additional spaces outside
- WELL Certification WELL Building Registered
- LEED Certification Plan LEED Silver / LEED Gold
- WIRED Certification Will be WIRED pre-certified





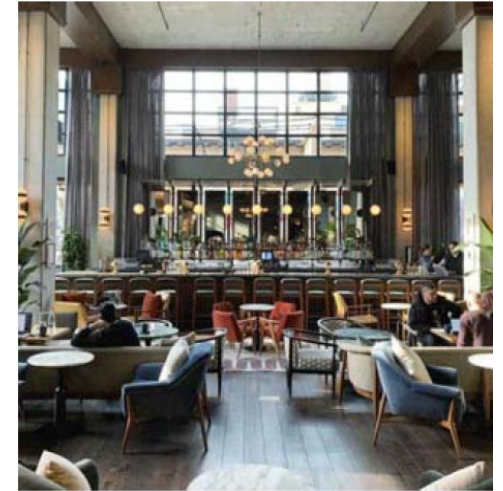
# EXECUTIVE SUMMARY

Building Location: Progressive, exciting location to facilitate client and employee engagement.

- High energy location: Entertainment, dining, live-work-play rich neighborhood
- City-defining, master planned, transit-oriented development in the progressive North Loop submarket
- The North Loop has become the city's most dynamic commercial and residential area and the centerpiece of the mixed-use urban experience in downtown Minneapolis
- Efficient and modern design
- Highly adaptable, high-tech, comfortable and stylish space will promote collaboration
- Lower occupancy costs per employee via increased space efficiency
- Optimal health, well-being and security
- Designed to enhance employee recruitment and retention
- Building access 24 hours per day, 7 days a week, 365 days a year

Building Specifications: Designed to state of the art Class AA international standards.

- 350,000 rentable square feet on 13 floors with a typical floor plate of approximately 28,000 RSF
- State of the art elevators and mechanical systems designed to accommodate densities to minimize occupancy costs
- Floor-to-ceiling windows with clear, highly transparent glass and abundant natural light
- Flexible, open plan with core depths of 41 to 58 feet
- Exterior column spacing to accommodate planning modules of 5'0"



Convenient access to area dining, entertainment, sporting events and recreation.

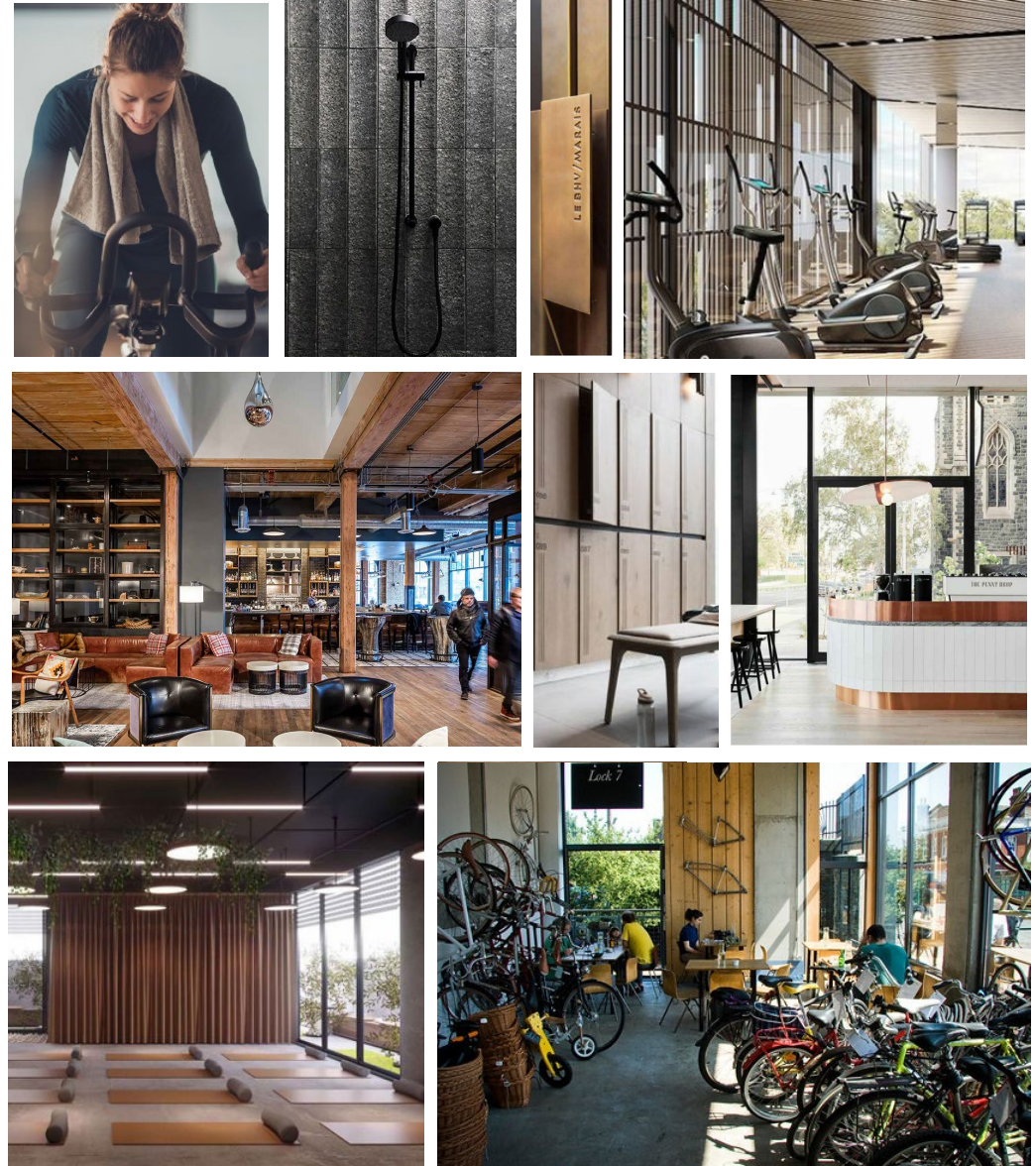




# EXECUTIVE SUMMARY

Amenities: Designed to align with tenant density objectives to facilitate optimized recruitment and retention of tenant's high value talent.

- Landscaped roof terrace overlooking Target Field
- Club-quality fitness facilities
- First class locker rooms, private showers
- Collaborative work areas
- Building lounge
- Dedicated adjacent green space
- Outdoor courtyard
- Dedicated bicycle entrance and storage
- Food and beverage offerings on site
- Premier retail offerings
- Abundant North Loop neighborhood dining, retail, hotel and entertainment offerings





# EXECUTIVE SUMMARY

Parking & Transportation: Most connected site in Minneapolis for all modes of commute

- Below grade parking spaces
- 100+ bicycle storage spaces
- Adjacent to Target Field Station – main Twin Cities transit hub for light rail
- Adjacent to North Star Commuter Rail Line
- Adjacent to Minneapolis' Parking Ramp "B" which is the terminus for local, express and suburban metro bus lines
- Minneapolis Parking Ramp's "A", "B" and "C" combine for over 7,600 parking spaces
- Direct access to the Cedar Lake Bike and Pedestrian Trail – the backbone of one of the most robust networks of paths, trails and lanes in the country

Sustainability: Hines helped pioneer sustainability in real estate since the very beginning and our mission is to improve the quality of the built environment while minimizing our environmental footprint.

- LEED Silver/Gold certification (minimum)
- Energy Star Partner
- Wired Certification
- Best in class proprietary Energy Control and Optimization System (ECOS)
- Hines Green Office

Hines: One of the largest and most-respected real estate organizations in the world with unmatched global experience developing skyline defining projects.

- Global expertise, development best practices, and risk mitigation implementation
- Industry leading tenant satisfaction
- Unmatched commitment to sustainability
- 40 years of Minneapolis knowledge, experience and expertise
- Premier Property and Asset Management





An architectural rendering of a modern urban park. The scene is viewed from an elevated perspective. A large, multi-story building with a glass facade and a concrete overpass are at the top. Below, a green lawn is the central focus, with a group of people sitting on the grass and a small band performing on a raised wooden stage. To the left, there's a paved area with black outdoor furniture and more people. The park is lined with mature trees, and a paved path with people walking and cycling runs along the right side. In the background, a red building with 'BACKS' on it and a blue bus are visible. The overall atmosphere is vibrant and community-oriented.

# North Loop Green

Connected Urban Life