



RSM
PLAZA



KNOW THE FACTS

Building construction was completed in 1969. At the time of completion, it was the 5th tallest structure in Minneapolis and the 2nd tallest high-rise post WWII

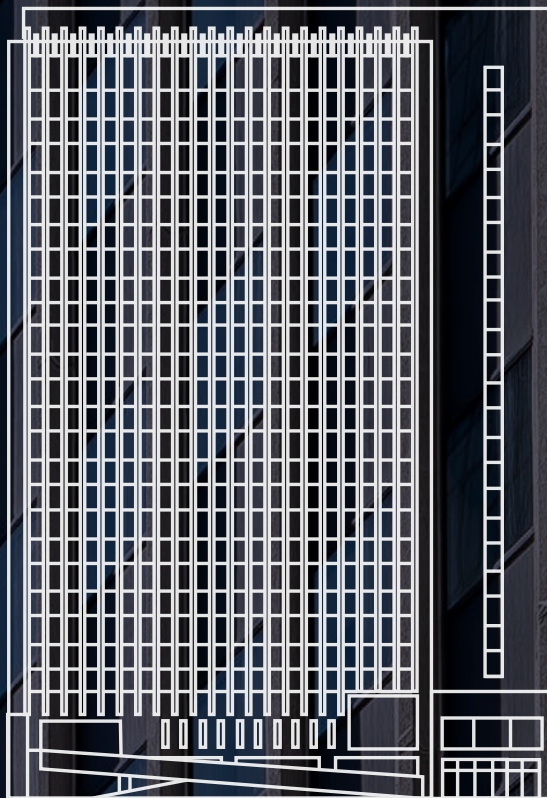
The building served as the home of the fictional WJM-TV station of The Mary Tyler Moore Show.

Golub and Oaktree acquired the building.

In October 2015 the building was renamed from McGladrey to RSM Plaza.

In 2018, a \$10 million dollar renovation was completed. The project revitalized the Nicollet entrance and lobby and introduced new amenities including The Perch Lounge, The Pocket Park, a bike hub, conference room, collaborative meeting spaces and a brand new upscale restaurant 801 Chophouse.

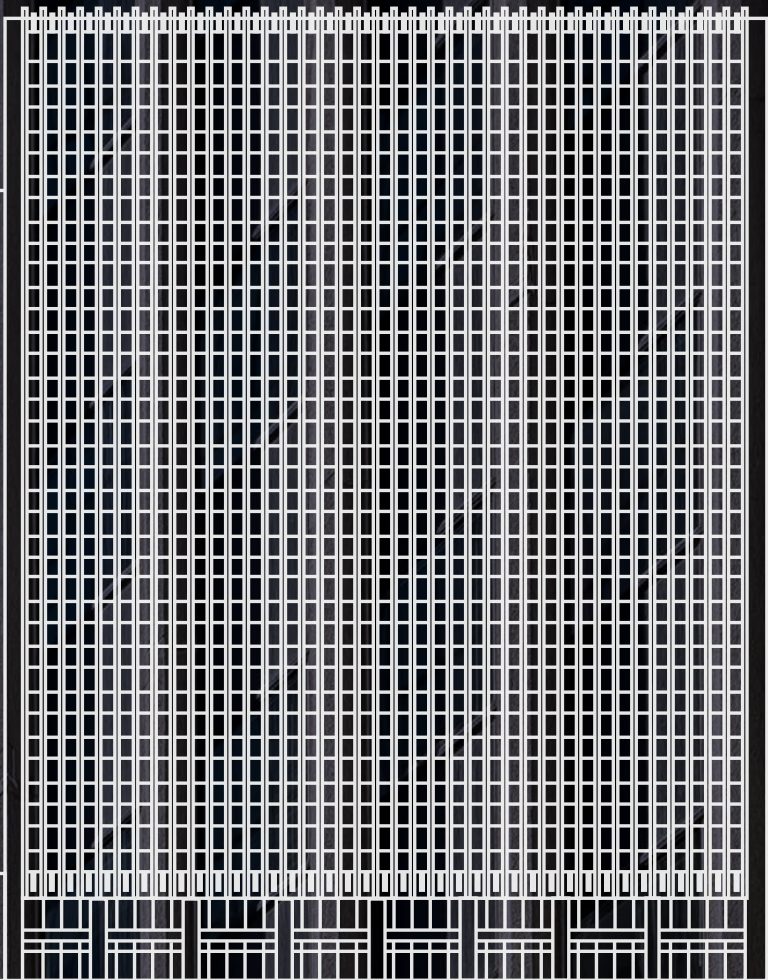




EAST TOWER

13 STORIES

166,490 SQUARE FEET



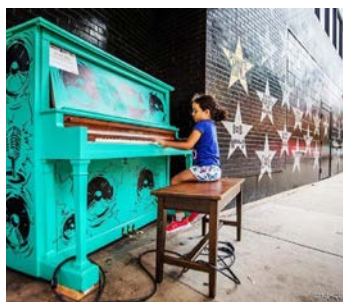
WEST TOWER

20 STORIES

244,808 SQUARE FEET

IN THE HEART OF MINNEAPOLIS

LOCATED IN THE HEART OF THE CENTRAL BUSINESS DISTRICT ON NICOLLET MALL, RSM PLAZA IS THE FOCAL POINT FOR A LIVE, WORK AND PLAY ENVIRONMENT.



NORTH
LOOP

WARE HOUSE
& THEATER
DISTRICT

1ST AVENUE

SOUTH 12TH

LORING
PARK



**NORTH
EAST**

**MILL
DISTRICT**

**EAST
TOWN**

CBD

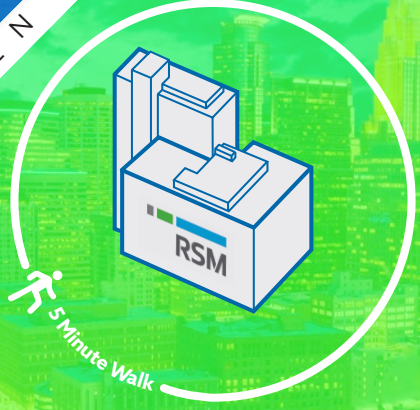
EAST HENNEPIN AVENUE

MISSISSIPPI RIVER

SOUTH WASHINGTON AVENUE

I-35 W

SOUTH 5TH AVENUE



LIFESTYLE GUIDE

RESTAURANTS

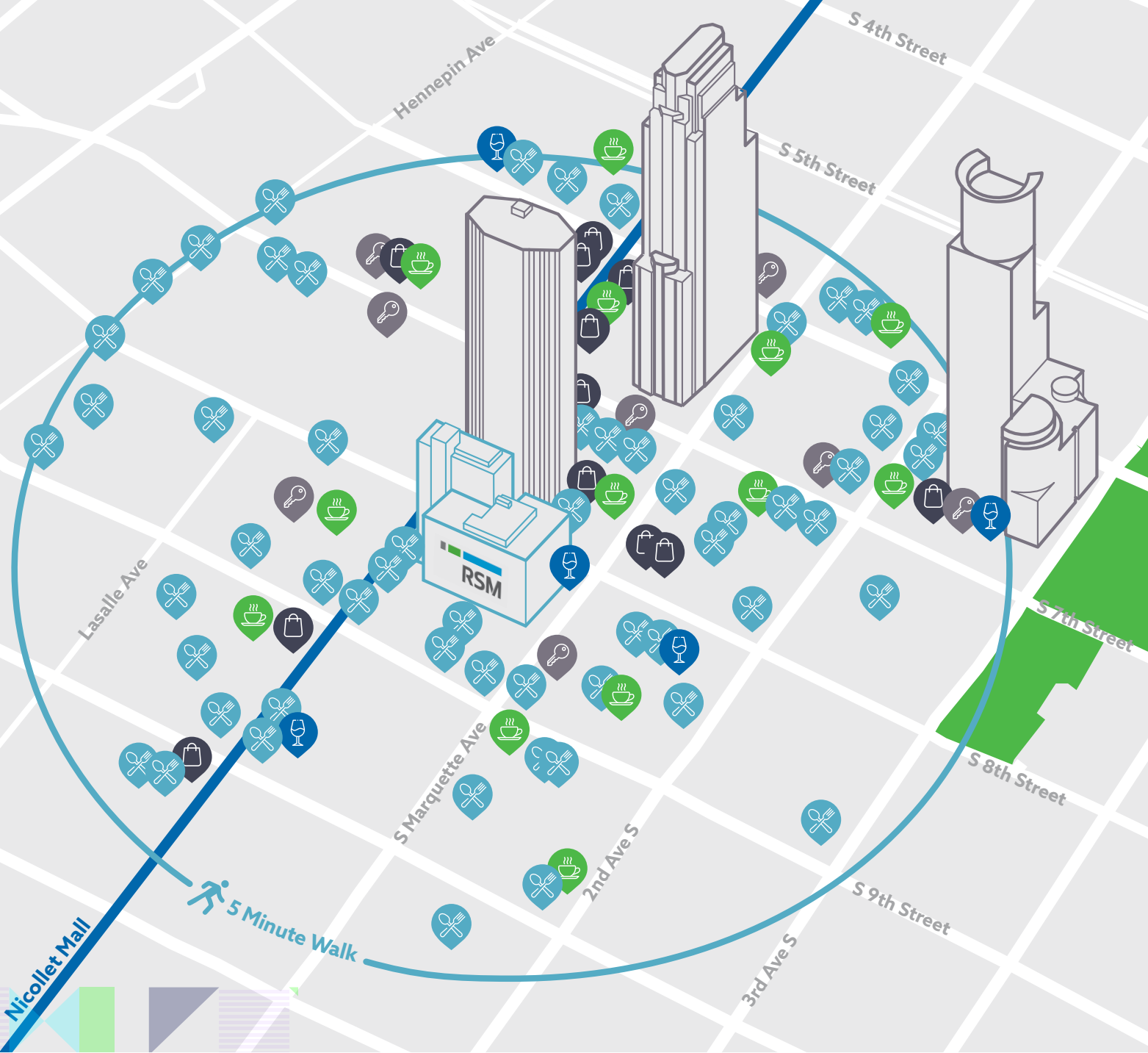
128

COFFEE SHOPS

22

RETAIL

129



Restaurants



Coffee Shops



Bars



Retail



Hotels

DIVE BAR, 5-STAR, AND
EVERYTHING IN BETWEEN



PRIME TRANSIT & PARKING ACCESS

BEST TRANSIT POSSIBLE! QUICKLY GET TO THE MARQ2 BUS LINES WITHOUT CROSSING THE STREET.



PARKING WITHIN 5 MINUTES

3,740
SPOTS

RSM PARKING

871
SPOTS



WALK SCORE

97



BIKE SCORE

96



TRANSIT SCORE

86



Hennepin Ave

S 4th Street

S 6th Street

S 7th Street

S 8th Street

S 9th Street

S Marquette Ave

2nd Ave S

3rd Ave S

Lasalle Ave

Nicollet Mall

5 Minute Walk

DIRECT ACCESS
TO MARQ2

85

BUS ROUTES



Parking



Light Rail Stop



Marq2

WE KNOW
HOW TO MAKE
AN **ENTRANCE**

THE BENCH
BREAKOUT **NOOK SPACES**



NEWLY RENOVATED LOBBY

COLLABORATION
BREAKOUT **NOOK SPACES**



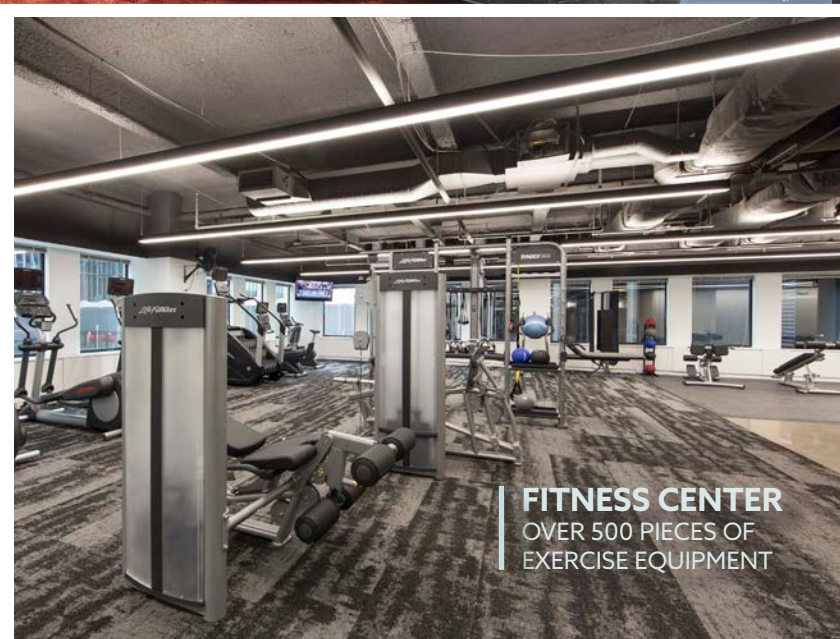
TRAINING CENTER
55 PERSON TRAINING
CENTER



THE PERCH
TENANT EXCLUSIVE
LOUNGE



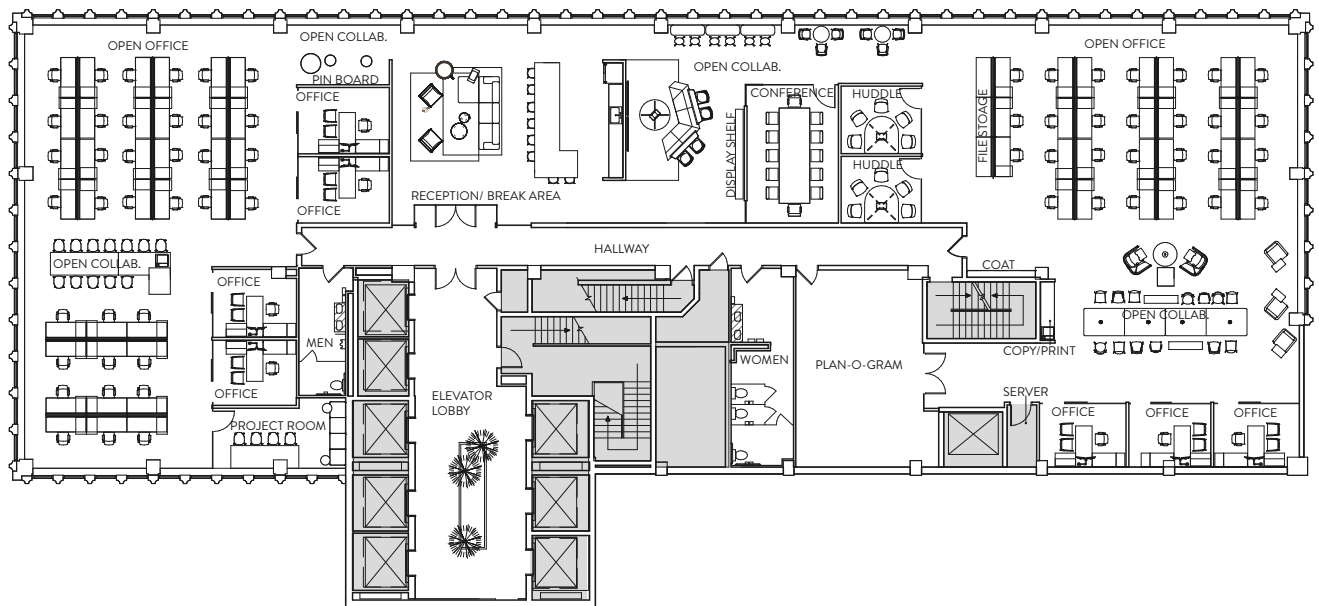
BOARDROOM
25 PERSON MEETING ROOM



FITNESS CENTER
OVER 500 PIECES OF
EXERCISE EQUIPMENT

SPEC SUITES





63 WORKSTATIONS
7 PRIVATE OFFICES
2 CONFERENCE
2 HUDDLE ROOMS
3 OPEN COLLABORATION ROOMS

**CUSTOMIZE YOUR SPACE
FOR YOUR BUSINESS.**



BUILDING AVAILABILITIES

SPEC SUITE AVAILABLE



BUILDING SPECIFICATIONS

WEST TOWER

HEIGHT

20 Stories | 320 Foot

SIZE

244,080 Square Feet

FLOOR SIZES

Floors 1-2 : 12,321 SF (Retail)

Floors 3-20: 12,321 SF

HVAC

Forced Air System with Boilers, Chillers and Cooling Towers with Mixing Boxes and Perimeter Air Boxes at each floor. The system is comprised of Four Trane Chillers for the West Tower with over 980 Tons of capacity, lead lag and redundant.

ELECTRICAL

6 Watts/USF

TOTAL - OPS/ RE TAXES

\$17.62 (2024 est.)

EAST TOWER

HEIGHT

13 Stories

SIZE

166,490 Square Feet

FLOOR SIZES

Floors 1-2: 3,422 - 16,514 SF (Retail)

Floors 9-13: 30,000 SF

HVAC

Forced Air System with Boilers, Chillers and Cooling Towers with Mixing Boxes and Perimeter Air Boxes at Each Floor. The East Tower system is comprised of Two Trane Chillers with 1,000 Tons of capacity, lead lag and redundant.

ELECTRICAL

6 Watts/USF

TOTAL - OPS/ RE TAXES

\$17.62 (2024 est.)



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GOLUB



OAKTREE