



CHOICE

THE EASY





WAIT UNTIL
YOU **SEE THE**
INSIDE



WHY CHOOSE ONE?

CENTER OF IT ALL

NORTH LOOP

Have the hipster style of the North Loop.

WAREHOUSE

Have the historic originality of the Warehouse District.

CBD

Enjoy the skyway and light rail connected lifestyle of the CBD.

MILL DISTRICT

Enjoy the green space and riverfront activities of the Mill District.

NORTH EAST

Have the artistic aesthetics of the North East District.



NORTH
LOOP

NORTH
EAST

MILL
DISTRICT

WAREHOUSE
DISTRICT

CBD

EAST
TOWN

LORING
PARK

55

94

394

35W

94

55

CHOOSE

YOUR COMMUNITY





CHOOSE YOUR SCENE

TOP 15 AREA AMENITIES

- 1 PENNY'S COFFEE**
Located in Washington Square
- 2 WHOLE FOODS**
Located 1 block away from Washington Square
- 3 RED RABBIT**
Located 3 blocks away from Washington Square
- 4 MERCURY DINING**
Located 3 blocks away from Washington Square
- 5 HEWING**
Located 4 blocks away from Washington Square
- 6 TRADER Joes**
Located 7 blocks away from Washington Square
- 7 WASABI SUSHI**
Located 8 blocks away from Washington Square
- 8 EASTSIDE**
Located 2 blocks away from Washington Square
- 9 SMACK SHACK**
Located 7 blocks away from Washington Square
- 10 TRUCE JUICE**
Located 3 blocks away from Washington Square
- 11 RED COW**
Located 3 blocks away from Washington Square
- 12 TULLIBEE**
Located 4 blocks away from Washington Square
- 13 SPOON & STABLE**
Located 5 blocks away from Washington Square
- 14 BACHELOR FARMER**
Located 5 blocks away from Washington Square
- 15 KADO NO MISE**
Located 4 blocks away from Washington Square





2

13

4

3

8

15

12

11

5

80+
CHOICES
WITHIN 5 BLOCKS

CHOOSE

YOUR TRAVEL METHOD

metrotransit.org





- Washington Square
- Light Rail Stops
- Nice Ride Bike Stations
- Major Bus Stops
- Marq2 Transit
- Drive Times
- Skyway

1
Minute to
394

Direct access
to MARQ2
84
Bus Routes

5
Minutes to
35W

6
Minutes to
94E

- PARKING**
- 1 480 Stalls - \$225/mo
 - 1 50 Surface Lot - \$22/day
 - 2 Surface Lot \$13/day
 - 3 \$185/mo
 - 4 870 Stalls - \$150/mo
 - 5 235 Stalls - \$23/day
 - 6 \$160/mo
 - 7 \$155/mo
 - 8 168 Stalls - \$15/day

CHOOSE

YOUR



GREEN
SPACE



FITNESS
CENTER



CAFE



BOCCE
BALL



CO-WORKING
LOUNGE



BIKE
PARKING



POOL
TABLE



FOOD
HALL



CONFERENCE
CENTER



PING PONG
TABLE



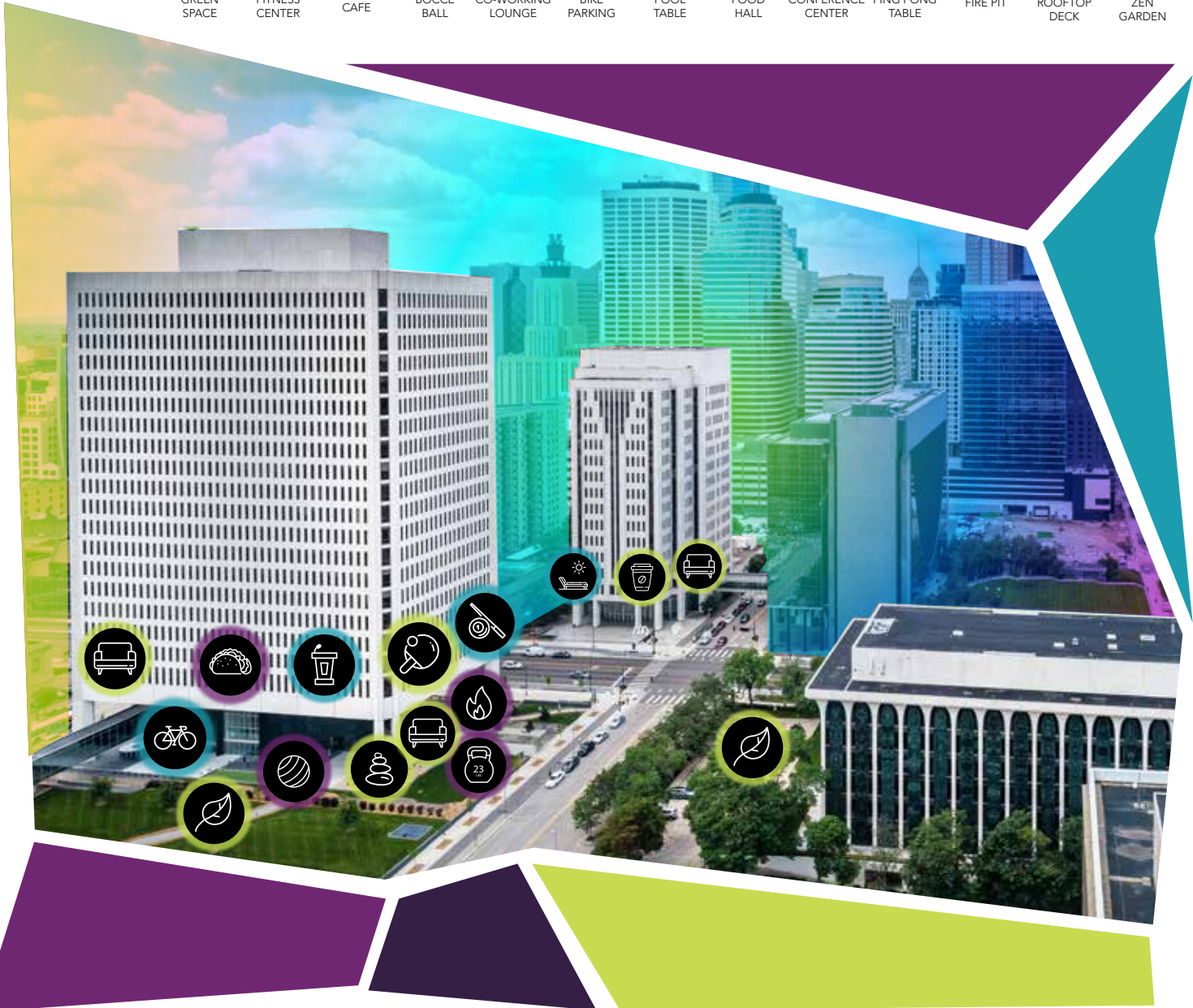
FIRE PIT



ROOFTOP
DECK



ZEN
GARDEN





BUILDING FEATURES

- Rooftop deck
- 24-7 security
- Direct access to Marq2 commuter buses and Light Rail Transit
- Convenient access to I-35W, I-94, I-394 and Highway 55 via Washington Avenue
- On-site management
- ATM machine
- FedEx & UPS drop boxes

BUILDING AWARDS

- Toby Award - Local and Regional - 2018
- The Greening Awards - (Building 100 & 20) - 2018
A DID initiative that celebrates outstanding examples of greening and placemaking that improve public space in Downtown Minneapolis
- 2025 Leadership Award - 2017

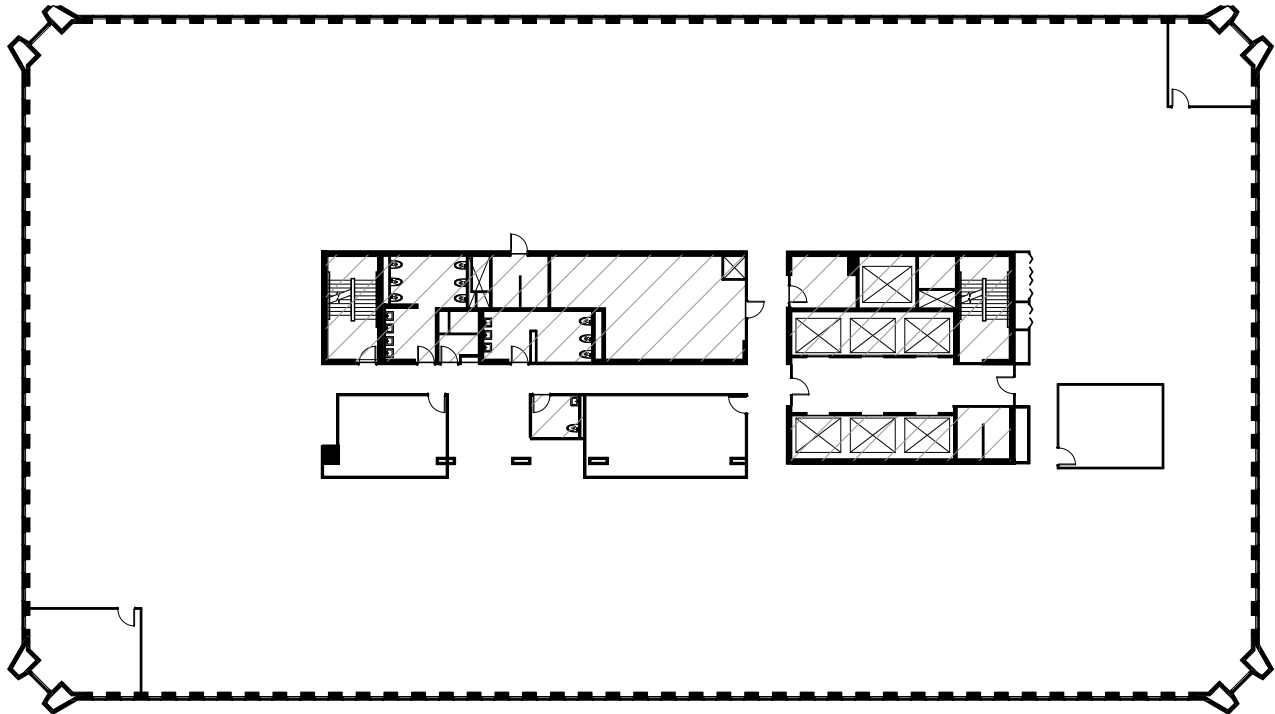
CHOOSE

YOUR BUILDING



100 BUILDING SPECIFICATIONS

- Building Size: 498,579 square feet
- Year Built: 1980
- Parking
Surface: 50 stalls \$22/Day Max
100 Washington Ramp: 480 stalls \$225/month
Hennepin Ave Ramp: 870 stalls \$150/month
- Operating Expenses & Taxes
(2018 estimate)
\$4.95 Real Estate Taxes
\$8.55 Operating Expenses
\$13.50 Total



CHOOSE YOUR FLOOR | 26,522 SF



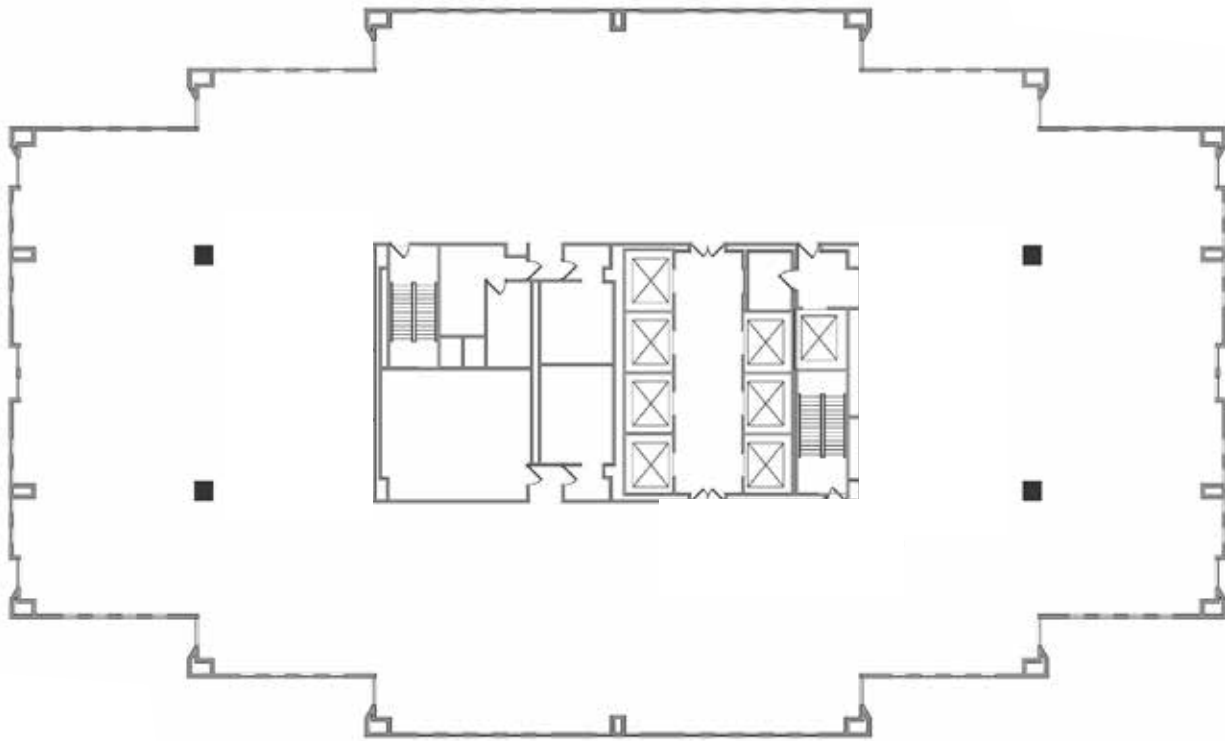
CHOOSE

YOUR BUILDING

		15
		14
		13
		12
		11
		10
21,010 SF		9
21,010 SF		8
8,710 SF (Spec)		7
		6
		5
		4
	4,241 SF (Spec)	3
	Tenant Lounge	
Lobby		2
	5,600 SF	
Bike Storage	Lobby	1

111 BUILDING SPECIFICATIONS

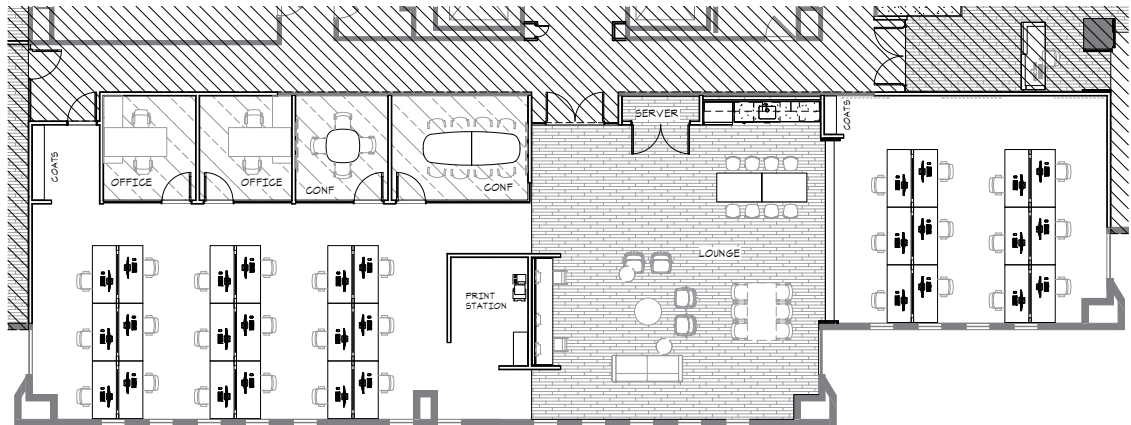
- Building Size: 366,534 square feet
- Year Built: 1987
- Parking
 - Surface: 50 stalls \$22/Day Max
 - 100 Washington Ramp: 480 stalls \$225/month
 - Hennepin Ave Ramp: 870 stalls \$150/month
- Operating Expenses & Taxes (2018 estimate)
 - \$3.15 Real Estate Taxes
 - \$9.44 Operating Expenses
 - \$12.59 Total**



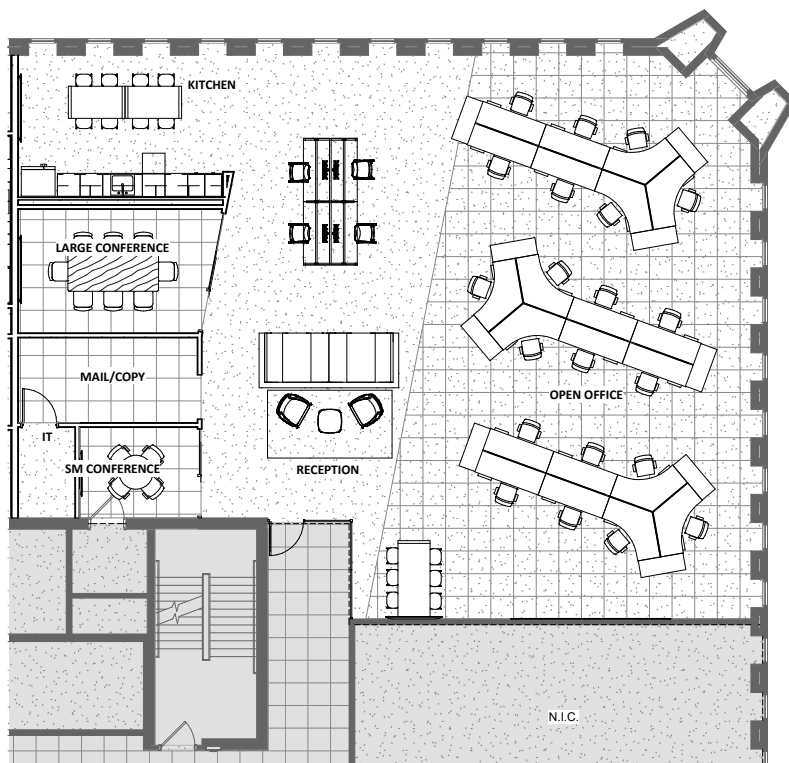
CHOOSE YOUR FLOOR | FROM 21,010 SF

CHOOSE

YOUR SPEC SUITE



- 3rd Floor
- Suite 350
- 4,241 SF
- 32 Employees
- 133 SF/PP



- 5th Floor
- Suite 520
- 2,975 SF
- 25 Employees
- 119 SF/PP





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