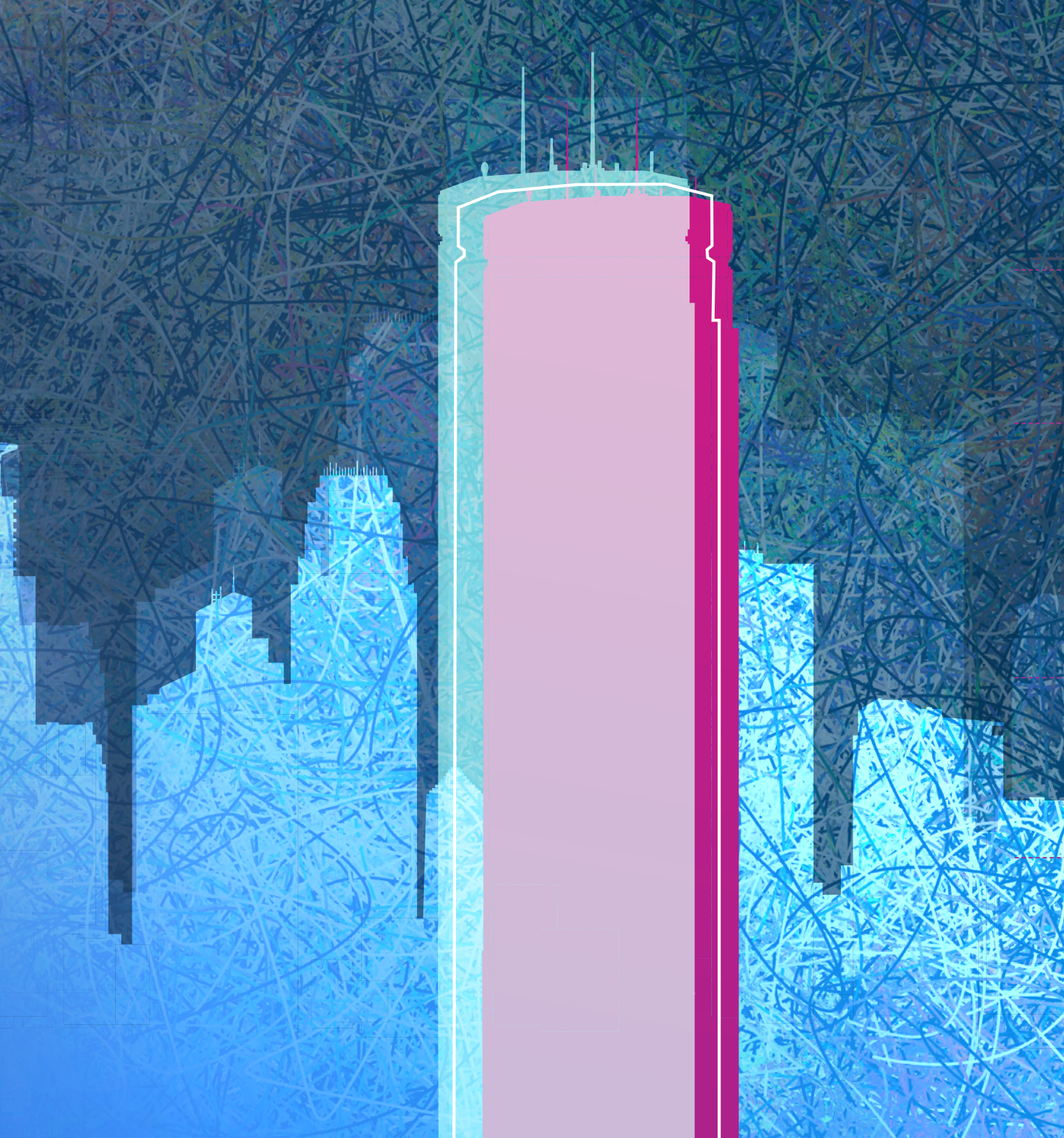




MIDST  
Center  
OF IT ALL



A PROPERTY  
SO IMPRESSIVE  
THEY BUILT A  
CITY AROUND IT



The most iconic, highly connected, well-positioned building in downtown Minneapolis



Prime full block location between Nicollet Mall, 7th Street, 8th Street and Marquette Ave



57 Stories  
1.2 M SF Class A+ Office Space  
166K SF Prime Retail Space  
281 Room 4-Star Hotel  
23,000 SF Indoor Urban Park  
50,000 Visitors Per Day



Easily accessible via parking, light rail stations, bus routes and the most traveled skyways in Minneapolis



Approximately 3,500 employees office in the premiere, Class A building and another 118,000 employees within a half mile of IDS

MINNEAPOLIS  
MAIN & MAIN  
IN THE  
MIDST OF  
CONVENIENCE

TARGET  
FIELD





GUTHRIE THEATER

US BANK STADIUM

CAPELLA TOWER

AMERIPRISE HQ

US BANK PLAZA

SPS TOWER

FIFTH STREET TOWERS

GAVIIDAE COMMON

**IDS** Center

TWO22

RBC PLAZA

FOSHAY TOWER

MINNEAPOLIS CONVENTION CENTER

AT&T TOWER

RSM PLAZA

CITY CENTER

TARGET HQ

LASALLE PLAZA

TARGET CENTER

# AREA AMENITIES

WITHIN 1 MILE

**384**

RESTAURANTS & BARS

**51**

PARKING LOCATIONS

**293**

RETAILERS

**95**

WALK SCORE

**44**

HOTELS

**96**

TRANSIT SCORE

**68**

ENTERTAINMENT ESTABLISHMENTS

**85**

BIKE SCORE

# AVAILABLE OPPORTUNITIES

## CONCOURSE LEVEL

SUITE C1-51	5,538 SF
SUITE C1-75	6,252 SF
SUITE C1-55	18,248 SF

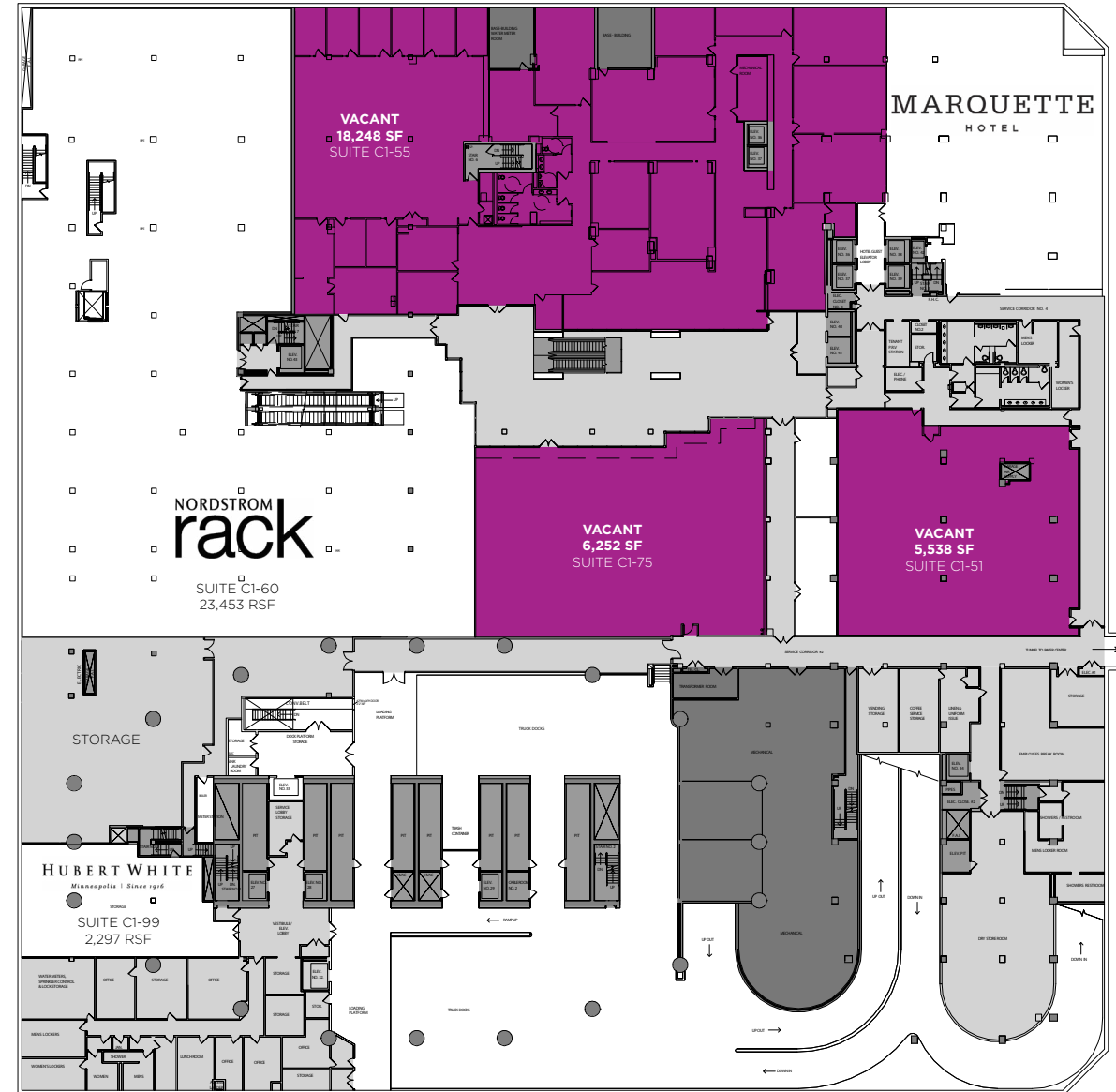
## STREET LEVEL

SUITE 166	6,961 SF
SUITE 174/178	1,536 SF

## SKYWAY LEVEL

SUITE 124	8,162 SF
SUITE 254	3,283 SF
SUITE 260	701 SF

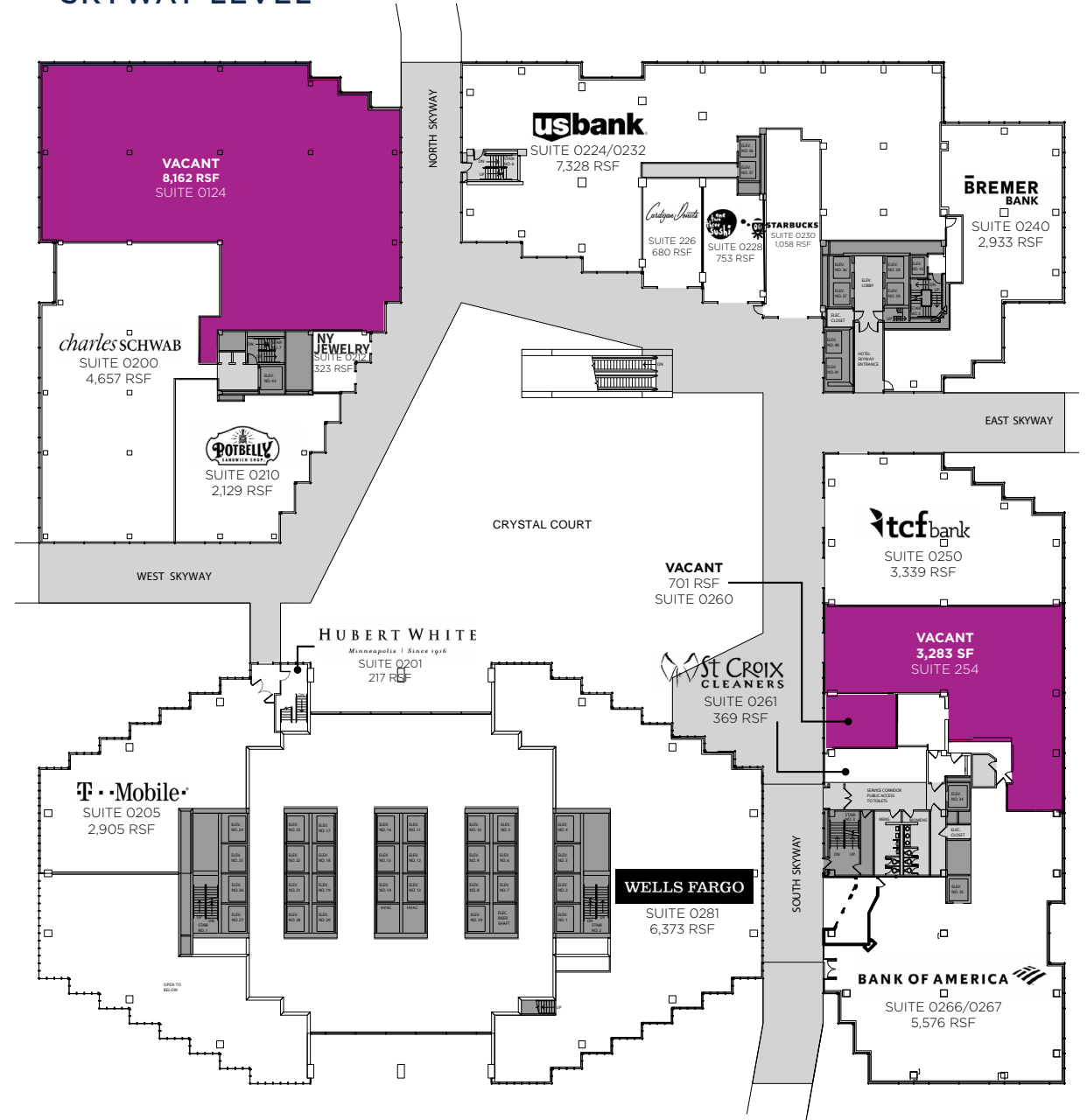
## CONCOURSE LEVEL



## STREET LEVEL




## SKYWAY LEVEL









# IN THE MIDST OF TRANSFORMATION

RENOVATION  
OF THE CRYSTAL COURT



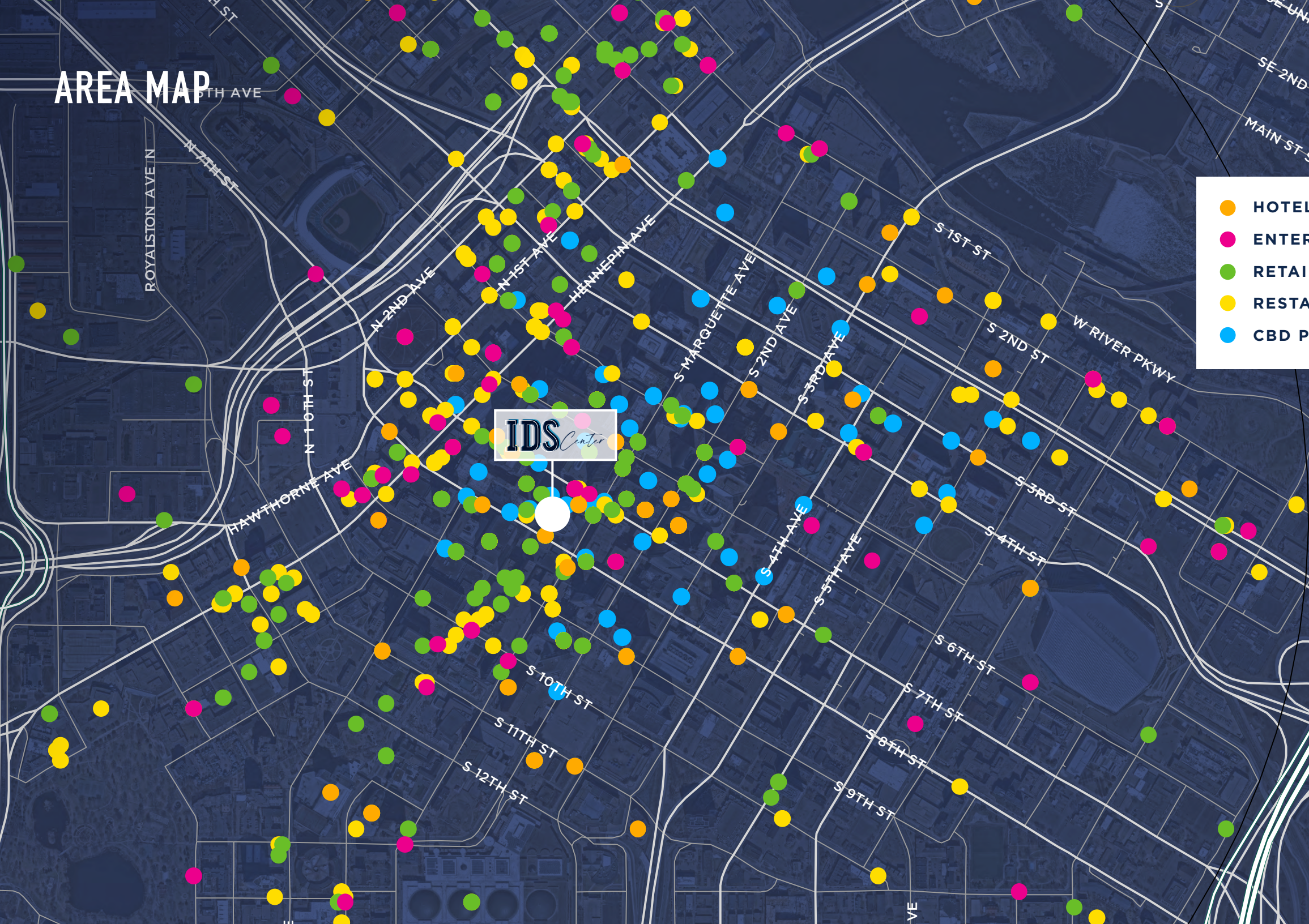
# THE CRYSTAL COURT

HAS SERVED AS MINNEAPOLIS' SYMBOLIC CROSSROADS AND TOWN SQUARE FOR DECADES. WE PLAN TO EVOLVE THIS ICONIC URBAN PARK TO SERVE FUTURE GENERATIONS.





# AREA MAP



- HOTELS
- ENTERTAINMENT
- RETAIL
- RESTAURANTS
- CBD PARKING



# DOWNTOWN DEMOGRAPHICS



## DAYTIME POPULATION

- 0.5 Mile: 118,145
- 1 Mile: 170,828
- 3 Miles: 412,481



## POPULATION

### *CURRENT YEAR ESTIMATE*

- 0.5 Mile: 10,038
- 1 Mile: 40,148
- 3 Miles: 254,321



## AVERAGE DISPOSABLE INCOME

- 0.5 Mile: \$58,003
- 1 Mile: \$65,042
- 3 Miles: \$57,518



# IDS *Center*

**ROB WISE**

rob.wise@cbre.com

+1 612 336 4274

**CHARLIE HEXUM**

charlie.hexum@cbre.com

+1 612 336 4275

**CBRE**

OWNER/OPERATOR



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