



100 WASH

Surprise, Serenity, and Delight



A Gateway District Address with North Loop Energy

Located in Minneapolis' Gateway District, 100 Washington sits at the intersection of downtown connectivity and North Loop momentum. The building offers the convenience of a central business address with direct skyway access, while placing tenants within the natural extension of one of the Twin Cities' most vibrant urban neighborhoods. Surrounded by growing residential density, acclaimed restaurants, coffee shops, hotels, fitness studios, riverfront trails, and everyday amenities, 100 Washington delivers the access and energy companies want — without sacrificing the efficiency, visibility, and convenience of an established downtown office building.



100 Washington Avenue North
Minneapolis, Minnesota 55401

Designed by Minoru Yamasaki,
completed in 1980

531,040 RSF

22 Stories

26,000 RSF Floor Plate Size

Spec Suites Available

Skyway-connected and steps from North
Loop dining, hotels, fitness, and riverfront
trails

431 Garage Stalls / 58 Visitor Stalls Onsite

870 Stalls at Nearby Hennepin Avenue Ramp

2026 CAM/Tax Estimate: \$16.32/SF

Onsite Rustica Bakery and
Elevate Food Hall

Part of a Minnesota Design Legacy

100 Washington is part of Minoru Yamasaki's notable body of work in Minnesota, where he designed eight buildings between 1958 and 1981 — a period that spanned some of the most productive and successful years of his career. At 100 Washington, that legacy remains visible in the building's disciplined geometry, refined materiality, and memorable sense of arrival. The upcoming renovation is an opportunity to preserve and amplify those qualities for a new generation of office users.



HONORING THE Original Design. ELEVATING THE Everyday Experience.

Planned renovations to the lobby, outdoor areas, and fourth-floor amenity level will thoughtfully build on 100 Washington's architectural legacy while introducing a more modern, hospitality-driven tenant experience. Expected to be complete by the end of 2026, the new amenity floor will include a tenant lounge, conference and training facilities, phone rooms, simulator experiences, a library, management office, renovated food hall, and Nomikai Lounge — a hospitality-inspired bar and entertainment lounge designed for informal gatherings, tenant events, and after-hours connection.





Architecture with a Human Purpose

Minoru Yamasaki believed architecture should offer more than efficiency — it should create places of balance, beauty, and human connection. His work is often associated with the pursuit of “serenity, surprise and delight,” a phrase that captures his humanist approach to modernism and his desire to create peaceful, uplifting environments within the pace of urban life. At 100 Washington, the renovation builds on that same philosophy, honoring the building’s original architectural character while reimagining the experience for today’s workplace.



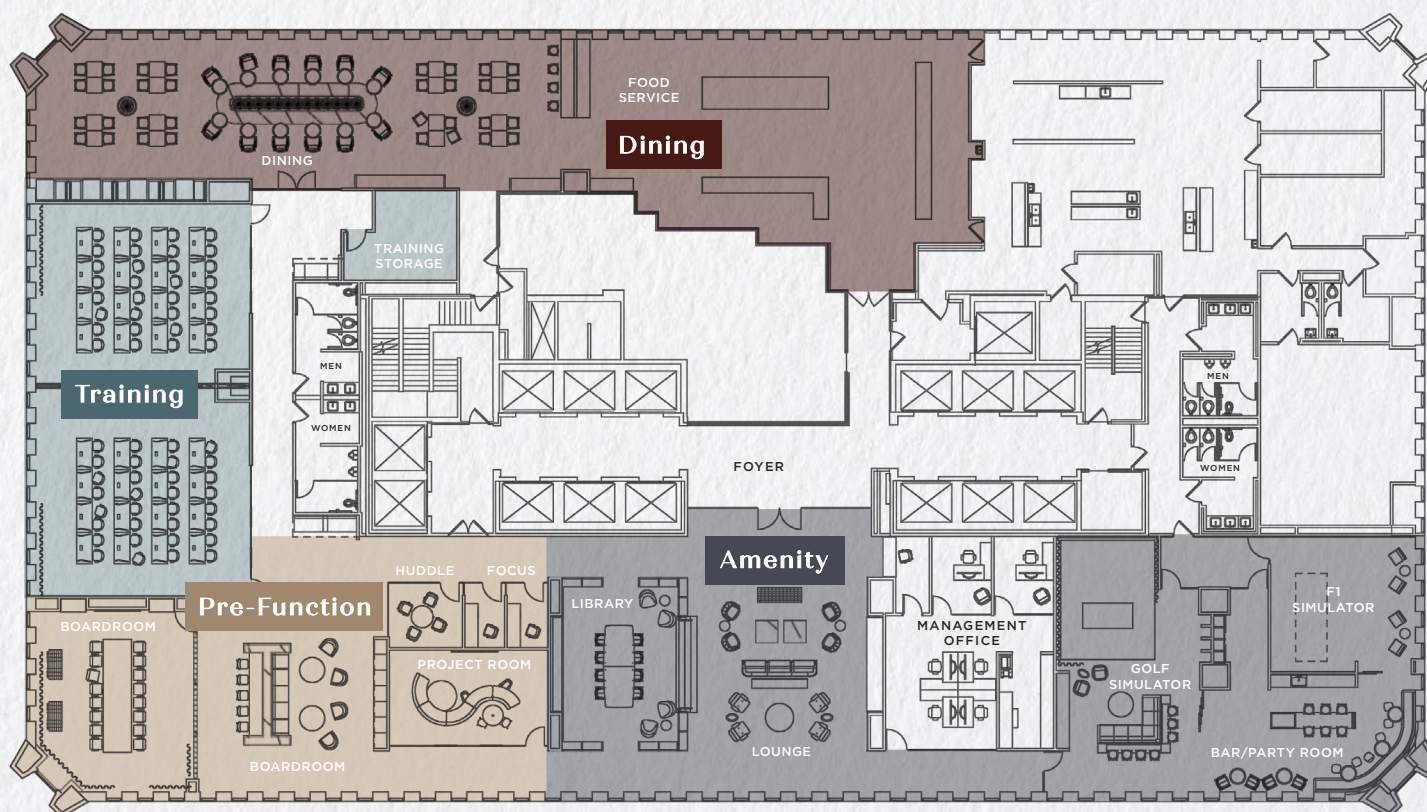
A Moment of Arrival

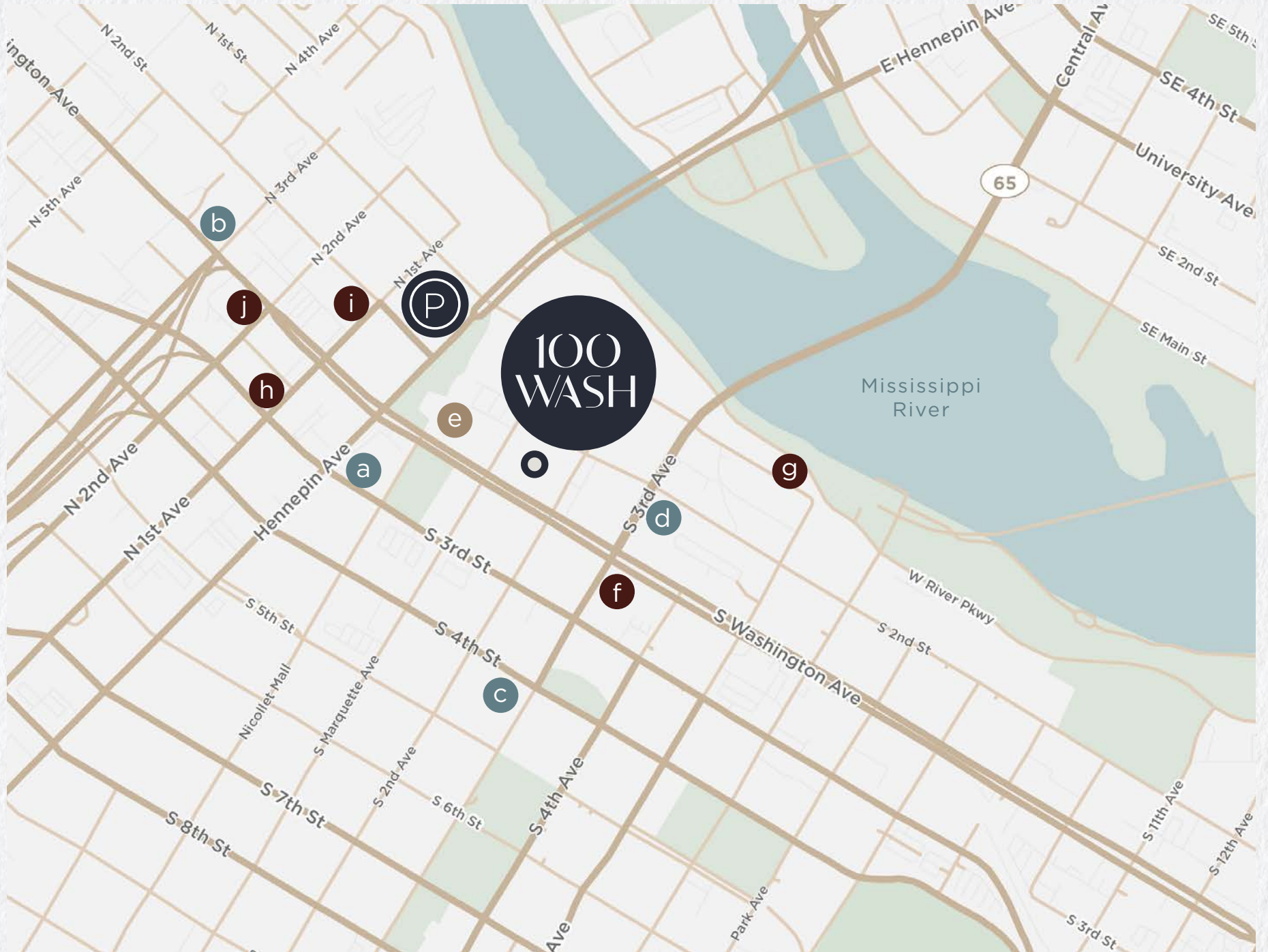
Yamasaki understood architecture as an antidote to urban intensity. In a 1959 TIME profile, he described modern life as marked by speed, congestion, and restlessness, and said architecture could help “put our lives in balance.” That spirit is central to the renewed 100 Washington lobby — a soaring, serene arrival experience defined by original green marble, architectural volume, and a renewed sense of warmth, welcome, and occasion.



A Vision Restored

The renovation of 100 Washington is guided by a respect for Yamasaki's original architectural language: calm, refined, human-scaled, and quietly memorable. Planned improvements to the lobby, outdoor areas, and fourth-floor amenity level will introduce a hospitality-driven workplace experience while preserving the sense of serenity and delight that defines Yamasaki's best work. The result is a building that feels both renewed and rooted — modernized for today's tenants without losing the spirit of its original design.







- a. Four Seasons
- b. The Hewing
- c. Emory
- d. Renaissance



- e. Whole Foods



- f. EaTo
- g. Owamni
- h. 112 Eatery
- i. Red Cow
- j. Red Rabbit

Effortlessly Connected to Minneapolis' Urban Districts

The North Loop isn't just a location—it's a lifestyle. Here, work and play coexist effortlessly, making 100 Wash the perfect choice for businesses seeking **culture, convenience, and connection.**

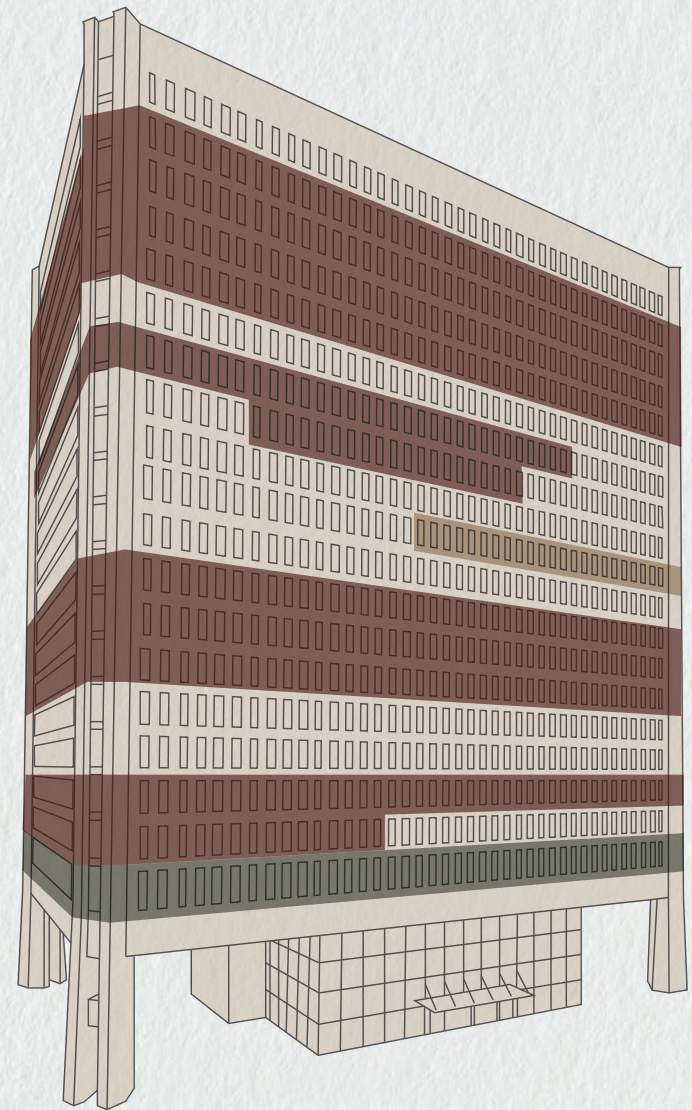
A Flexible Canvas for the Modern Workplace

Designed around an efficient center core, 100 Washington's typical floor plate offers exceptional planning flexibility for a wide range of workplace strategies. Abundant floor-to-ceiling windows bring natural light deep into the floor, supporting everything from private office-intensive layouts to open, collaborative environments with conference rooms, team areas, and dedicated support spaces.



Availabilities

22	
21	2100 26,511 sf
20	2000 26,511 sf
19	1900 14,705 sf
18	1800 26,522 sf
17	
16	1600 17,851 sf
15	1515 4,240 sf
14	1530 2,387 sf
13	1590 1,468 sf
12	
11	1100 26,042 sf
10	1000 26,042 sf
09	900 25,394 sf
08	
07	
06	600 25,459 sf
05	500 14,007 sf
04	
03	
02	Amenity Floor
01	
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The purpose of architecture
is to create an atmosphere
of serenity and delight.

Minoru Yamasaki



Schedule a tour today and discover the serenity of 100 Wash.

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