



WEST END

OFFICE PARK

CREATIVE CLASS A OFFICE SPACE



IN THE

HEART OF WEST END

**BRIDGE
INVESTMENT
GROUP**



WELCOME TO THE WEST END

Home to six Class A Creative office buildings in the heart of the West End, West End Office Park (WEOP) is established as one of the most commanding business addresses in Minneapolis.

A modern workplace for modern businesses, **WEOP** is celebrated for its superb amenities, easily accessed by all major transport routes, and has the city's most popular dining, shopping and residential districts right on its doorstep.



Downtown West End

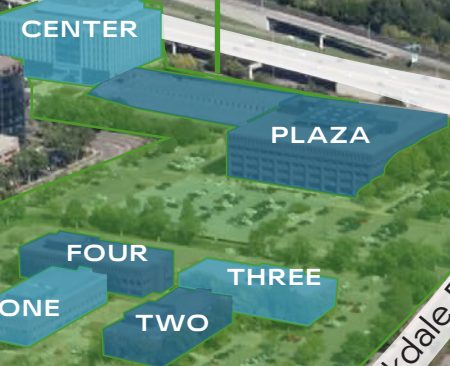


Downtown Minneapolis

WEST END
OFFICE PARK



Parkdale Drive



THE PERFECT LOCATION

West End Office Park is perfectly situated in the core of the highly enthused and prominent West End neighborhood. With immediate freeway access and multiple parking options, tenants at WEOP can enjoy:



Five miles
west of
Minneapolis



90 miles
of trail
systems



Easy access
to **I-394** and
Highway 100



Extensive
public
transportation
access



51 parks
in the area



Dozens of
shops, bars and
restaurants
within 1 mile
radius



Bike and
running trails
via the nearby
coveted Cedar
Lake Trail



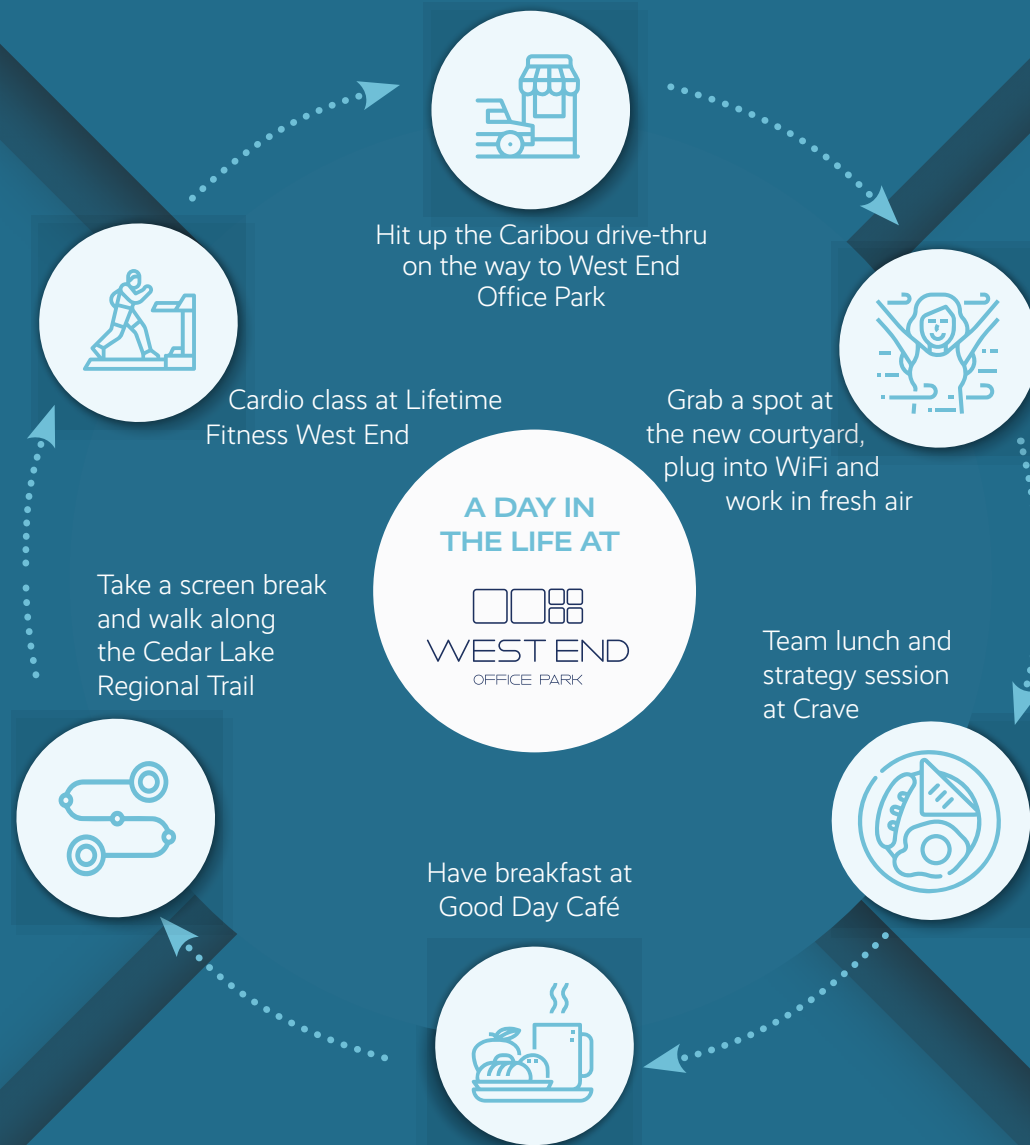
Many high-end
hotels and
apartments in
the area




All less than a
5 minute
walk



MEET THE NEIGHBORS



Drawn by its irresistible mix of location, amenities and design, **WEOP** is now home to some of the most exciting businesses in the Midwest.

DINE

- | | |
|--------------------------|-------------------------|
| 1 Dover Restaurant & Bar | 8 Roti Mediterranean |
| 2 Jimmy John's | 9 Punch Bowl Social |
| 3 The Loop West End | 10 Nautical Bowls |
| 4 CRAVE | 11 Panera Bread |
| 5 Rojo Mexican Grill | 12 Yard House |
| 6 Raku Sushi & Lounge | 13 Hope's Breakfast Bar |
| 7 The Local | 14 Which Wich |

SHOP

- | | |
|-------------------------------|----------------------------|
| 1 Cub Foods | 6 Costco |
| 2 Verizon Wireless | 7 Lakeshore Learning Store |
| 3 Anthropologie | 8 Office Depot |
| 4 Evereve | 9 Costco Gasoline |
| 5 Restoration Hardware Outlet | 10 Home Depot |
| | 11 BHDLN |

REJUVENATE

- 1 Life Time Fitness
- 2 Glamour Nail
- 3 Massage Spa
- 4 Solidcore St. Louis Park
- 5 Sola Salon Studios
- 6 Roosters MGC
- 7 Orange Theory

PLAY

- 1 Showplace ICON Theatre
- 2 Twin Cities Film Fest

STAY

- 1 TownPlace Suites by Hilton
- 2 Double Tree by Hilton
- 3 Homewood Suites by Hilton
- 4 AC Hotel by Marriott



1

2

1

3

4

1

2

3

10

4

3

7

13

6

5

7

8

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11

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1

2

12

4

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5

3

10

9

6

2

GAMBLE DRIVE

WEOP CENTER



WEOP 1

WEOP 4

WEST END PLAZA

WEOP 2

WEOP 3

14

CEDAR LAKE ROAD

1

11

7

8

9

10

WAYZATA BLVD

WAYZATA BLVD

16TH STREET W

PARK PLACE BLVD

DUKE DRIVE

16TH STREET W

UTICA AVENUE S

PARK PLACE BLVD

WEST END BLVD

BLACKSTONE PARK



MODERN, SPACIOUS AND ACCESSIBLE

WEOP is cleverly designed to deliver the perfect space for collaboration and creativity.

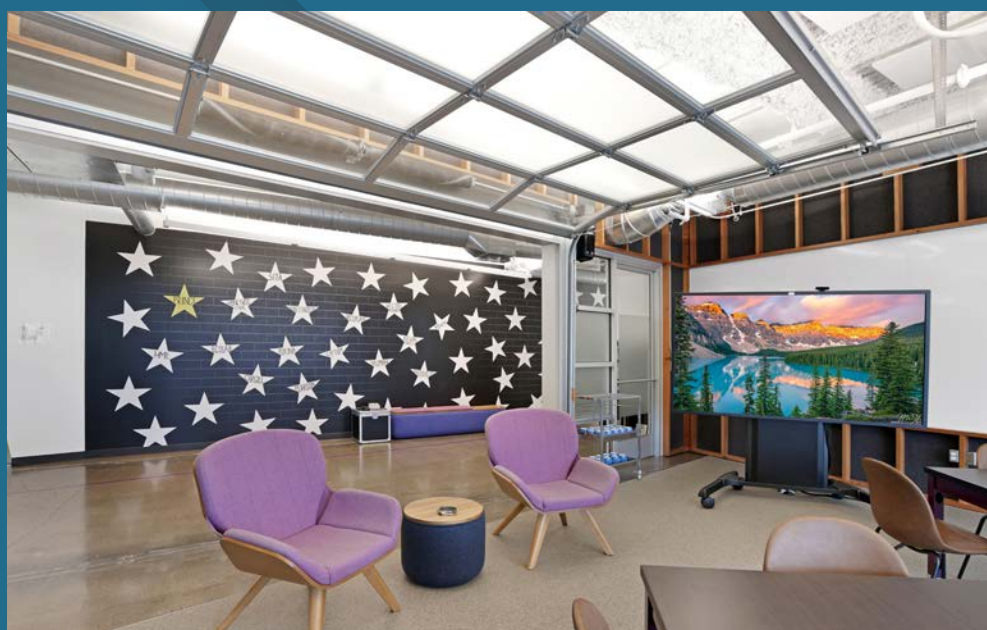
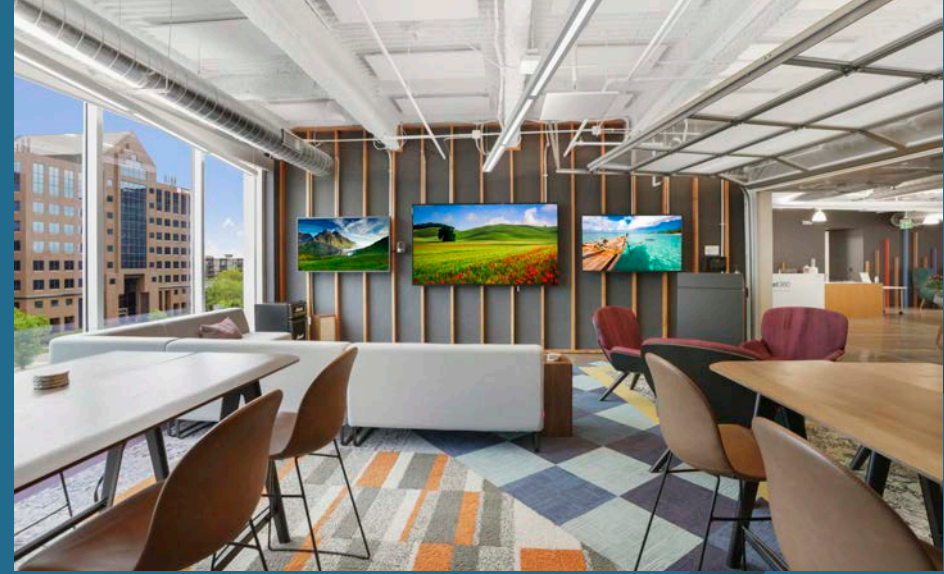
- An inspirational mix of indoor and outdoor workspaces
- 560,000 SF in total
- Remarkable five-story atrium
- Extensive parking options
- On-site dining and catering freshly made from Ed's Kitchen

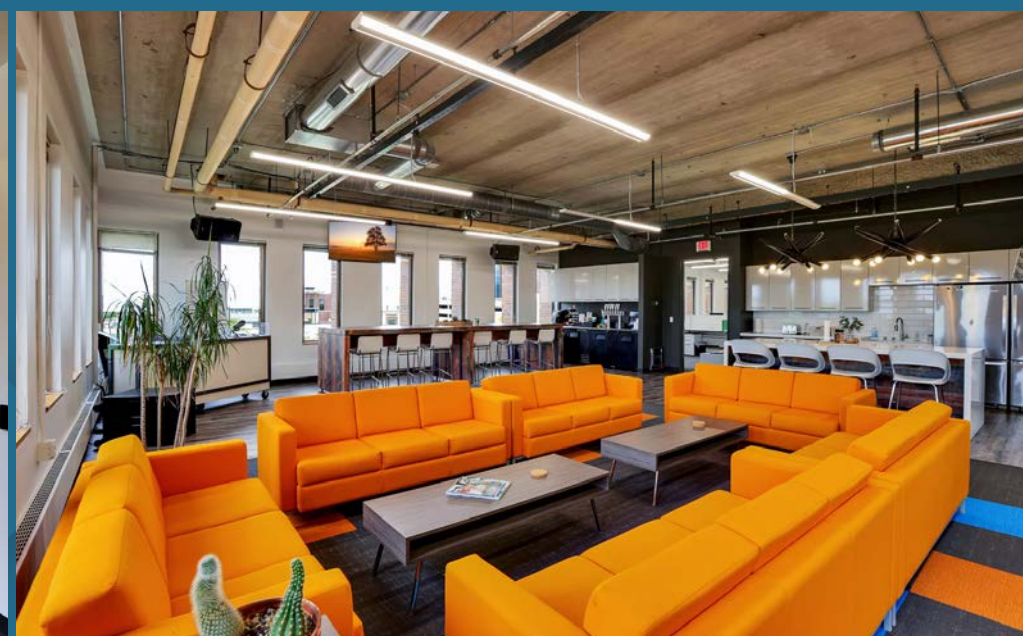


CLASS A CREATIVE

THE BUSINESSES OF WEOP

Watch the Tenant video:





THE FINEST AMENITIES

WEOP continues to maintain a truly unique offering for Tenants and their employees. These amenities were strategically constructed to help Tenants attract talent while providing a best-in-class amenity package.

Watch the Amenity video:



Fitness Center



Conference and Training Rooms



Activated Courtyard



Ed's Kitchen





COVERED PARKING

ED'S KITCHEN
WEST END
SLP

- GAME AREA
- FITNESS CENTER
- PRIVATE LOCKER/
SHOWER ROOMS

ABRIDGE 

FIREPLACE LOUNGE

UNDERGROUND PARKING

CONFERENCE AND TRAINING ROOMS

- PATIO
- 5 STORY ATRIUM LOUNGE

WEOP CENTER

BUILDING CONFERENCE ROOM

WEOP PLAZA

FRONT DOOR PARKING

COVERED CENTER/PLAZA CONNECTION

BIKE STORAGE

BOCCE BALL COURTS

RESERVED AND COVERED PARKING

HAMMOCKS

WEOP 4

WEOP 3

UNDERGROUND EXECUTIVE PARKING

UNDERGROUND EXECUTIVE PARKING

PATIO AND FIRE PITS

OUTDOOR BAR AND GRILL

WEOP 2

UNDERGROUND EXECUTIVE PARKING

BEAN BAG TOSS

FRONT DOOR PARKING

WEOP 1

ATTRACT TOP TALENT

Built for a multi-generational workforce



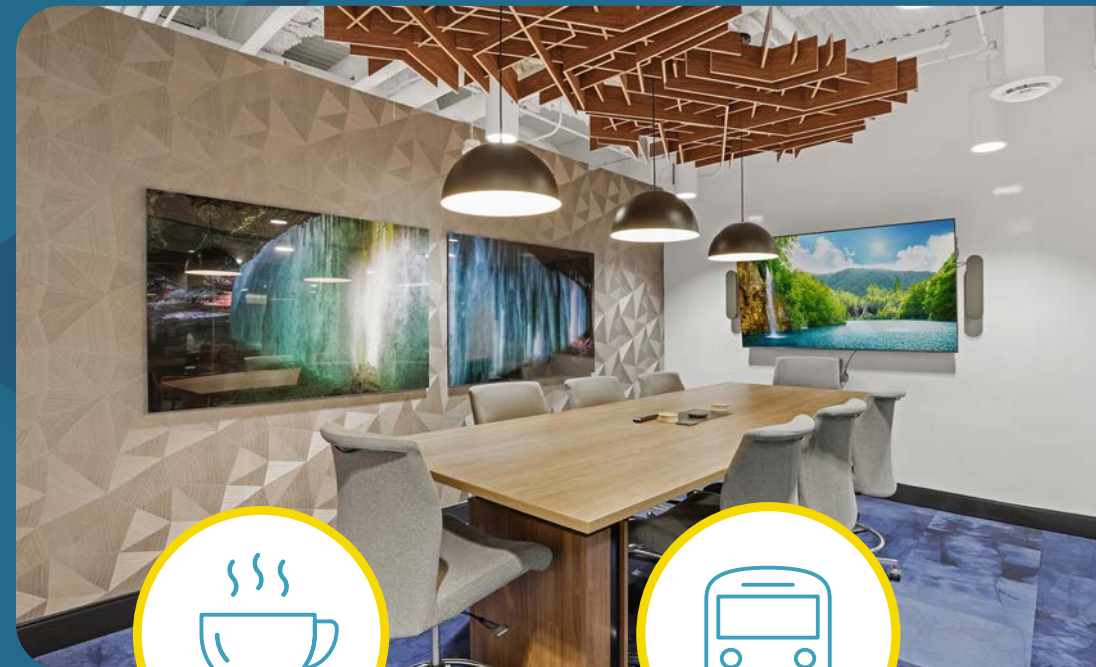
Baby boomers

convenience, safety



Gen X

work/life balance, short commute,
flexible work environment,
on-site amenities



Millennials

transit options, access to outdoor
spaces, retail amenities
(coffee, shop, gym, etc.)



Gen Z

vibrant community,
transit options

In close proximity to deep young worker labor pools:

- St. Louis Park
- Uptown
- North Loop





ACCESS TO GREEN SPACE

- New courtyard with games and hammocks
- Patio and fire pits available for events
- Easy access to Cedar Lake Trail **Learn more:**
- Perfect for walking, biking, and running





Health
Clinic



Health Services
Clinic
Entrance





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