



CITY  
CENTER  
minneapolis



CENTER OF THE CITY



# THE POWER OF LOCATION

## Center of the City

Between sixth and seventh streets, on Nicollet, bridging Minneapolis' financial, retail, theatre, and entertainment districts.

With six skyways, the most connected building in downtown, minutes away from Target Center, Target Field, the Crystal Court, U.S. Bank Stadium, and the Government Center.

Within a **3** block radius



8 MAX train stops



64 Bus stops

Within a **5** block radius



202 Restaurants



18 Hotels



2 Sporting Venues



4 Theatres

# LOCATION HIGHLIGHTS:

- Unparalleled views of the city, the Mississippi River and Target Field, with abundant natural light
- Adjoining retail mall provides on-site service providers, premier restaurants, both casual and fine dining, and major brand retailers
- Connected to the Minneapolis Marriott City Center and minutes away from numerous boutique and brand name hotels through the skyway system
- Convenient access to Light Rail Transit, Metro Transit, The Northstar Commuter Rail, Southwest Transit and Plymouth Metro Link. Numerous parking options including 7,000 spaces at downtown municipal garages
- Two access points in and out of parking garage
- Close proximity to local sporting venues such as Target Field and Target Center along with theatre and entertainment venues that include State Theatre and Orpheum Theatre
- Convenient access to major freeways I-94, 394 and 35W



# CITY CENTER HIGHLIGHTS:

- 50-story office tower, designed by Skidmore, Owings & Merrill
- Over 400,000 square feet of retail amenities create the pedestal of the office tower
- Over one million square feet of Class A office space
- Efficient, column free floorplates
- Seven-story, 687 space parking ramp including available underground, secure, heated executive parking
- Multiple food options under one roof for breakfast, lunch, and dinner
- New state of the art conference center; boardroom and training room
- Fully equipped fitness center complemented by locker rooms complete with storage and showers
- Energy Star® rated and LEED® Gold Certified 98% score - highest of any Minneapolis building



WHERE  
**BUSINESS + CULTURE**  
INTERSECT



# PROPERTY FACTS



**Total rentable area:**  
1,099,952 rentable square feet



**Floorplate size:**  
24,700 rentable square feet



**Floors:**  
52 stories



**Year built/renovated:**  
1982/2005/2018/2019



**Net rental rate:**  
\$19.00 - \$21.00 per square foot



**2019 Estimated Operating expenses & taxes:**  
\$15.19 per square foot



**Parking:**  
**Rates:** Garage - \$330 per month  
Ramp - \$256 per month  
Business hours only - \$226 per month



**Building Hours:**  
Monday - Friday: 6:00 a.m. - 6:00 p.m.  
Saturday: 8:00 a.m. - 1:00 p.m.

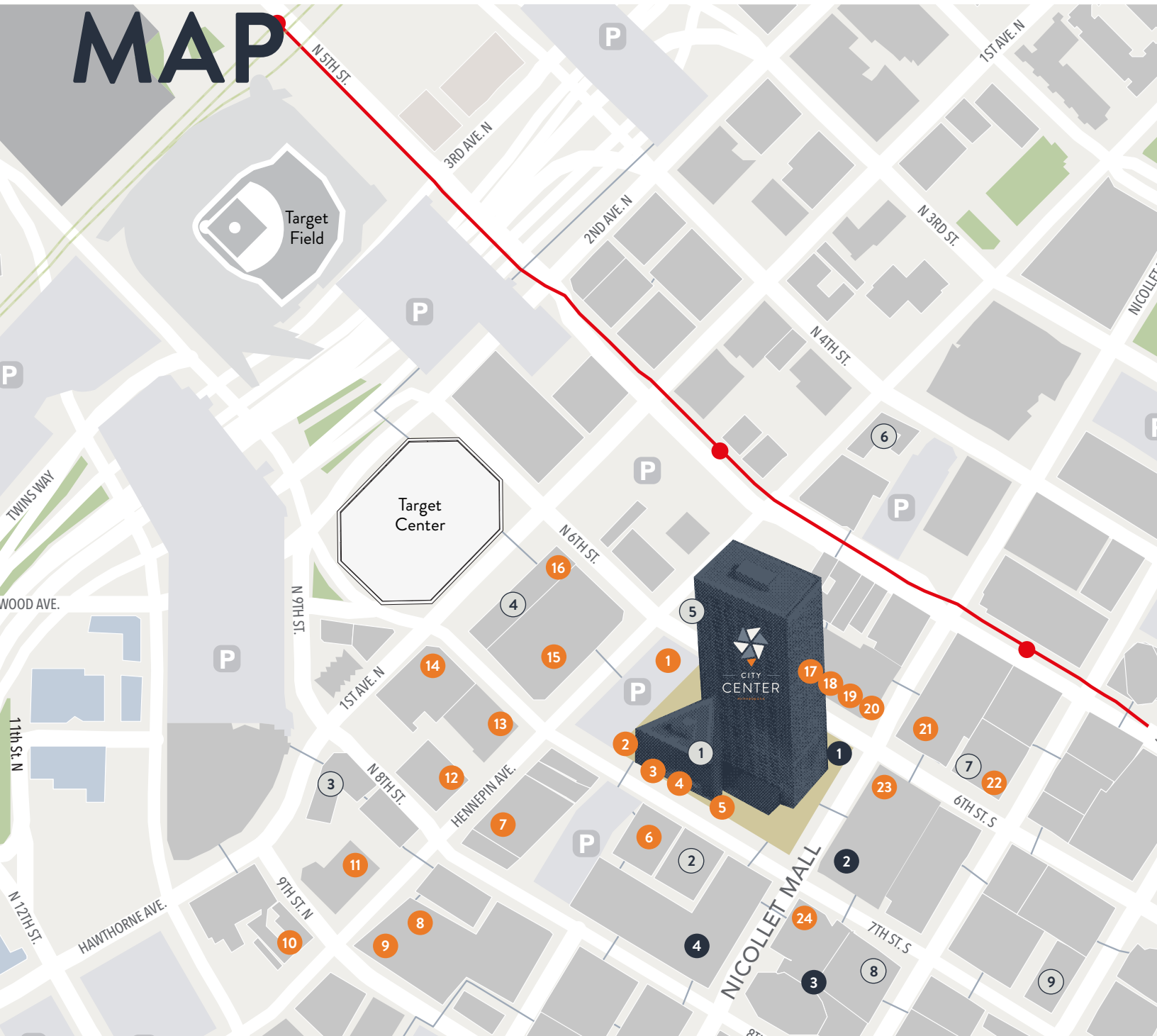
## **Transit:**

City Center is centrally located to numerous public transportation options. The Nicollet Mall Light Rail station is one block from the property, offering service to 19 stations between downtown Minneapolis and Mall of America via the Hiawatha Line. Further, there are over 35 bus routes with stops within one block. A bike rack is located at the north end of the building.

## **Security:**

The building lobby, elevators and parking garage are accessible on a 24 hour basis and are equipped with a key card access system. Full time on-site security personnel patrol the Building and parking garage seven days a week. The garage, ramp, loading dock and certain access halls are monitored by digital video.

# LOCATION MAP



## HOTELS

- ① Marriott at City Center
- ② Radisson Blu Hotel
- ③ Hampton Inn & Suites
- ④ Loews Minneapolis Hotel
- ⑤ Embassy Suites
- ⑥ AC Hotel by Marriott
- ⑦ Westin Hotel
- ⑧ Marquette Hotel
- ⑨ Crowne Plaza Northstar

## RETAIL | SHOPPING

- ① Minneapolis City Center
- ② Gaviidae Common
- ③ IDS Crystal Court
- ④ The Dayton's Project

— Light Rail  
— Skyway

## DINING | ENTERTAINMENT

- ① Prime 6
- ② Fogo De Chao
- ③ Firma's
- ④ Naf Naf
- ⑤ LeeAnn Chin
- ⑥ FireLake Grill House
- ⑦ Union
- ⑧ State Theatre
- ⑨ CRAVE
- ⑩ Orpheum Theatre
- ⑪ Brave New Workshop
- ⑫ Pantages Theatre
- ⑬ SEVEN Steakhouse
- ⑭ First Avenue
- ⑮ CityWorks
- ⑯ Kieran's Irish Pub
- ⑰ Lyon's Pub
- ⑱ Murray's Restaurant
- ⑲ Ike's Food & Cocktails
- ⑳ Oceanaire
- ㉑ D'Amico & Sons
- ㉒ BANK
- ㉓ Bruegger's Bagels
- ㉔ Mission American Kitchen & Bar



Leased by



Jon Dahl  
+1 612 217 5130  
[jon.dahl@am.jll.com](mailto:jon.dahl@am.jll.com)

Jessica Maidl  
+1 612 217 6742  
[jessica.maidl@am.jll.com](mailto:jessica.maidl@am.jll.com)

Brent Robertson  
+1 612 217 5132  
[brent.robertson@am.jll.com](mailto:brent.robertson@am.jll.com)

Managed by



Jim Durda  
+1 612 884 7815  
[jim.durda@ryancompanies.com](mailto:jim.durda@ryancompanies.com)