

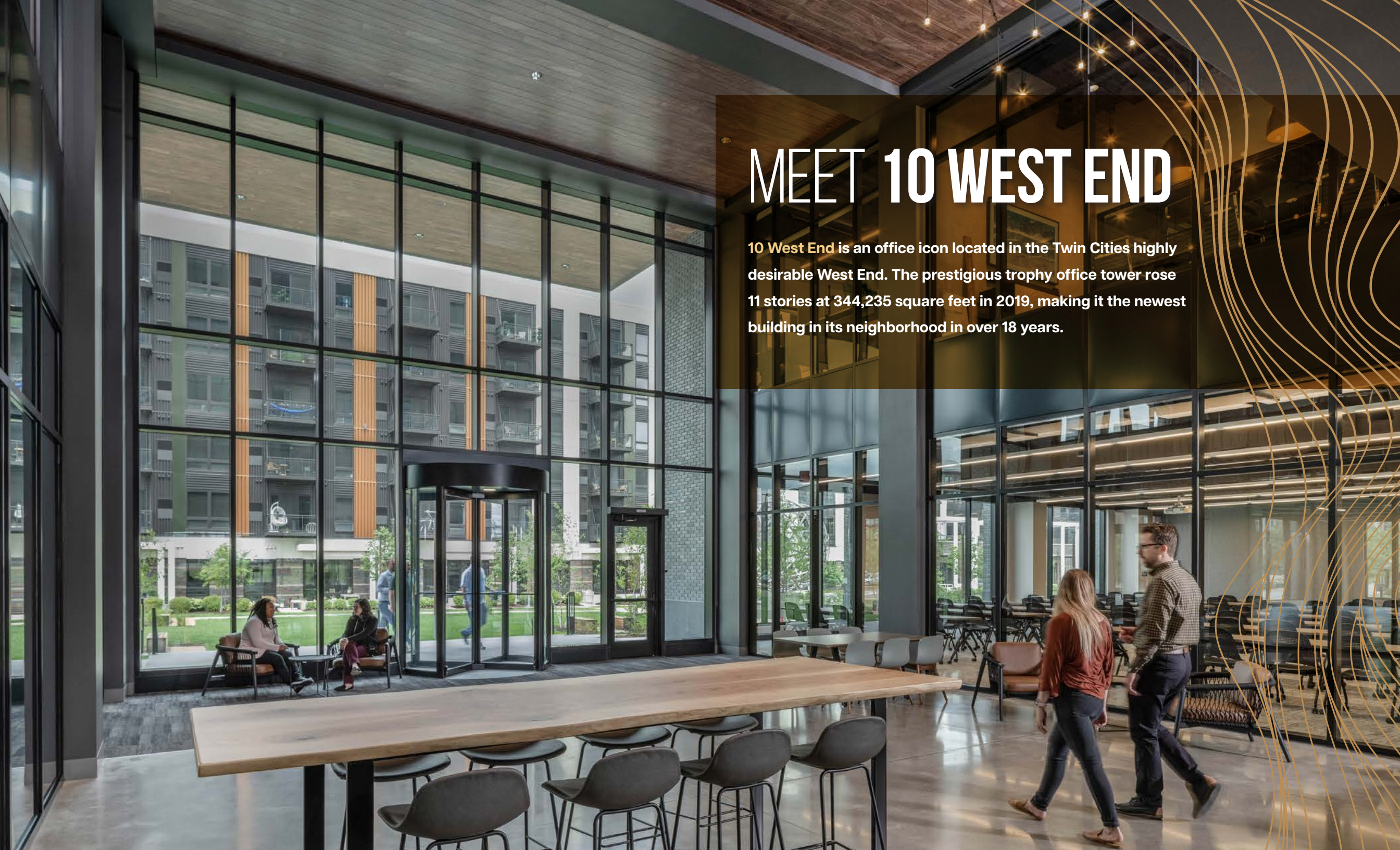


# 10 WEST END



# MEET 10 WEST END

**10 West End** is an office icon located in the Twin Cities highly desirable West End. The prestigious trophy office tower rose 11 stories at 344,235 square feet in 2019, making it the newest building in its neighborhood in over 18 years.



# WHERE BUSINESSES THRIVE.

The impressive two-story lobby at **10 West End** welcomes tenants to a host of amenities and work spaces designed to meet the demands of today's workforce.



PREMIER LOCATION



TENANT CENTERED



AMENITY RICH



INNOVATIVE



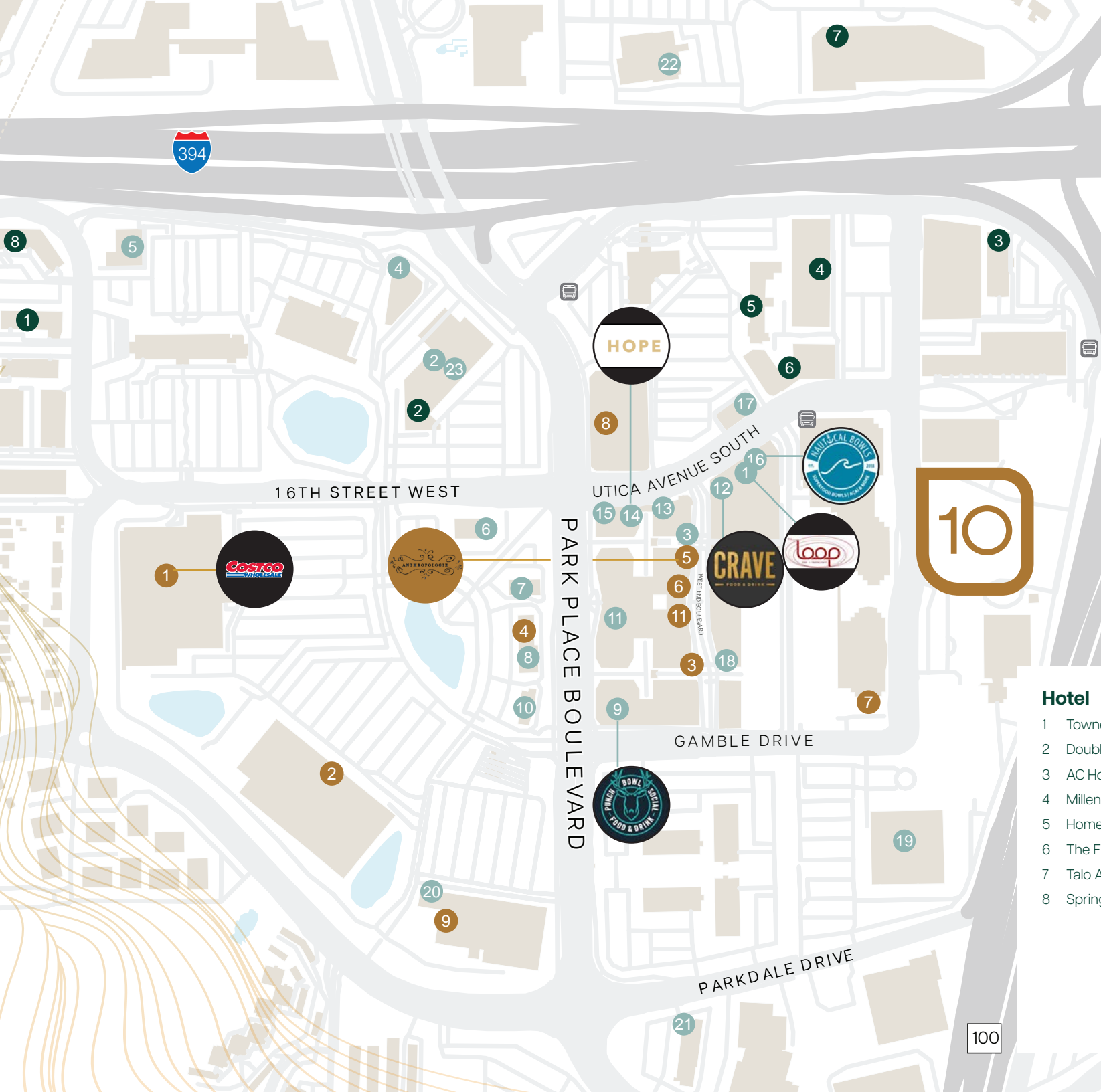
ECO-CONSCIOUS

# PROMINENCE IN PLACE.

With an esteemed business address in the heart of the admired West End neighborhood, **10 West End** draws employees from all parts of the Twin Cities.

## The ultimate workplace destination:

- >> Five miles west of Downtown Minneapolis
- >> Connected to a network of bike and running paths throughout the Twin Cities, including the coveted Cedar Lake Trail
- >> Several high-end hotels and apartments in the area
- >> Direct access to green space
- >> A quick walk to the hottest bars, restaurants and shops – within a 1-mile radius
- >> Easy access to I-394 and Highway 100
- >> Extensive public transportation access



### Hotel

- 1 TownePlace Suites
- 2 DoubleTree
- 3 AC Hotel
- 4 Millennium at West End
- 5 Homewood Suites
- 6 The Flats
- 7 Talo Apartments
- 8 SpringHill Suites

### Shopping

- 1 Costco Wholesale
- 2 The Home Depot
- 3 RH Outlet Minneapolis
- 4 GNC
- 5 Anthropologie
- 6 EVEREVE
- 7 Continental Diamond
- 8 Cub
- 9 PetSmart
- 10 Office Depot
- 11 West End Artisan

### Dining

- 1 The Loop West End
- 2 Dover Restaurant & Bar
- 3 Rojo Mexican Grill
- 4 Yangtze Restaurant
- 5 TGI Fridays
- 6 Five Guys
- 7 Roti St. Louis Park
- 8 Caribou Coffee
- 9 Punch Bowl Social
- 10 Arby's
- 11 Yard House
- 12 CRAVE American Kitchen & Sushi Bar
- 13 Raku Sushi & Lounge
- 14 Hope Breakfast Bar
- 15 The Local
- 16 Nautical Bowls
- 17 Urban Wok
- 18 Song Tea and Poke SLP
- 19 Ed's Kitchen
- 20 Panera Bread
- 21 Caribou Coffee
- 22 Good Day Cafe
- 23 Stay'd

A VIBRANT  
COMMUNITY  
FOOTSTEPS  
AWAY



BE PART  
OF THE  
WEST END



CRAVE

West End Blvd.

FLATBREADS • SALADS • PASTA

WINE • STEAKS • COCKTAILS

BURGERS • BRUNCH •

# HEALTH & WELLNESS AT OUR CORE

CEDAR  
LAKE  
TRAIL



# INCOMPARABLE AMENITIES.







### Skydeck Lounge, Wellness & Conference Rooms

>> Skyline views of Downtown Minneapolis!

### Free Parking

>> 10 West End's parking ramp is connected to the building and free for all tenants.

### Reserved Parking

>> Fully enclosed executive reserved parking is also available in the lower level.

### Convenience

>> 24/7 micromarket grab-n-go  
>> Secured package delivery room

### Vibrant Lobby

>> A variety of workspaces and breakout areas equipped with all the technology needed for a seamless work environment

# EXCEPTIONAL ON EVERY LEVEL.

The energy and sense of place at **10 West End** offers an environment that goes far beyond just checking the box for employers. For us, it's all about the show, don't tell.

## BRIDGE INVESTMENT GROUP

**On-site property management by Bridge Investment Group**

### Conference Center

>> State-of-the-art conference center hosts over 100 people

### Fitness and Bike Room

>> Featuring state-of-the-art fitness center, group fitness area, locker room, attached bike facilities and views of Central Park West.

GREEN  
+ THE  
GRAIN

### Green & The Grain

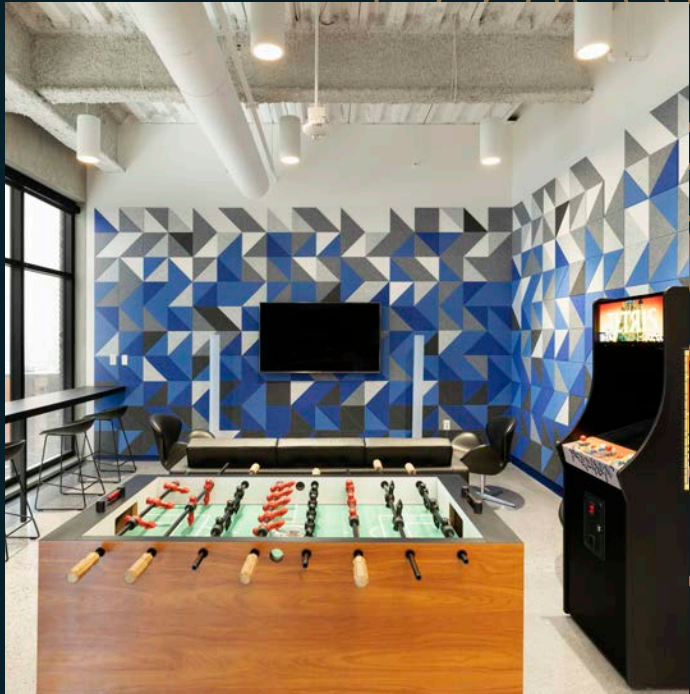
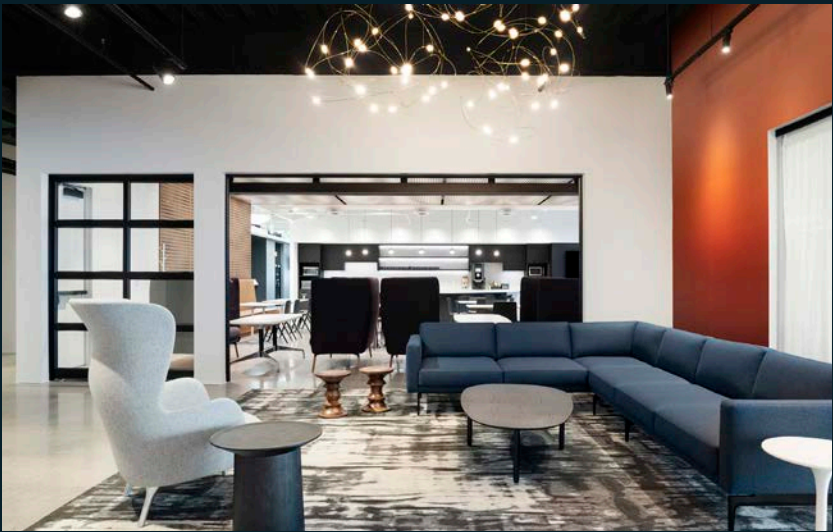
>> Your onsite breakfast and lunch spot

# IN GOOD COMPANY.

This coveted business address has been selected by some of the most forward-thinking companies in the Twin Cities. It's never been a better time to align your business goals with your real estate strategy. At **10 West End**, you'll be in good company.



# INSPIRING SPACES.



## Pet costume contest!

E-MAIL A PHOTO OF YOUR PET IN THEIR HALLOWEEN COSTUME TO MIKAYLA.JACOBSON@RYANCOMPANIES.COM FOR A CHANCE TO WIN A \$25 GIFT CARD!

ALL ENTRIES MUST BE SUBMITTED BY END OF DAY ON NOVEMBER 1ST!

## Mario's Italian Kitchen Food Truck

WEDNESDAY, OCTOBER 5TH  
11:00 AM - 1:30 PM

BREADS		HOAGIES	
GARLIC CHEESE BREAD	\$5.00	GRICKER PARM	\$12.00
GIARATTA PARM BITES	\$5.00		
DIIPPERS SAUCES	\$5.75		
PIZZAS 8" OR 12"		PASTA	
THE CLASSIC	\$12.00	ROBOUTTA MAC	\$15.00
THE CALDO	\$13.00	RIEAPONTI CACCIAOTORI	\$15.00
MEAT SAITERI	\$13.00	TORTELLINI DI MARIO	\$15.00
ROFFO PACIFIC	\$13.00	CAVATAPPI MAC	\$15.00
ROSSO TOSCA OVM	\$13.00		
HAWAIIAN	\$13.00		
PUMPKIN PIZZA	\$13.00		
DESSERT			
CARROLLI	\$4.00		

## YOGA FLOW

Located in Fitness Center Studio

Tuesday, October 4th 11:00 am - 11:45 am  
 Tuesday, October 11th 11:00 am - 11:45 am  
 Tuesday, October 18th 11:00 am - 11:45 am  
 Tuesday, October 25th 11:00 am - 11:45 am

# BE PART OF OUR COMMUNITY.

With frequent building events hosted throughout the building and at Central Park West, **10 West End** creates an environment that's better than working from home.



## 10 WEST END Oktoberfest

BEER AND PRETZELS PROVIDED!  
COME AND PROST! (CHEERS) WITH US!

Thursday **SEP 15** 3-5 pm

11TH FLOOR SKYDECK AND LOUNGE

## PIZZA KARMA FOOD TRUCK

WEDNESDAY, SEPTEMBER 7TH  
11:00 am - 1:30 pm

STARTERS	
Samosas	\$4.00
Mediterranean Fries	\$4.00
Cheesy Garlic Bites	\$5.00
Chicken Wings (12 Pcs)	\$12.00
Crusade Potato Tots	\$7.00
PIZZAS	
Chicken Tikka	\$15.00
Panzeri Tikka	\$15.00
Cheese	\$14.00
Simply Pepperoni	\$15.00
Lamb Meatballs	\$16.00

## happy LABOR DAY



## STRENGTH IN OWNERSHIP.

Leverage Bridge's online concierge service, Bridge Engage. Exclusive to tenants, the Bridge Engage app allows for seamless conference and amenity booking, work order access, and communication about building events and news.

NEW.  
SMART.  
CLEAN.

**10 West End** is committed to being a leader in sustainability. This competitive advantage allows companies to invest in health, well-being, and quality of life through their real estate decisions, which turns employees into the best recruiters.

WE ARE  
GREEN GOING  
GREENER.

**The 10 West End Advantage**



LEED Certified



Accessible via Cedar Lake Bike Trail



Electric Vehicle Charging Stations



Sky Deck offering outdoor seating



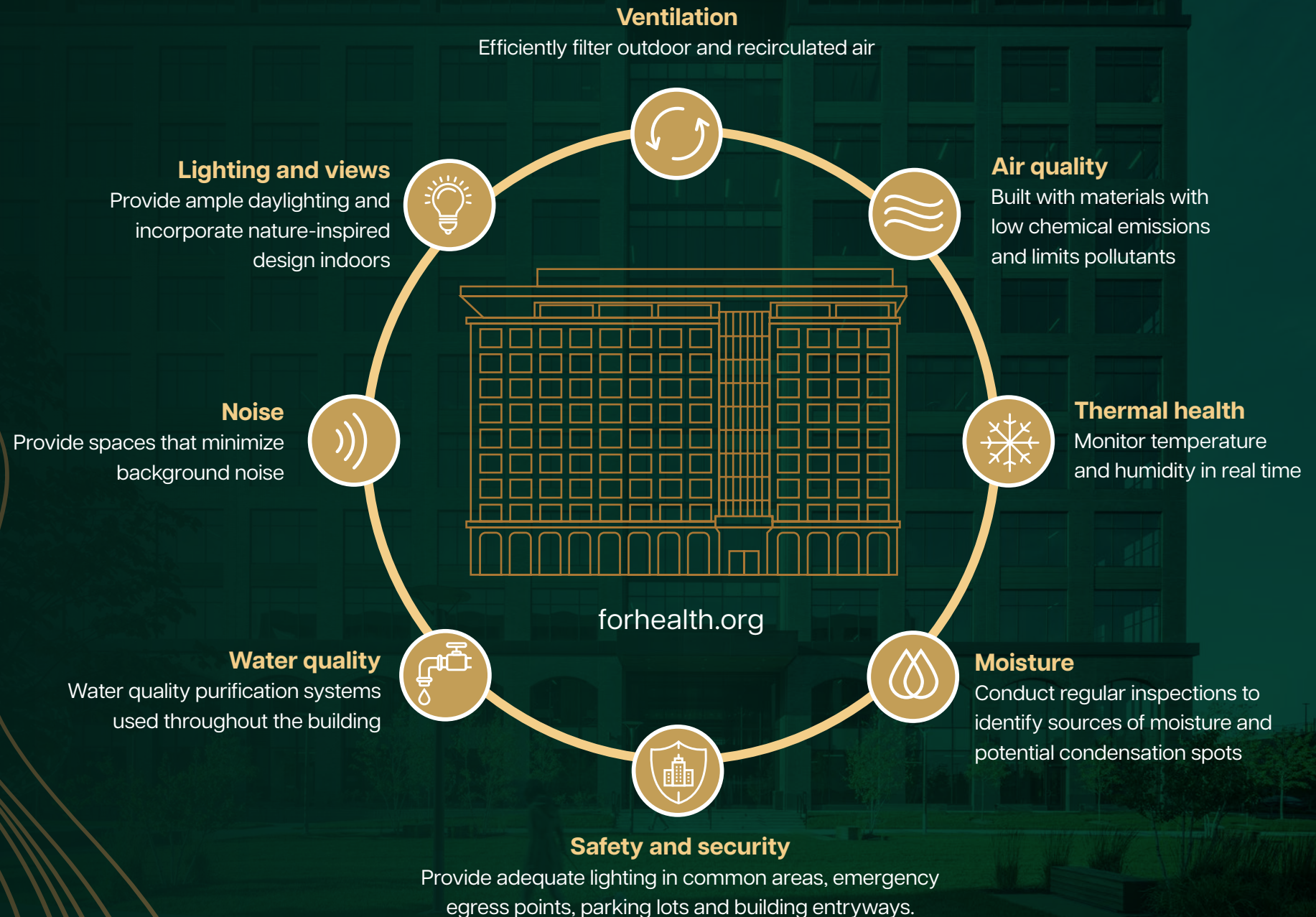
Adjacent to Central Park West – 1 Acre Park



Less than one block from public transit

# ADVANTAGES OF A NEW BUILDING

## LEVERAGING GOOD DESIGN FOR EMPLOYEE PRODUCTIVITY



# WHY 10 WEST END ITS ALL IN THE DETAILS

Not only the most commanding address in town, 10 West End's building design and offering is unbeatable.



## Prominent location

- >> Minutes from Minneapolis CBD, immediate access to I-394



## The best of the best

- >> Monumental indoor and outdoor amenities including fitness, training, multiple conference rooms, sociable lounge spaces and outdoor decks



## Urban energy

- >> Steps to the desirable core West End neighborhood



## Health and wellness

- >> Market leader in sustainability efforts, LEED certified, adjacent to 1 acre of outdoor green space in Central Park West



## Convenience and safety

- >> Strong parking offering including free on-site covered ramp and heated executive



## Innovative building structure and design

- >> Features stunning modern trophy-class finishes throughout, expansive 10' 2" windows, exclusive tenant outdoor decks, top floor 1,800 square foot common area sky deck overlooking Minneapolis skyline

# LEARN MORE ABOUT **10 WEST END** TODAY.



**BRIDGE  
INVESTMENT  
GROUP**



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