



## **LASALLE PLAZA**

800 LaSalle Ave, Minneapolis, MN 55402

Downtown Minneapolis  
Premier Office Tower



*Redefining excellence.*



**HEMPEL**  
REAL ESTATE



*A true gem in the  
Minneapolis theater and  
entertainment district.*



Located in the heart of downtown Minneapolis adjacent to the thriving entertainment district on Hennepin Avenue, LaSalle Plaza is a rare gem in the city's skyline. Designed and developed around the 1920s Historic State Theatre, the property is an elegant, timelessly designed 30-story, multi-purpose building featuring superior quality office, retail, and entertainment. LaSalle Plaza offers stunning skyline views as well as a magnificent lobby and amenity offering.

Situated at the epicenter of city life, LaSalle Plaza provides multiple access points to the Minneapolis Skyway system which features downtown shopping, restaurants, housing, hotels, and sport/entertainment complexes.





## OFFICE TOWER

30 Floors with 621,629 rentable square feet.

## FLOOR SIZES

22,000 rentable SF floor plates.

## LEASE RATES

Negotiable.

## OPERATING EXPENSES

\$14.70 psf 2024 est.

## SECURITY

Uniformed security personnel on-site 24/7.

## CARD ACCESS

Card access system controls building access after hours plus elevator access to each floor.

## SERVICES

Concierge transportation by appointment. Janitorial service five nights per week.

## ELEVATOR

15 elevators serving the office tower and parking facility.

## ACCESS

Skyway connectivity to the entire Minneapolis skyway network.

## PARKING

343 underground parking stalls.

## HVAC

VAV with district provided hot and cold water and condensing unit.

## FIRE & LIFE SAFETY

Fully sprinklered and 24-hour monitoring.

## PROPERTY MGMT

On-site property management.

## UTILITIES

Modern electrical system with backup generator.



# FIRST CLASS AMENITIES

Coming soon! A tenant experience  
unlike any other in Minneapolis.

[View Amenity Renderings](#)



CONFERENCE CENTER



ON-SITE RETAIL



FITNESS CENTER



GOLF SIMULATOR



TENANT LOUNGE



PICKLEBALL COURT



ROOFTOP PATIO



CONCIERGE TRANSPORTATION



FREE PARKING

## *Premier On-Site Dining*



LaSalle Plaza has a range of dining options for tenants on-site, perfect for grabbing a quick bite or having an upscale dining experience.



# LIVE, WORK, PLAY

## Unparalleled Downtown Location

Situated at the epicenter of city life, LaSalle Plaza provides multiple access points to the Minneapolis Skyway system which features downtown shopping, restaurants, housing, hotels, and sport and entertainment complexes.

### Sports & Entertainment

- 1 Target Field
- 2 Target Center
- 3 Orpheum Theatre
- 4 Brave New Workshop
- 5 State Theatre
- 6 Pantages Theatre
- 7 First Avenue

### Restaurants

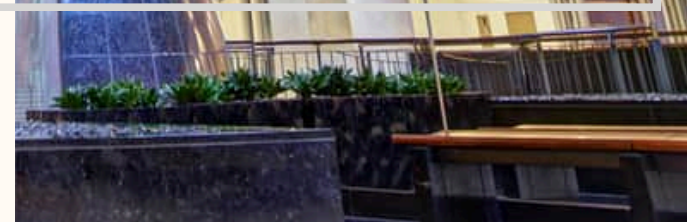
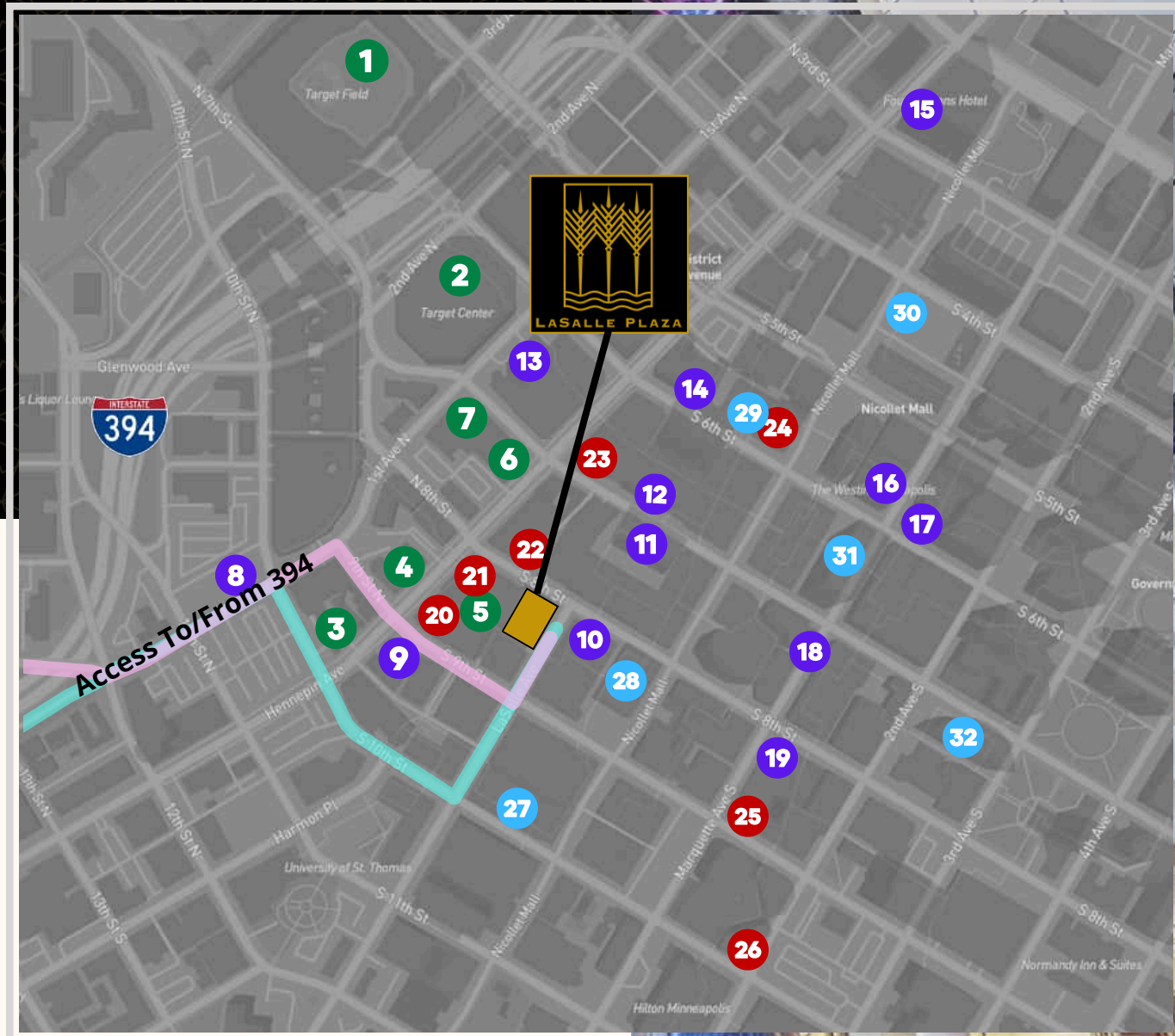
- 20 CRAVE
- 21 The Capital Grille
- 22 Union Rooftop
- 23 Fogo de Chao
- 24 The Oceanaire
- 25 Manny's Steakhouse
- 26 Ruth's Chris Steakhouse

### Hotels

- 8 Fairfield Inn & Suites
- 9 The Chambers
- 10 Residence Inn
- 11 The Royal Senesta
- 12 Minneapolis Marriott
- 13 The Loews
- 14 Embassy Suites
- 15 Four Seasons
- 16 The Westin
- 17 The Rand
- 18 The Marquette
- 19 W Minneapolis - The Foshay

### Major Employers

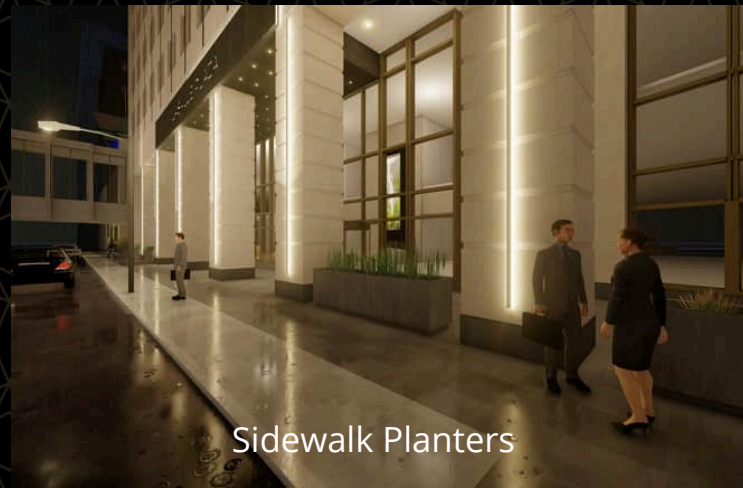
- 27 Target
- 28 US Bank
- 29 Dorsey & Whitney
- 30 Wells Fargo
- 31 Xcel Energy
- 32 Ameriprise



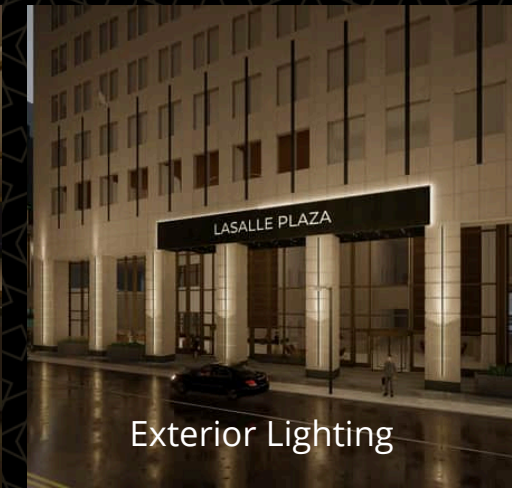
# Enhanced Streetscape

The curb appeal of the neighborhood sets the tone for an elevated experience.

- New prominent building entry on LaSalle Avenue
- Exterior ambient lighting and street music
- Sidewalk greenery



Sidewalk Planters



Exterior Lighting



# 1st Floor Renovations



Hospitality-focused arrival provides a welcoming environment.

## 1st Floor Lobby Enhancements

- Installed security turnstiles and destination elevators
- New security station located by the elevators
- Upgraded security monitoring system throughout the Building
- Inviting casual seating
- Video board and art feature enhance your visual experience

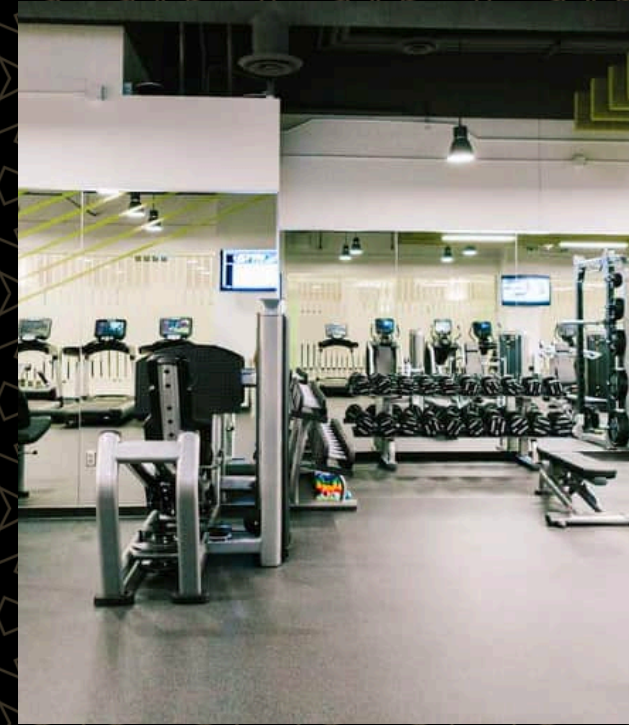
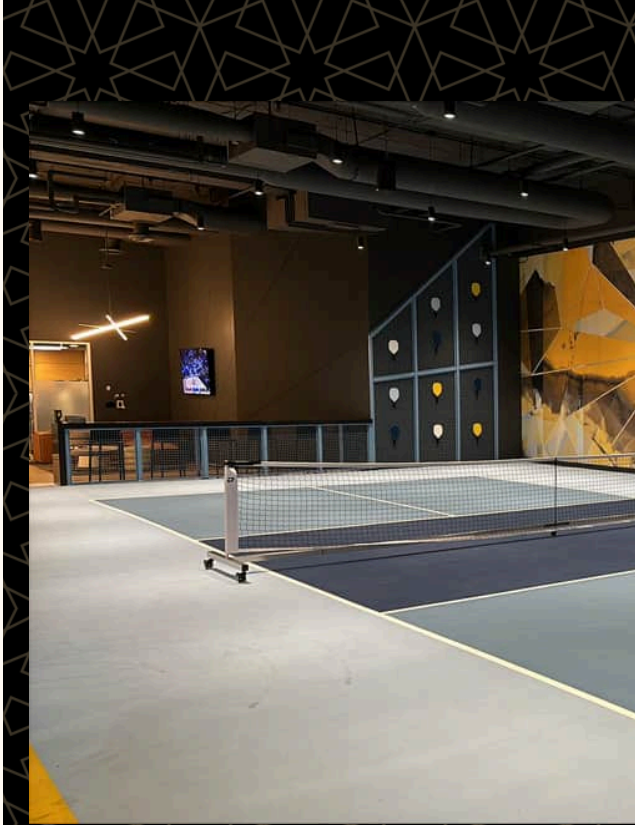


## ***Expanded Fitness Center and Pickleball Court***

Luxury daily living amenities provide tenants with everything they need in one building.

The Building houses a Class A fitness center featuring:

- Personalized training
- Full locker rooms
- Pickleball court
- Cold plunge and sauna



**Cold Plunge**



**Sauna**

## 4th Floor Amenities

Luxury daily living amenities provide tenants with everything they need in one building.

- Tenant lounge with fireside seating
- Multi-sport simulators
- Modern conference and training center
- Executive boardroom and breakout rooms



Lounge



Golf Simulators

# 4th Floor Amenities Layout



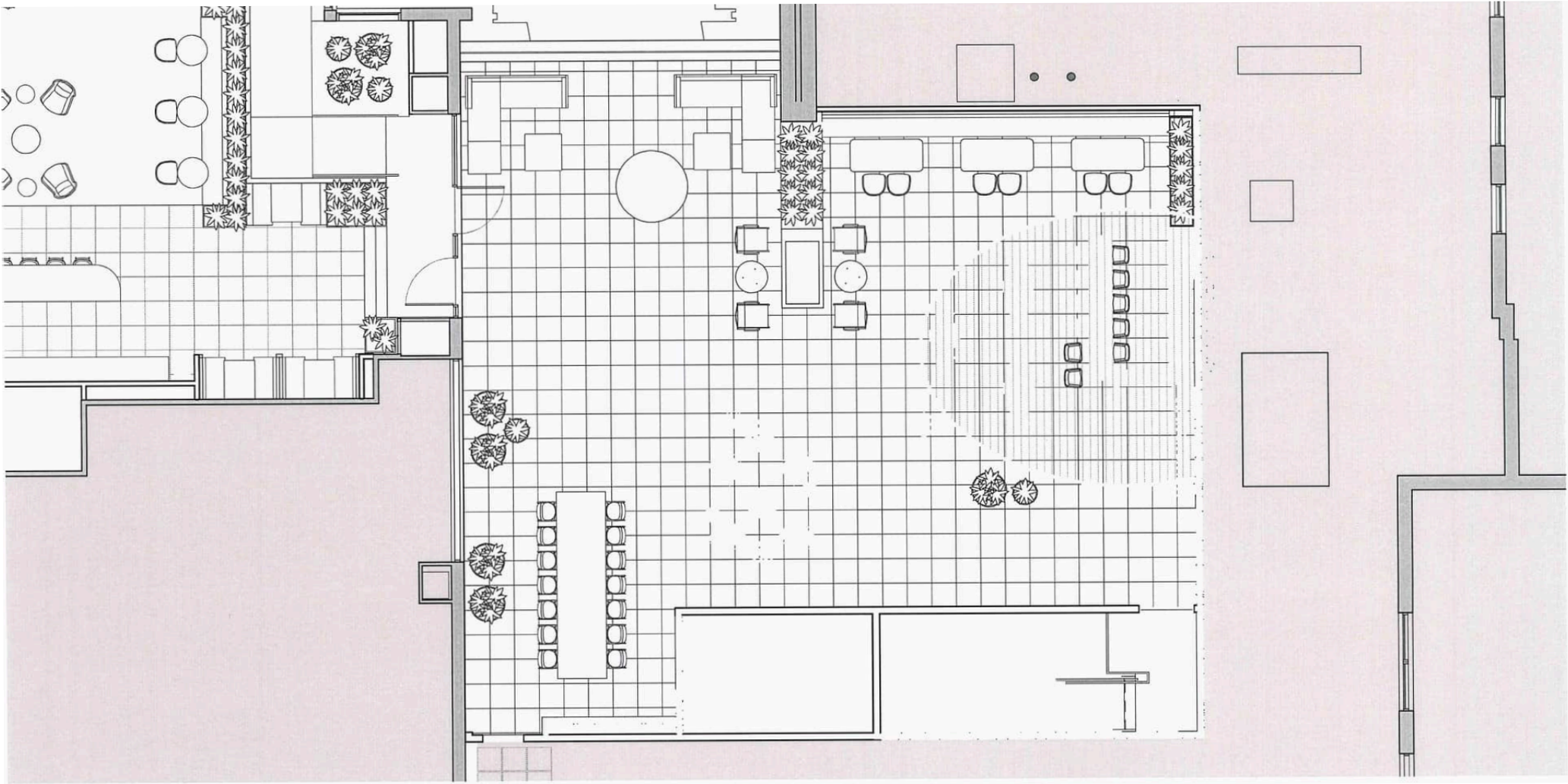
## ***4th Floor Outdoor Patio***

Luxury daily living amenities provide tenants with everything they need in one building.

- Outdoor seating
- Fire tables
- Bar and lounge area
- Lawn games



# Enhanced Amenities 4th Level





LASALLE PLAZA

*Available Office Spaces*



**Small Blocks**  
**1,000 - 5,000 SF**



**Medium Blocks**  
**5,000 - 10,000 SF**



**Large Blocks**  
**10,000 - 20,000 SF**



**Full Floor & Above**  
**20,000 SF+**



**Retail**  
**350 - 2,701 SF**





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