



SOUTH  
SIXTH

a **KBS** property







# WELCOME

Welcome to 60 South Sixth. A world-class, 40-story office tower ideally located on Nicollet Mall in the heart of downtown Minneapolis. Offering exceptional views of the Mississippi River, Target Field and the skyline, with convenient access to thriving amenities and flourishing city life.



# ABOUT



60 South Sixth is designed to put tenants at ease with premier resources and amenities at their fingertips. The tenant lounge and upcoming expanded tenant amenity floor, coupled with exceptional tenant programming, put an emphasis on social wellbeing.

The clarity of 60 South Sixth is exemplified in the structure—whether it's the clean concrete in exposed ceilings, columns and floors, or the expansive floor to ceiling window lines allowing for multiple corner offices in one suite, this space allows tenants to create their optimal business layout.

Complete with three climate-controlled skyway connections, expansive two-story retail atrium, on-site local food favorites and the staunch guidance of KBS ownership, a seamless work-life balance at 60 South Sixth is easily attainable.







**TRAINING AND  
CONFERENCE ROOM**



**STEPS FROM LRT**



**BIKE STORAGE**



**TENANT LOUNGE**



**STATE-OF-THE-ART  
FITNESS CENTER**



**ADJACENT  
WESTIN HOTEL**

# TENANT AMENITIES

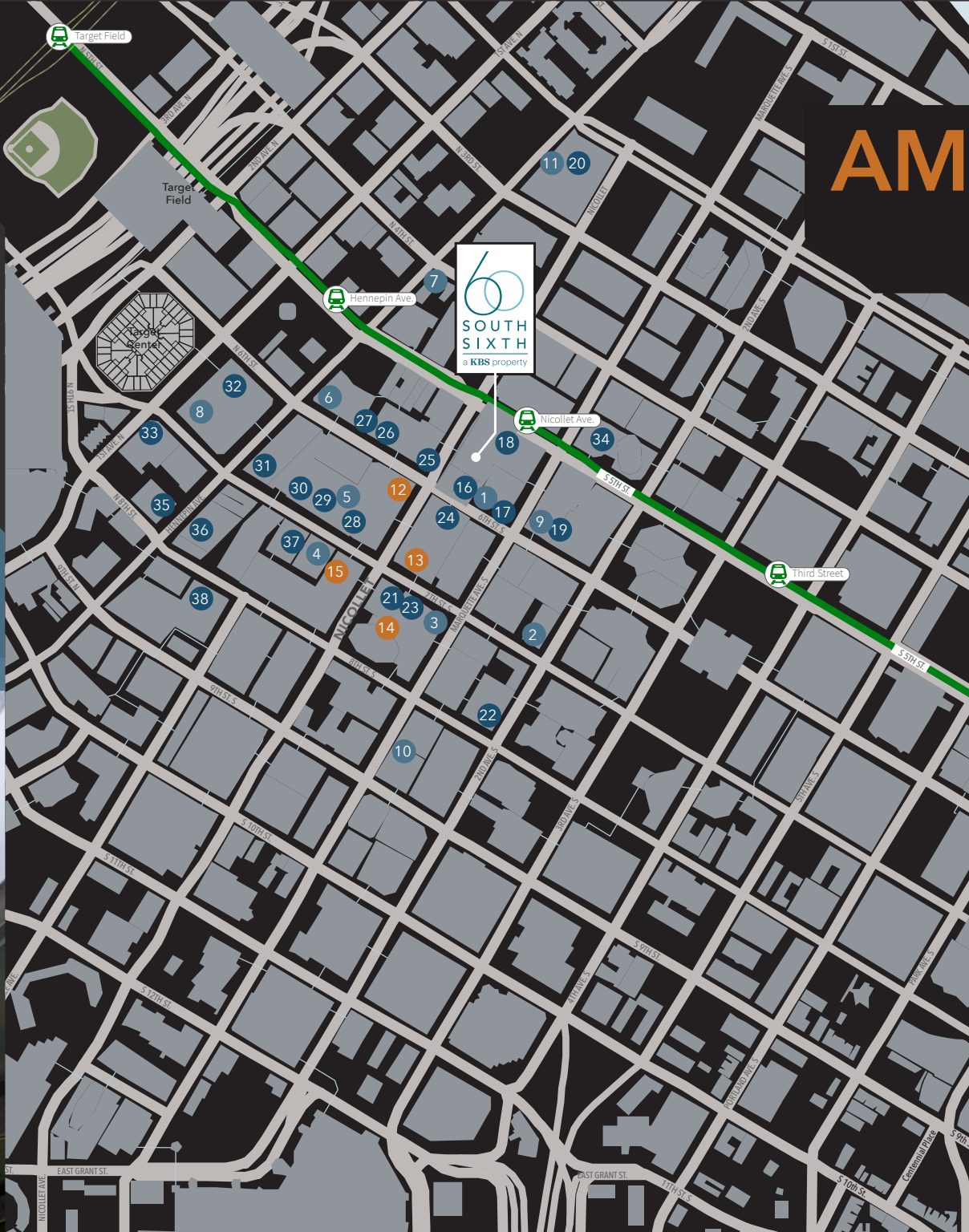




# AREA

Poised on the corner of Nicollet Mall, 60 South Sixth connects you to the best of Minneapolis work and play with pivotal access to local culinary favorites, hospitality and the city's premier shops and entertainment. Steps from public transportation and unparalleled underground parking and bike storage, the building provides a luxury experience, however you choose to arrive.

Being on the corner of Nicollet Mall means being on the corner of *everything*.



# AMENITY MAP

## HOTELS

- 1 Westin Hotel
- 2 Hotel Indigo
- 3 Marquette Hotel
- 4 The Royal Sonesta
- 5 Marriott at City Center
- 6 Embassy Suites
- 7 AC Hotel by Marriott
- 8 Loews Minneapolis Hotel
- 9 Rand Tower Hotel
- 10 W Minneapolis
- 11 Four Seasons

## RETAIL | SHOPPING

- 12 Minneapolis City Center
- 13 Gaviidae Common
- 14 IDS Crystal Court
- 15 The Dayton's Project

## DINING | ENTERTAINMENT

- 16 D'Amico & Sons
- 17 Bank
- 18 Salad Slayer
- 19 Blondette
- 20 Mara Restaurant and Bar
- 21 Noa Minneapolis
- 22 Hen House
- 23 Jacques
- 24 Bruegger's Bagels
- 25 Oceanaire
- 26 Murray's Restaurant
- 27 Lyon's Pub
- 28 LeeAnn Chin
- 29 Naf Naf
- 30 Fhima's
- 31 Fogo De Chao
- 32 Kieran's Irish Pub
- 33 First Avenue
- 34 Bep Eatery
- 35 Pantages Theatre
- 36 Union
- 37 Wood + Paddle Eatery
- 38 Green + The Grain

— Light Rail  
— Skyway



# LEASING OPPORTUNITIES

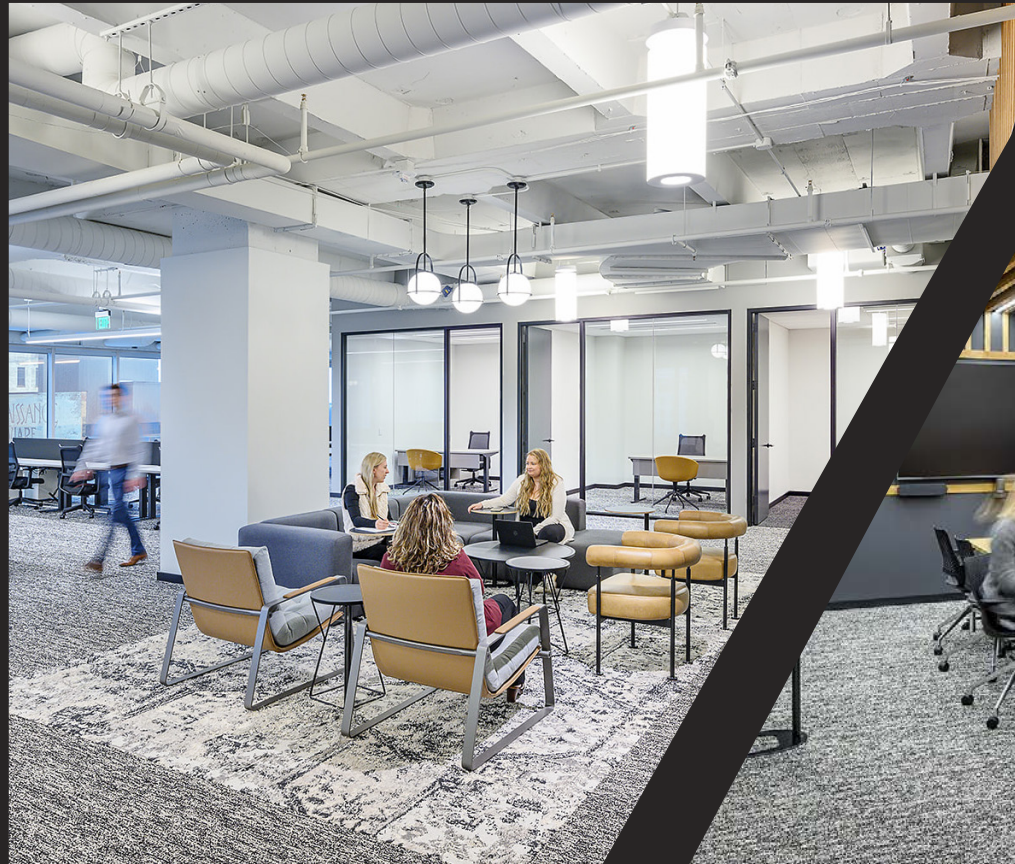
- High visibility exterior and interior branding and signage opportunities
- Nicollet Mall exclusive 7th floor rooftop deck opportunity
- Rare Trophy Class A big block opportunity on Nicollet Mall
- Top two floors, interconnected staircase, pristine finishes, executive floors, conferencing galore, abundant light, unmatched views.





# SPEC SUITES

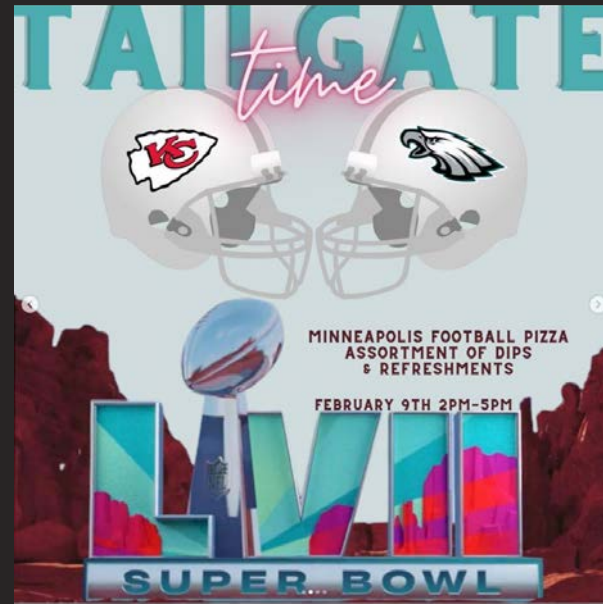
- Full floor furnished spec suites featuring a common conference room with high-end tech offerings, shared phone room and wellness room
- Downtown cityscape views
- Endcap suites with three sides of glass
- Flexible and creative furniture spaces to accommodate growth and a hybrid work model





# TENANT ENGAGEMENT

60 South Sixth hosts weekly events throughout the building to create an energetic environment that helps draw employees back to the office.





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*Proudly leased by*



# CONTACTS

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