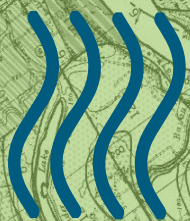


# NOVA

## 201 Broadway



Cultural Wellness Center  
Health · Heritage · Harmony



# NOVA

## Innovation @RiverNorth

# NOVA

1 THE OPPORTUNITY

5 THE BUILDING

11 THE NEIGHBORHOOD

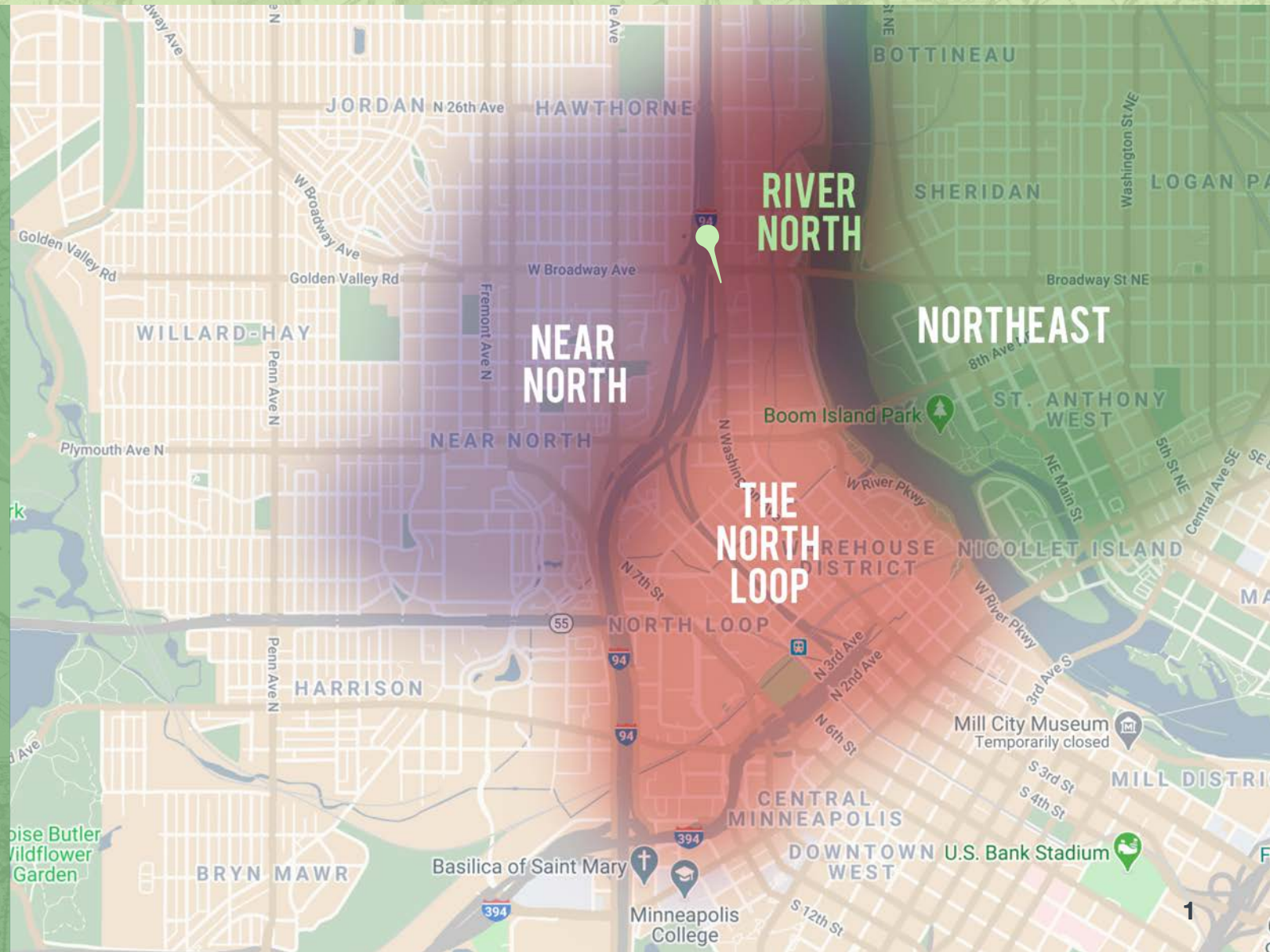
14 TRANSPORTATION

16 MINNEAPOLIS - ST. PAUL



201 Broadway is an exceedingly rare opportunity to be on the forefront of Minneapolis' newest neighborhood. **RiverNorth**, a district of sustainable development which embraces inclusivity & connectivity to North Minneapolis and the Riverfront. **RiverNorth** is a place where community, personal, and economic wellness take center stage.

THE RIVER HAS  
INSPIRED MANY  
AN EXPLORATORY  
JOURNEY, AND  
SHAPES OUR OWN  
EXPLORATION OF  
INNOVATIVE  
URBAN SPACE.





**BECAUSE WE BELIEVE THAT ALL DEVELOPMENT MUST BE COMMUNITY DEVELOPMENT, WE HAVE COMMUNITY COOPERATION AS NOVA'S FOUNDATION.**

**JOIN US IN SHAPING A RIVERNORTH DISTRICT WITH INCLUSIVITY, EQUALITY, SOCIAL JUSTICE, ECONOMIC OPPORTUNITY, AND OWNERSHIP; ACCOMPLISHED WITH, NOT FOR, THE COMMUNITY.**

**WE ARE SEEKING PARTNERS TO COALESCE INTO A TRANSFORMATIVE COMMUNITY COALITION—ROOTED IN A SENSE OF 'OWNERSHIP'—THAT WILL CATALYZE INVESTMENT IN BOTH BUILT AND HUMAN CAPITAL.**

**THIS IS TRUE COMMUNITY DEVELOPMENT.**



**But one thing is certain:  
If we merge mercy with might, and might with right,  
then love becomes our legacy and change our children's birthright  
So let us leave behind a country better than  
the one we were left with  
Every breath from my bronze-pounded chest,  
we will raise this wounded world into a wondrous one  
We will rise from the gold-limbed hills of the west,  
we will rise from the windswept northeast  
where our forefathers first realized revolution  
We will rise from the lake-rimmed cities of the midwestern states,  
we will rise from the sunbaked south  
We will rebuild, reconcile and recover and every known nook of our  
nation and every corner called our country,  
our people diverse and beautiful will emerge,  
battered and beautiful  
When day comes we step out of the shade,  
afire and unafraid  
The new dawn blooms as we free it  
For there is always light,  
if only we're brave enough to see it  
If only we're brave enough to be it**

*- Amanda Gorman*



# 201 BROADWAY

Multicultural Development Team

BIPOC investment in project

Commitment to quantifiable economic impacts for neighborhood

Cooperative focus on equity, social justice, equality, and sustainability

Dedicated to building community ownership & connections

Matching community needs with development opportunities

Deep-seated desire for reconnecting Broadway to the River



**WE ARE A PLACE FOR THE INNOVATORS,  
FOR THE BIG THINKERS.**

**WE SEEK THOSE WHO DELIGHT IN  
BEING THE FIRST, WHO CREATE NEW  
PRECEDENTS RATHER THAN FOLLOW  
THE OLD.**

**OUR IDEALS: INCLUSIVITY, DIVERSITY,  
A FOCUS ON HEALTH — PERSONAL AND  
WORKPLACE, MENTAL AND PHYSICAL.**

**WITH THESE IDEALS WE SEEK TO  
CREATE A COMMUNITY OF CHANGE.**

**Innovation @RiverNorth**





# 201 BROADWAY



Class A



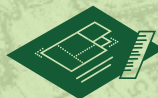
Systems and construction to accommodate office, tech, labs and production



7 Stories



Parking Stalls: 358



Building Size: 210,000 SF



Typical Floor: 30,000 SF



Market-leading outdoor green space







## AIR

- Independent horizontally configured HVAC systems featuring increased air exchange rates, humidity control, and economizing mode
- Operational windows in every floor and suite
- Filtering capability to accommodate clean rooms



## WATER

- Access to touchless drinking water stations
- Water features for stress relief
- Multiple plumbing access points



## NOURISHMENT

- Rooftop gardens for individuals/tenant groups



## LIGHT

- Tons of natural daylight
- Circadian lighting controls
- Glare control



## COMFORT

- Individual Temperature Controls
- Safe keeping features such as distributed entries, destination dispatched elevators and social distancing rest facilities – all touchless
- Lobby and reception areas with thermal screening, holding space and flexibly prepared for health safety events
- Fully automated, touchless parking and security systems



## MIND

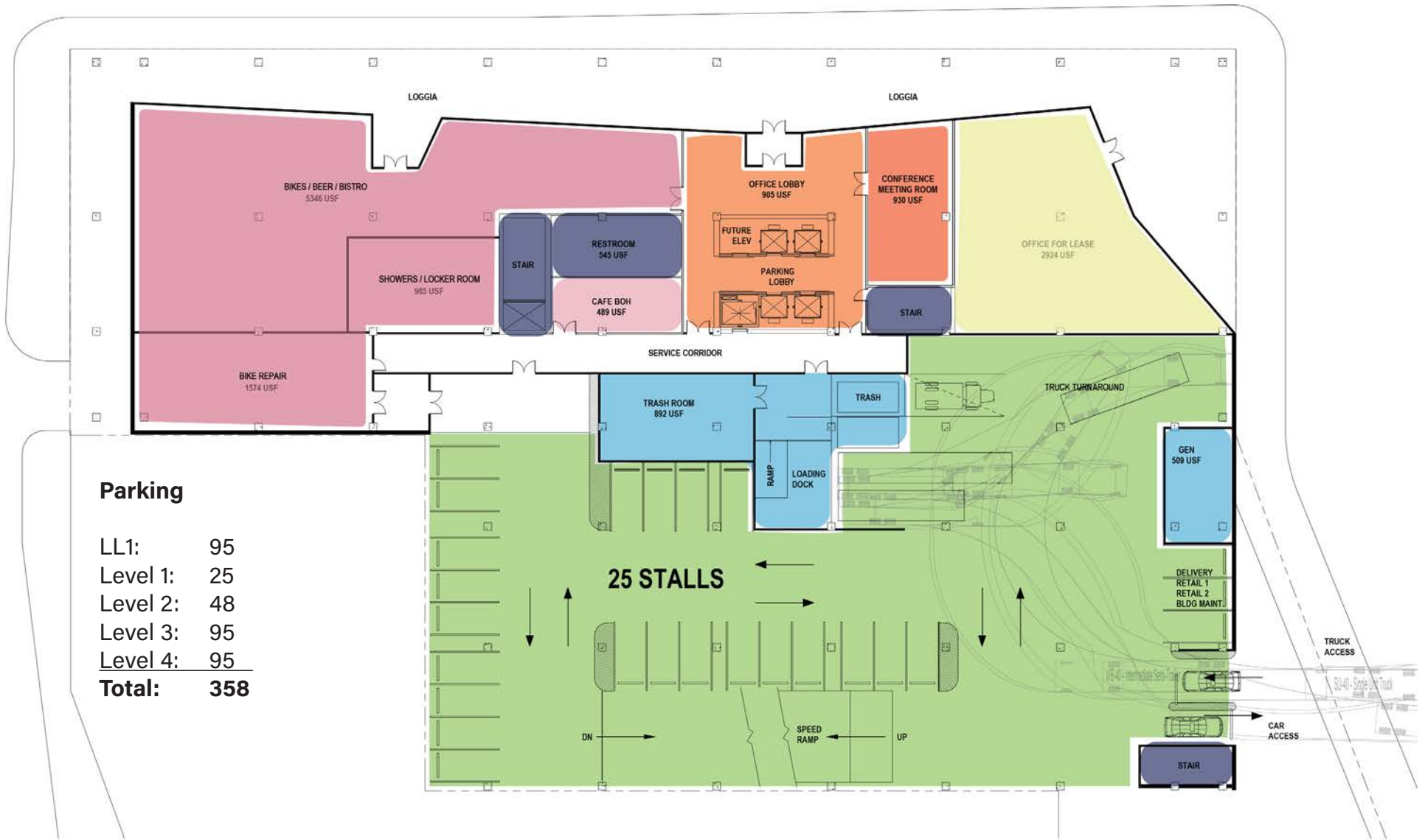
- Extraordinary green spaces at mezzanine at rooftop with a solar covered canopy
- Individual green outdoor space on every floor



## FITNESS

- Miles of riverfront trail access steps away
- Visible, secure bike facilities with touchless handwashing, showers, and digital lockers
- State of the Art fitness facility

# LEVEL 1



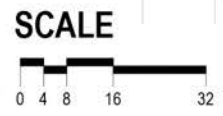
## Parking

LL1:	95
Level 1:	25
Level 2:	48
Level 3:	95
Level 4:	95
<b>Total:</b>	<b>358</b>

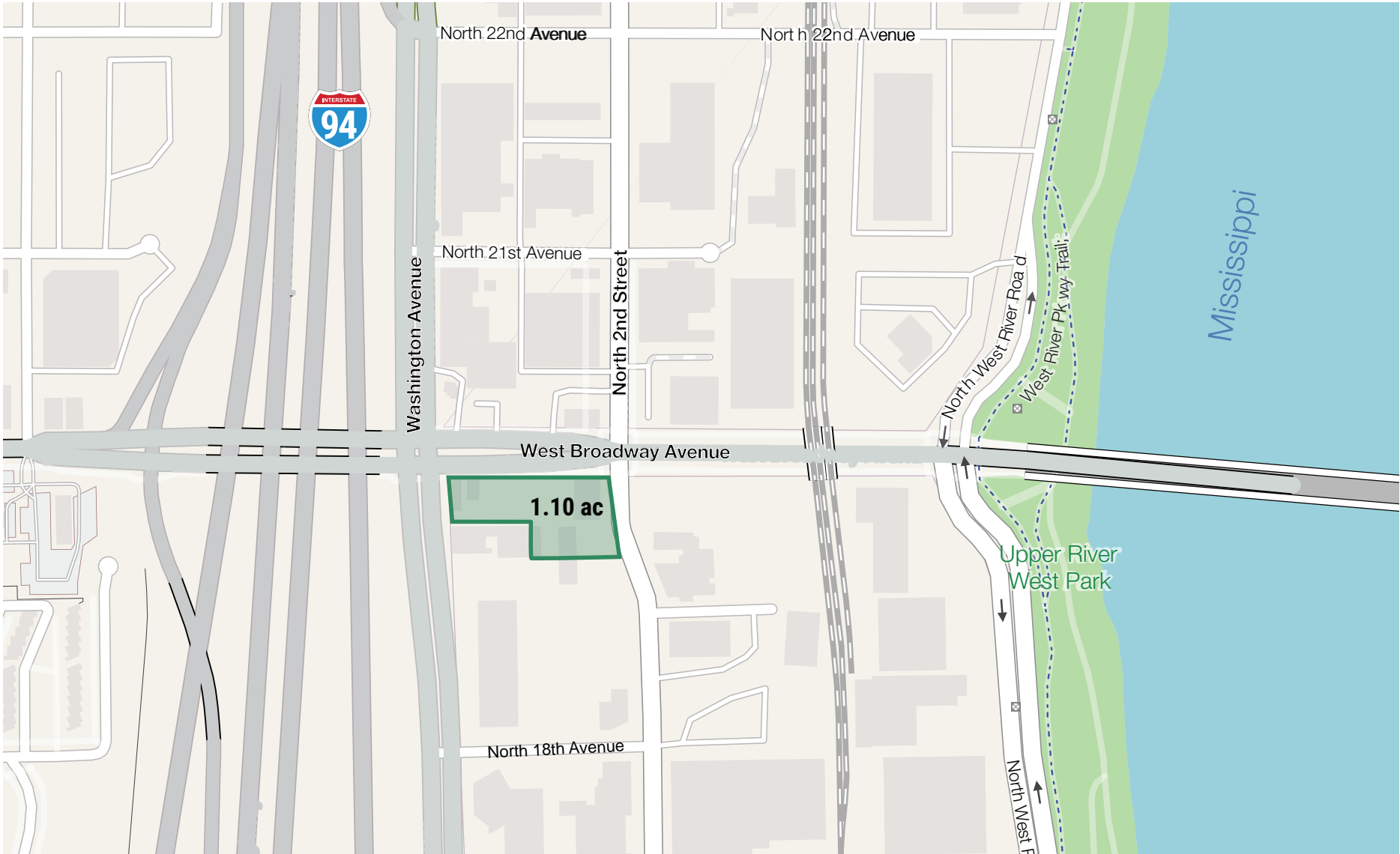
# FIT PLAN EXAMPLE



WORKSTATIONS:	144 PER PLAN	72 COVID REDUCED CAPACITY
PRIVATE OFFICE:	10 PER PLAN	10 COVID REDUCED CAPACITY
COLLABORATIVE/ ALTERNATE WORKSEATS:	294 PER PLAN	128 COVID REDUCED CAPACITY
<span style="color: purple;">■</span> Social <span style="color: yellow;">■</span> Collaborative <span style="color: teal;">■</span> Focus		



# THE SITE



# THE NEIGHBORHOOD



Fastest-growing neighborhood, growing from 1,500 residents in 2000 to 5,760 in 2017



Median Age 31 with 84% of residents between ages 18-64



Ranked 3rd best state for Millennials by WalletHub



Ranked #5 in the nation for density of artistic and cultural creatives



Rated best biking city by Bike Score, and #3 bicycling city by Bicycling Magazine



Target Field Station serves the METRO Blue and Green lines and Northstar Commuter Rail



28 parks and trails within two miles



Over 70 restaurants and coffee shops



25 breweries and taprooms

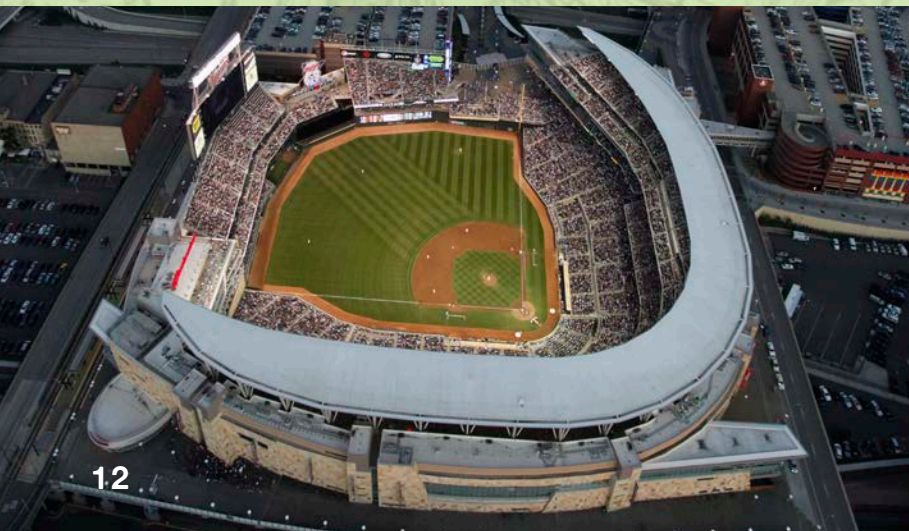


# The Evolution of RiverNorth

During the past decade, the RiverNorth neighborhoods have experienced explosive growth.

The North Loop's catalytic transformation of old warehouses along Washington Avenue into housing kick started the interest in living downtown. Today, the neighborhood is home to over 3,000 residential units, Whole Foods, tap rooms, nationally recognized restaurants, fashionable boutiques, and more than 600,000 square feet of new office space.

Northeast Minneapolis is an embodiment of old meets new. New businesses open next to historic shops while neighborhoods offer old and new residents a place to call home. Northeast boasts the historic Grain Belt Brewery complex, award-winning restaurants like Young Joni, vintage dive bars, river-view patios, and the amazing Northeast Arts District that showcases the talents of over 400 local artists.

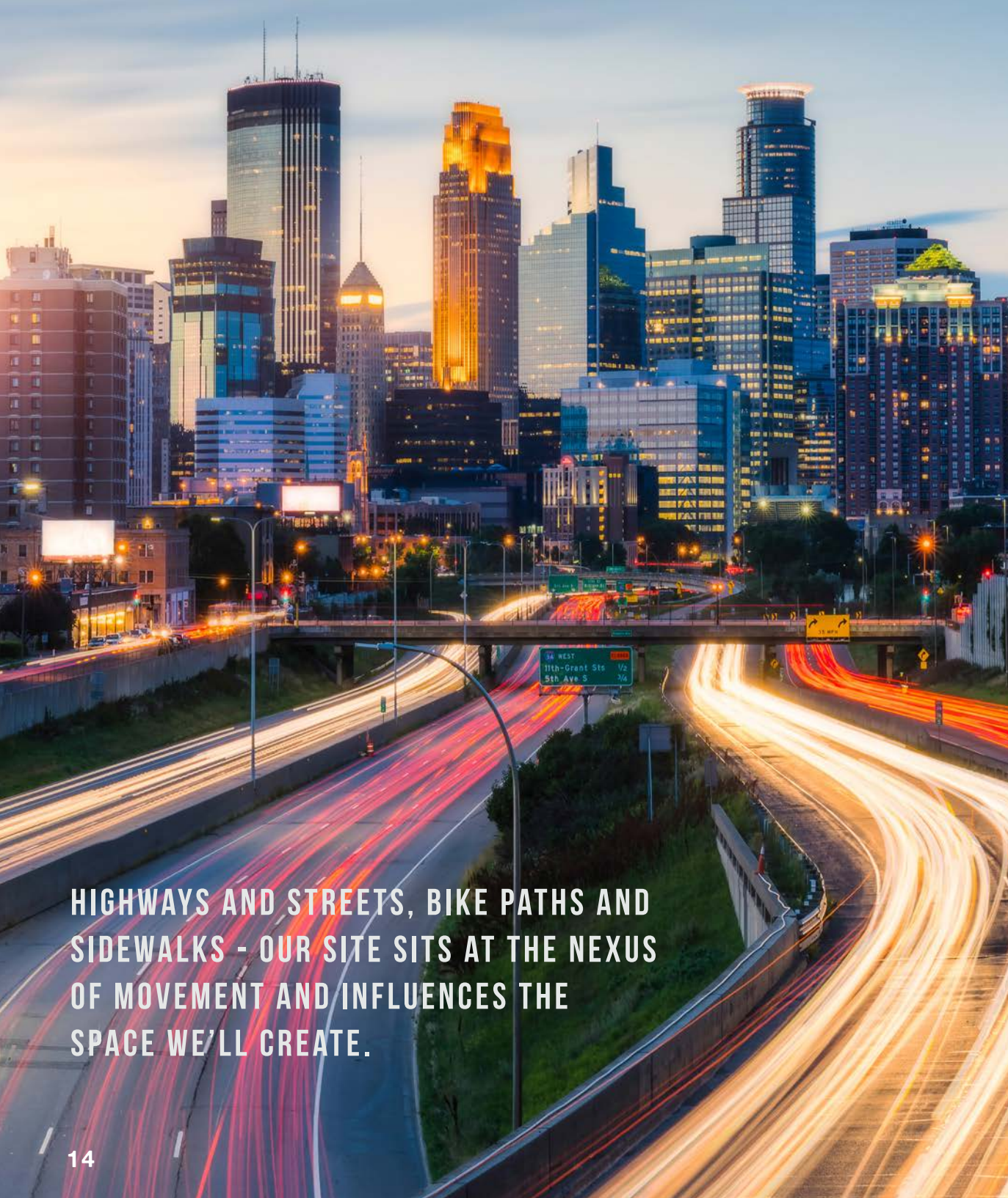




**Northside/Near North** is one of Minneapolis' most diverse neighborhoods. Prince spent some formative years in this area. Local businesses like Juxtaposition Arts, the Capri Theater and Sammy's Avenue Eatery are bringing new life and energy to the area with a focus on community-led growth and innovation.

All three neighborhoods have coalesced into a new urban gateway; **RiverNorth**. A community where desirability and connectivity have united. Lundstrum Performing Arts, Pries Brewing, and Coloplast's North American Headquarters all blend seamlessly with existing businesses like Vogel Paints and Garelick Steel. Target Field and the adjacent Target Station multi-modal transit hub nearby; make **RiverNorth** the ideal place to live, work and play.





HIGHWAYS AND STREETS, BIKE PATHS AND SIDEWALKS - OUR SITE SITS AT THE NEXUS OF MOVEMENT AND INFLUENCES THE SPACE WE'LL CREATE.

## HOW PEOPLE OF MINNEAPOLIS COMMUTE TO WORK



Drive Alone

**61%**



Public Transit

**13%**



Carpool

**9%**



Walk

**7%**



Bike

**5%**

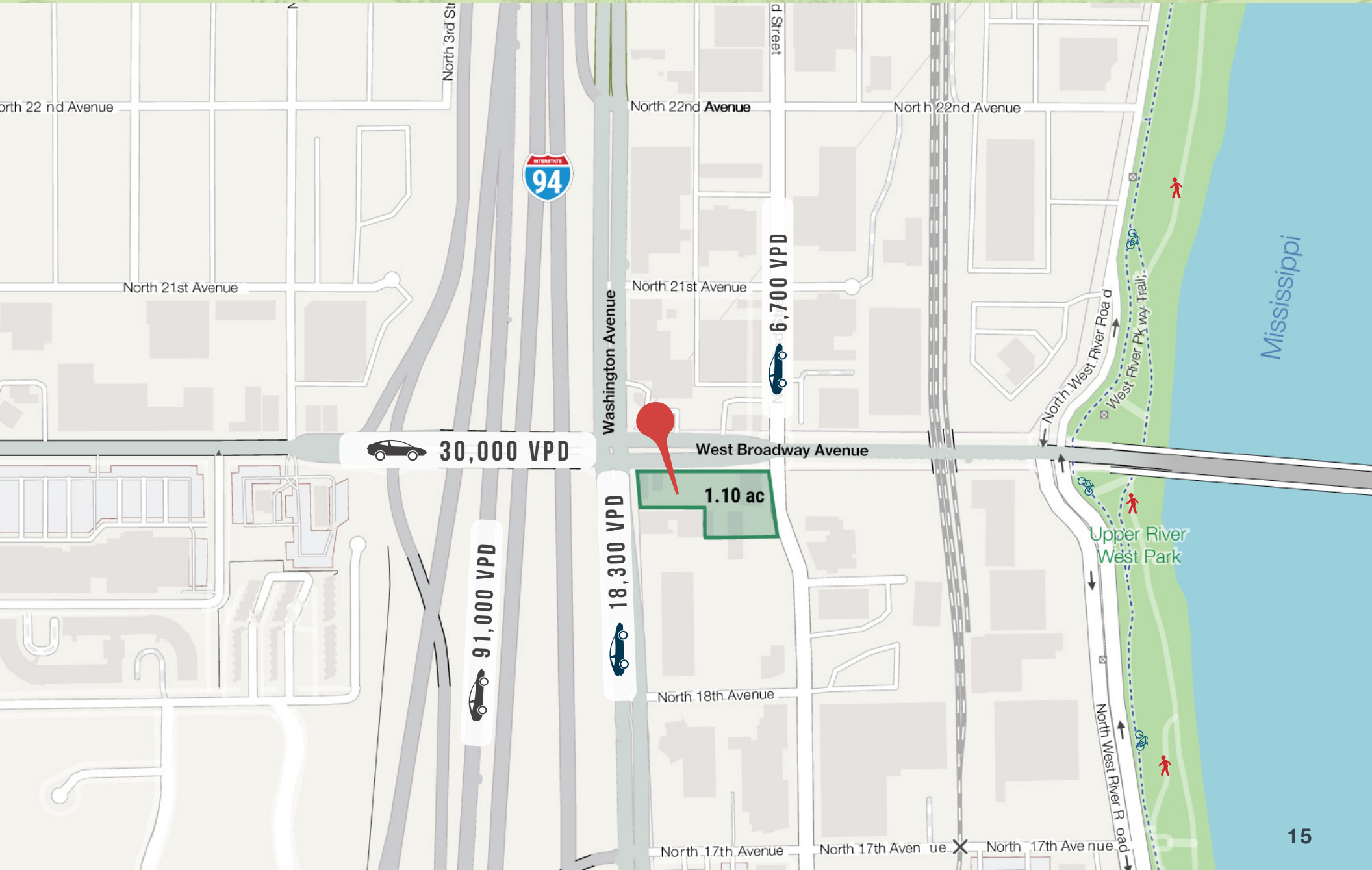


Other

**5%**



# TRAFFIC COUNTS



# Minneapolis - St. Paul



**#3 METRO AREA**  
for quality of life

**9TH BEST METRO**  
area for STEM professionals



**4.6%-5 YEAR**  
labor growth rate

**#1 tech job**  
Growth



**2ND** in U.S. for **HIGHEST**  
**MEDIAN EARNINGS** for  
**FEMALE EMPLOYEES**

**#3 IN THE NATION**  
as best market for  
startups



**TOP 10 BEST**  
job market in the U.S.

**6TH BEST**  
infrastructure



**#1 park system**  
in the U.S.

**10TH MOST**  
Economically Diverse



**MORE THEATER SEATS PER**  
**CAPITA** than any other  
U.S. city outside of NYC

Leads the nation in  
**VOLUNTEERISM &**  
**CIVIC ENGAGEMENT**



**#1 STATE**  
for business by CNBC

**3.3%**  
unemployment Rate



**HEALTHIEST CITY**  
with plenty of doctors per  
capita and access to hospitals



**THE “TWIN CITIES” OF MINNEAPOLIS AND ST. PAUL IS A GROWING AND ENERGETIC METROPOLIS WITH DIVERSE COMMUNITIES, A MULTIFACETED ECONOMIC BASE, SKILLED LABOR POOL, AND ABUNDANCE OF CULTURAL AND RECREATIONAL OPPORTUNITIES THAT MAKE IT ONE OF THE MOST SIGNIFICANT COMMERCIAL CENTERS IN THE UNITED STATES.**



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**NEWMARK**