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EXTENSIVE RECENT CAPITAL INVESTMENTS

330 South Second has benefited from over \$6.6 million of capital investment since 2014 including roughly \$500,000 in improvements to provide a premier spec-suite in suite 610. This strategic investment elevates tenants' experience and the property's value proposition within the competitive set.

ROBUST AMENITY PACKAGE

330 South Second provides an elite amenity package that addresses modern tenant demands. The newly constructed tenant lounge complements the property's expansive conference / training center and executive boardroom. Tenants also enjoy the benefit of a complimentary fitness center and access to the Minneapolis CBD via the Skyway system.

EMERGENCE OF MINNEAPOLIS CBD'S GATEWAY DISTRICT

330 South Second is located within the heart of the Gateway District, the most coveted destination within the Minneapolis CBD. The Gateway District has attracted numerous new multi-family developments since 2015 in addition to the recently completed RBC Gateway Tower, which includes a 222 key Four Seasons Hotel and 96% occupied office building. 330 South Second provides immediate access to the Gateway District's robust amenities, further enhancing the Property's appeal to tenants in the market.



FOUR SEASONS
Hotels

WHOLE
FOODS
MARKET

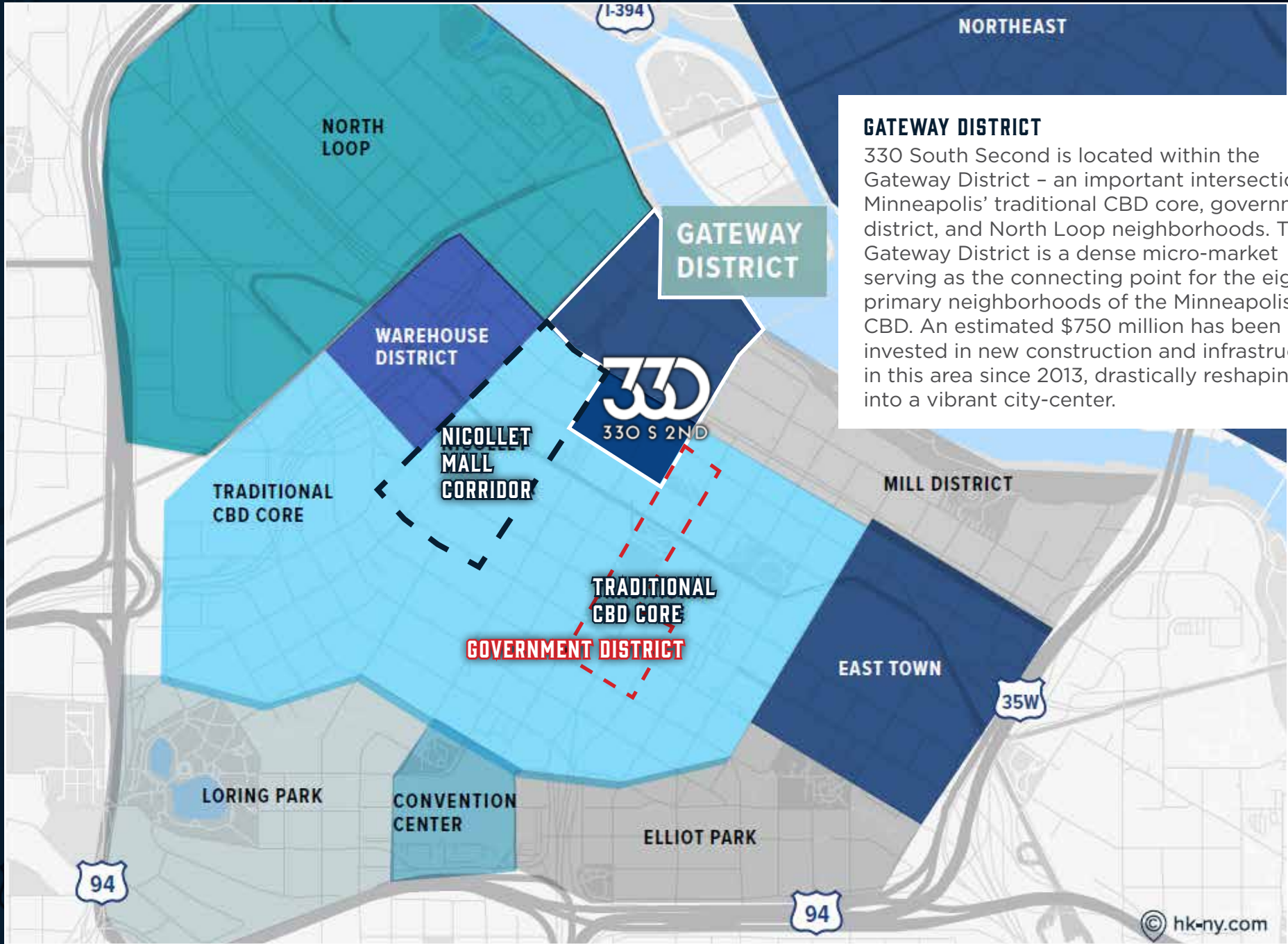
NICOLLET MALL

3RD STREET

4TH STREET

330
330 S 2ND

EMERGING CBD MICROMARKET



330

330 S 2ND

A PREFERRED DESTINATION

330 South Seconds is a preferred location for legal and governmental agencies given the Property's immediate proximity to the municipal, county, and federal government agencies within the Minneapolis CBD.

43.5%
LEASED AREA TO
GSA/LEGAL USERS

.....

21,864 RSF
GSA OCCUPANCY

.....

7+
LAW FIRMS









PROPERTY DESCRIPTION

GENERAL OVERVIEW

ADDRESS	330 Second Avenue South Minneapolis, MN 55405
YEAR BUILT	1980, Renovated 2014/2015
BUILDING HEIGHT	Eight (8) plus lower-level parking & storage
RENTABLE AREA	201,511 SF
PARKING	89 Total Parking Stalls Up to 75 Valet Stalls 14 Exterior Surface Stalls

CONSTRUCTION OVERVIEW

FOUNDATION	Deep foundation system with drilled concrete piles; cast-in-place concrete and concrete masonry unit (CMU) foundation walls
FRAME	Concrete columns and beams, concrete and CMU perimeter walls supporting elevated floors of waffle slab concrete & concrete decks
EXTERIOR WALLS / FAÇADE	Exposed aggregate concrete tilt-up wall panels
WINDOWS	Vision and spandrel glass at curtain wall Aluminum framed storefront window system at primary entrances
ROOF	Inverted, fully adhered, single-ply ethylene propylene diene monomer membrane (EPDM)

BUILDING SYSTEMS

ELEVATORS	Four (4) 2,500-pound traction elevators Modernized 2019 Refresh / Electrical upgrades 2024
HVAC	<ul style="list-style-type: none">• Central system of hot water coils, perimeter baseboard heaters• 525-ton cooling tower• 425-ton chiller• Air handling units and VAV boxes. Make up air unit; split system units
SECURITY	Camera system and card access management
FIRE/LIFE SAFETY	Wet-pipe sprinkler system; Dry-pipe sprinkler system for sub grade garage Central fire system with outside dialer
ENERGY MANAGEMENT SYSTEM	Schneider Struxureware

SITE/LOCATION DATA

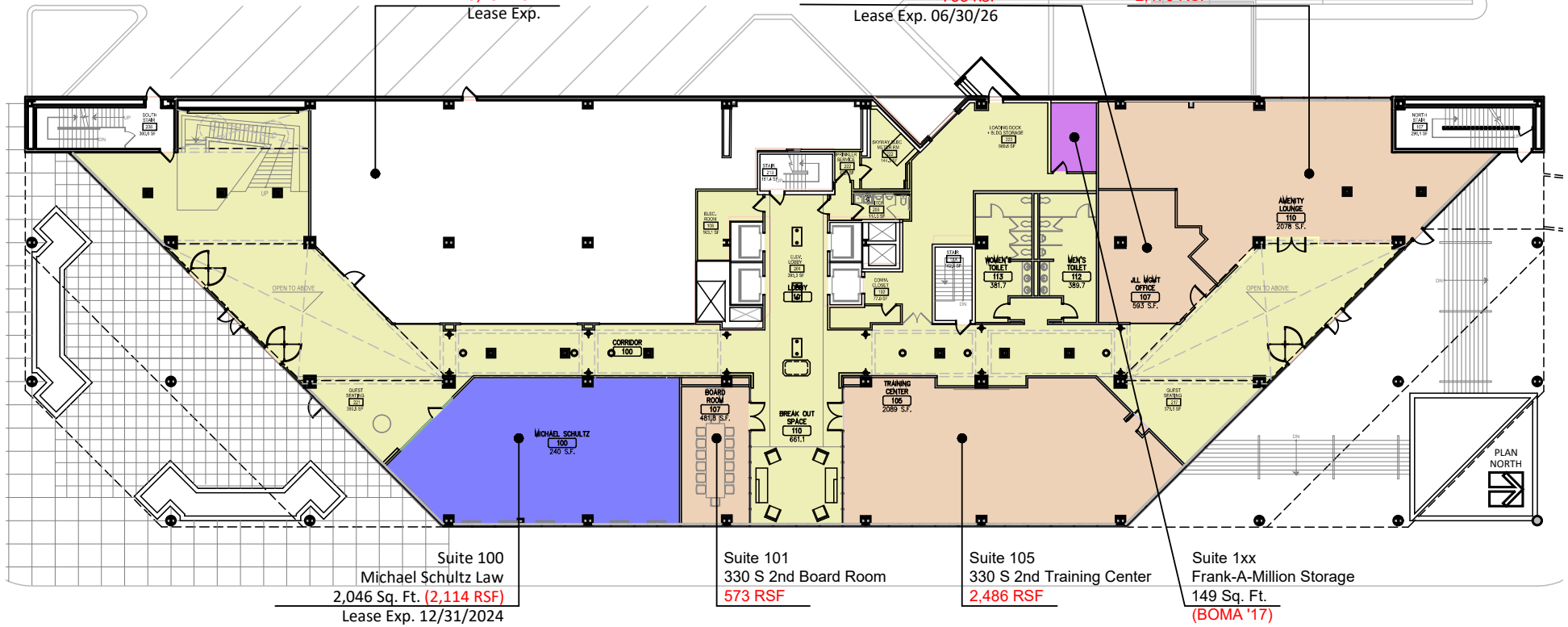
PID NUMBER	2302924330012
LAND AREA	1.0 Acres (43,730 SF)
SITE DESCRIPTION	Southeast parcel of the block between 3rd and 4th Street South and Marquette and 2nd Avenue South
SKYWAY CONNECTIONS	Skyway connections over 2nd Avenue South (to CBD Core) and 3rd Street South (to Gateway District)

FLOOR PLANS - LEVEL 01

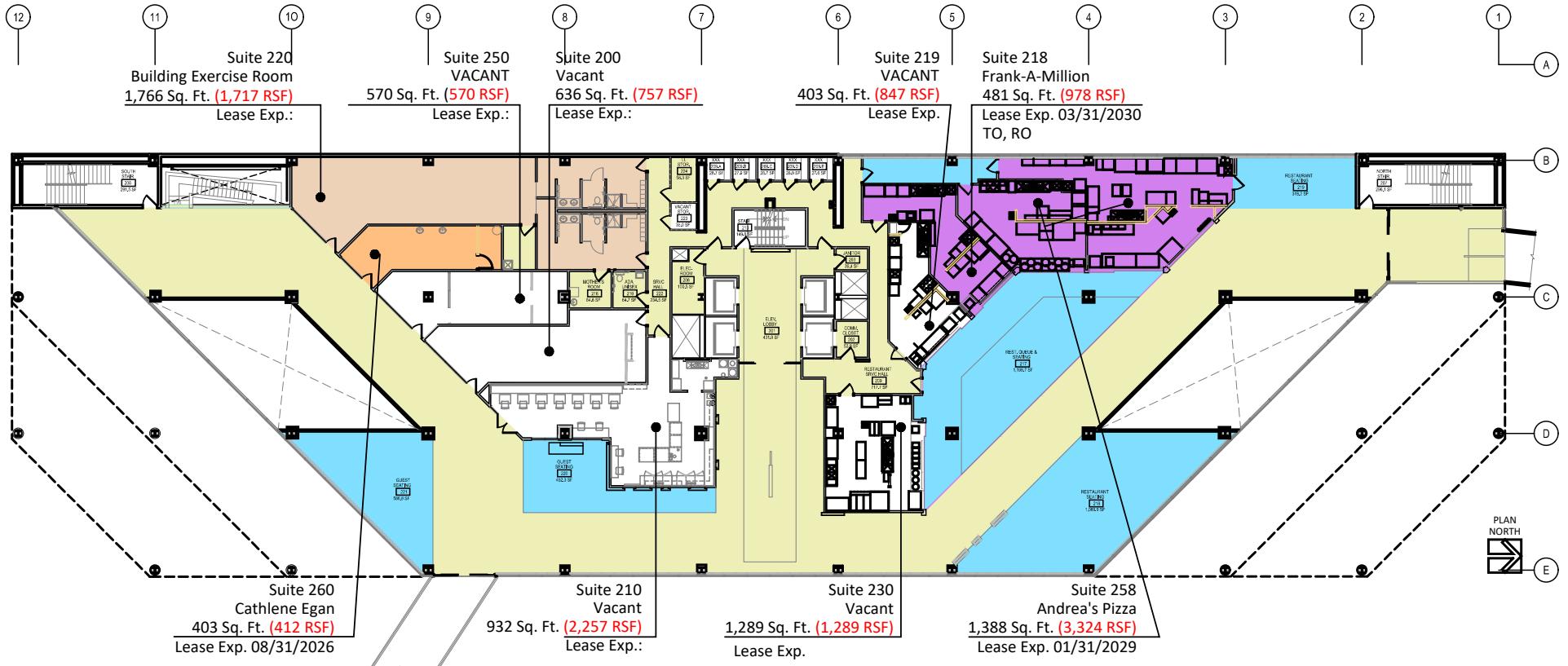
Suite 150
Vacant
5,137 RSF
Lease Exp.

Suite 107
JLL Building Management Office
706 RSF
Lease Exp. 06/30/26

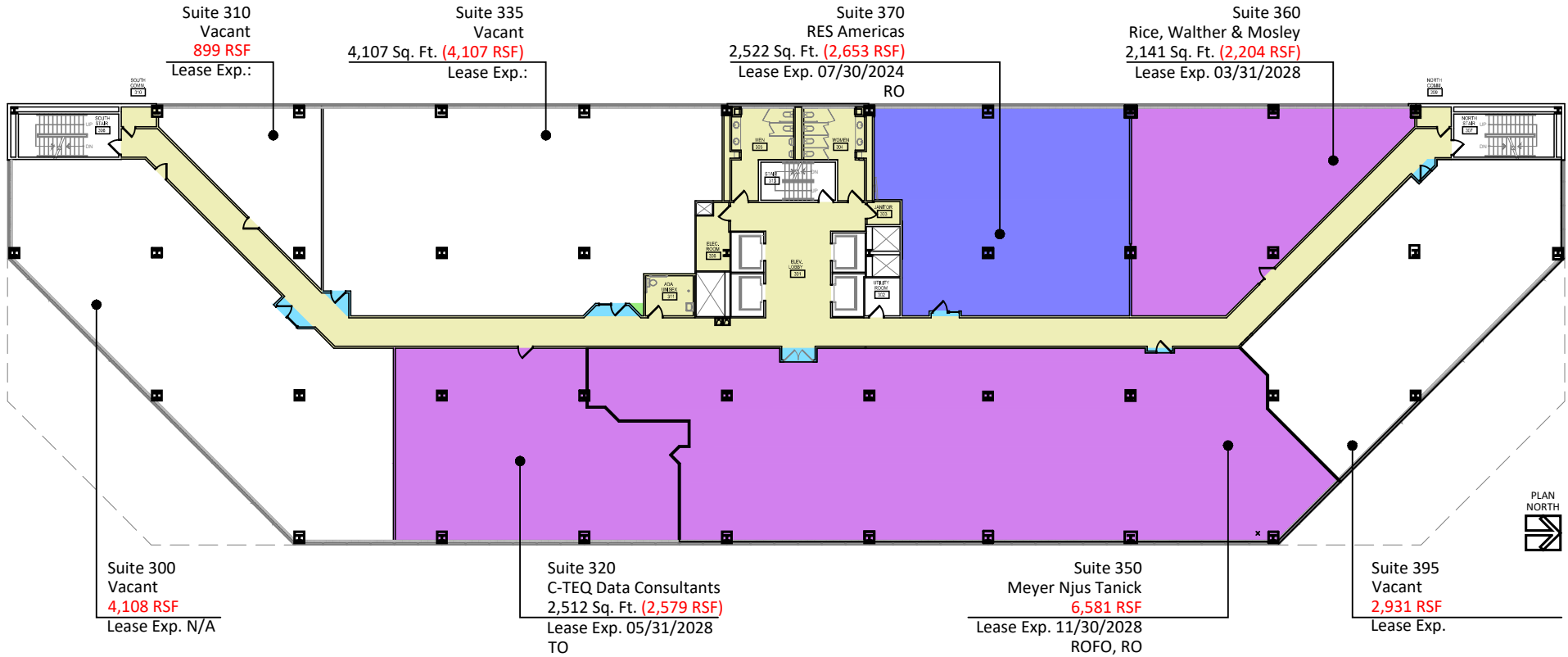
Suite 110
330 S 2nd Amenity Lounge
2,473 RSF



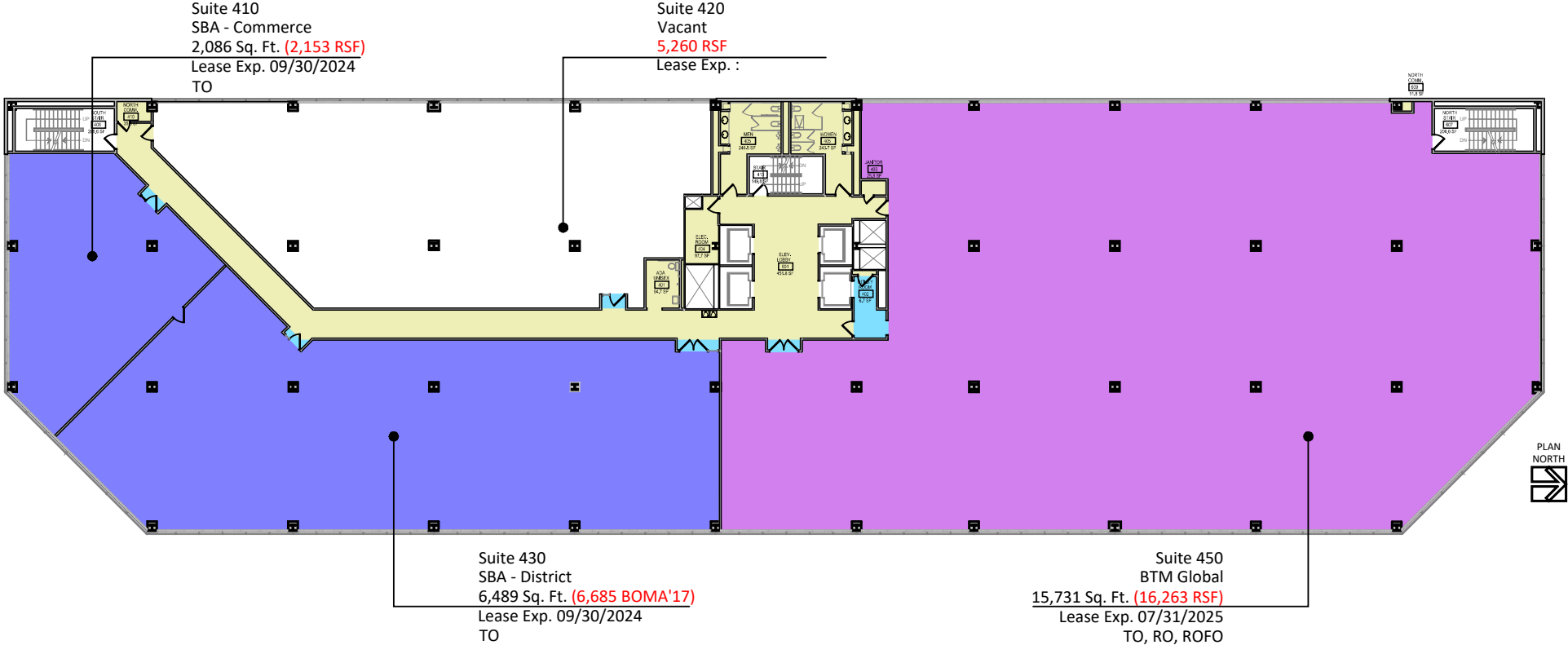
FLOOR PLANS - LEVEL 02



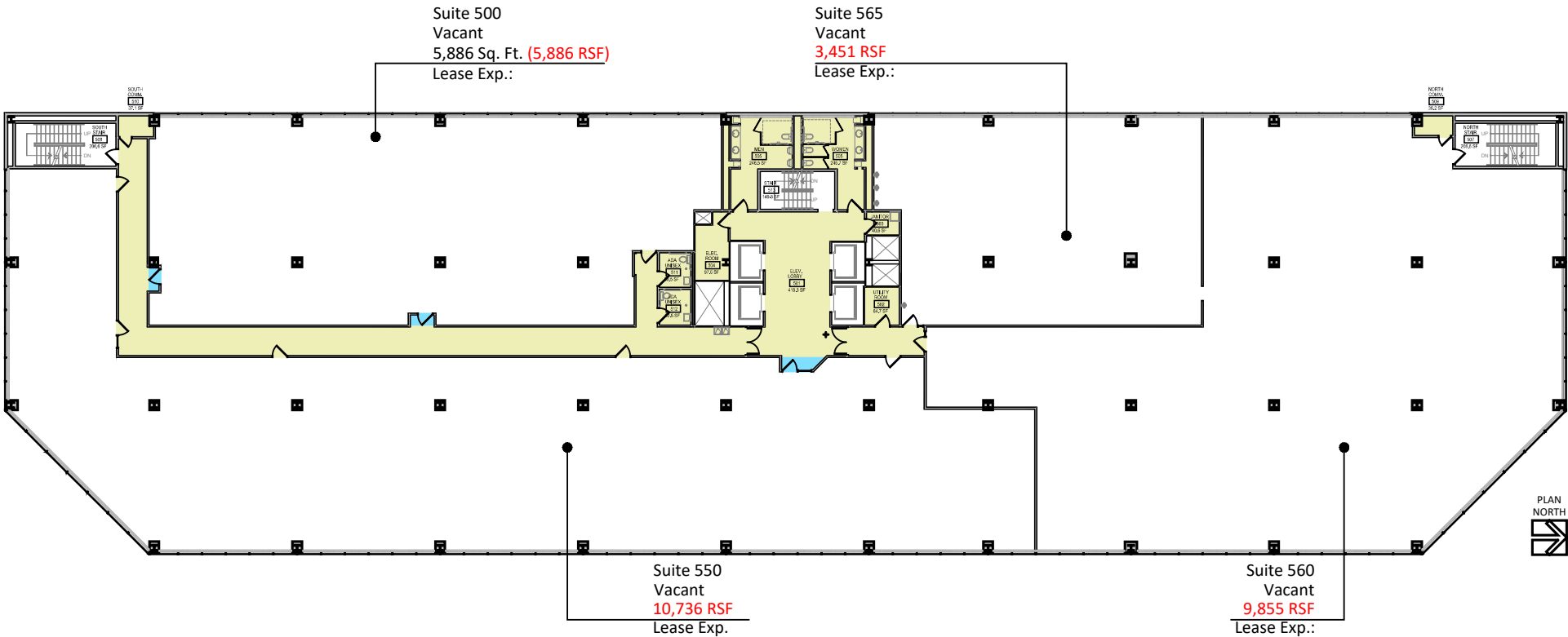
FLOOR PLANS - LEVEL 03



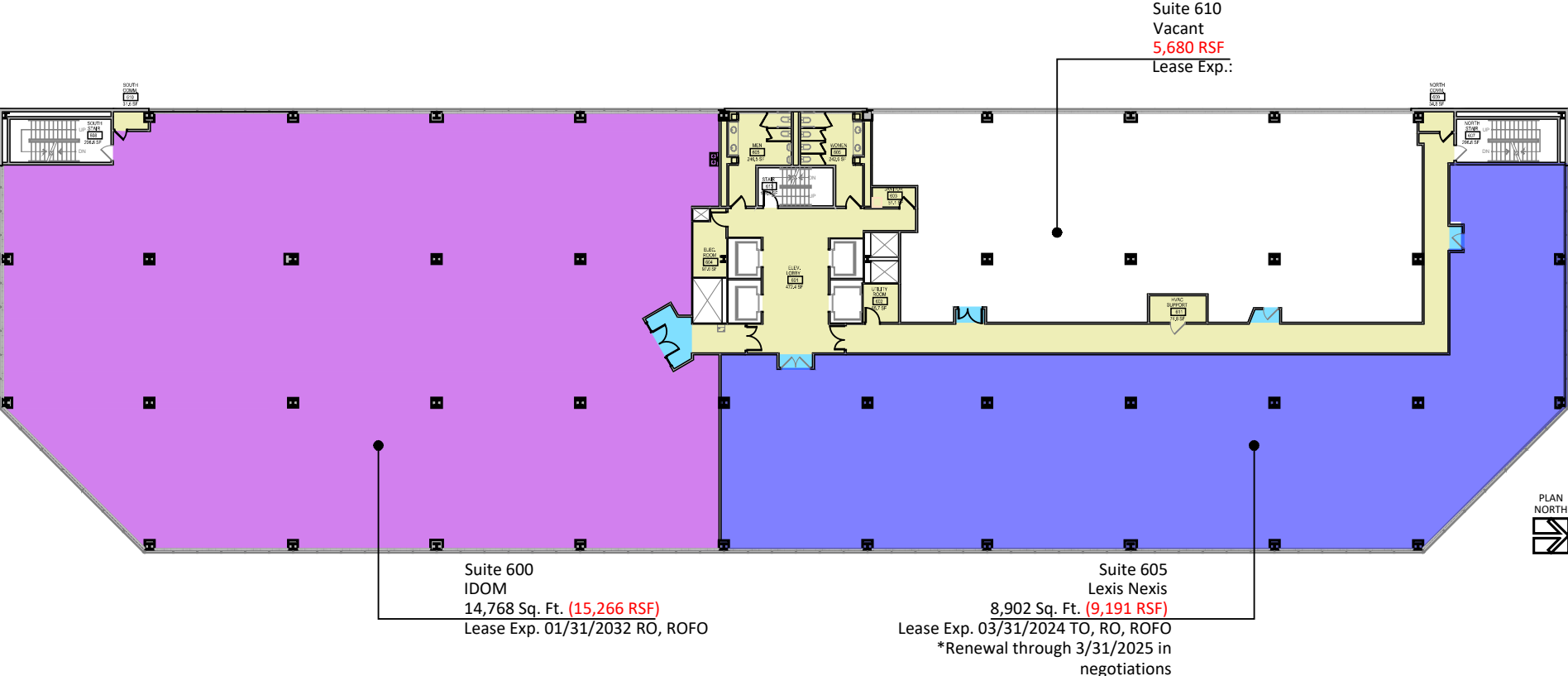
FLOOR PLANS - LEVEL 04



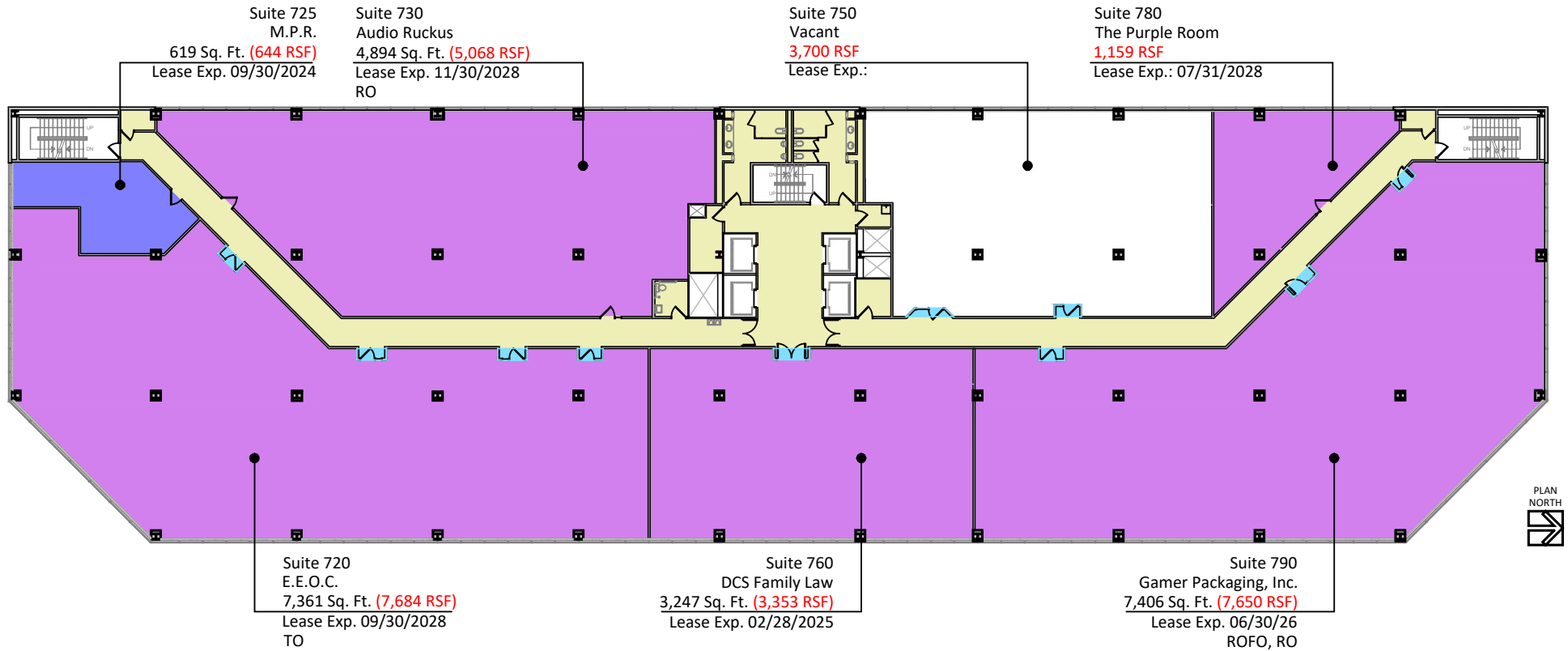
FLOOR PLANS - LEVEL 05



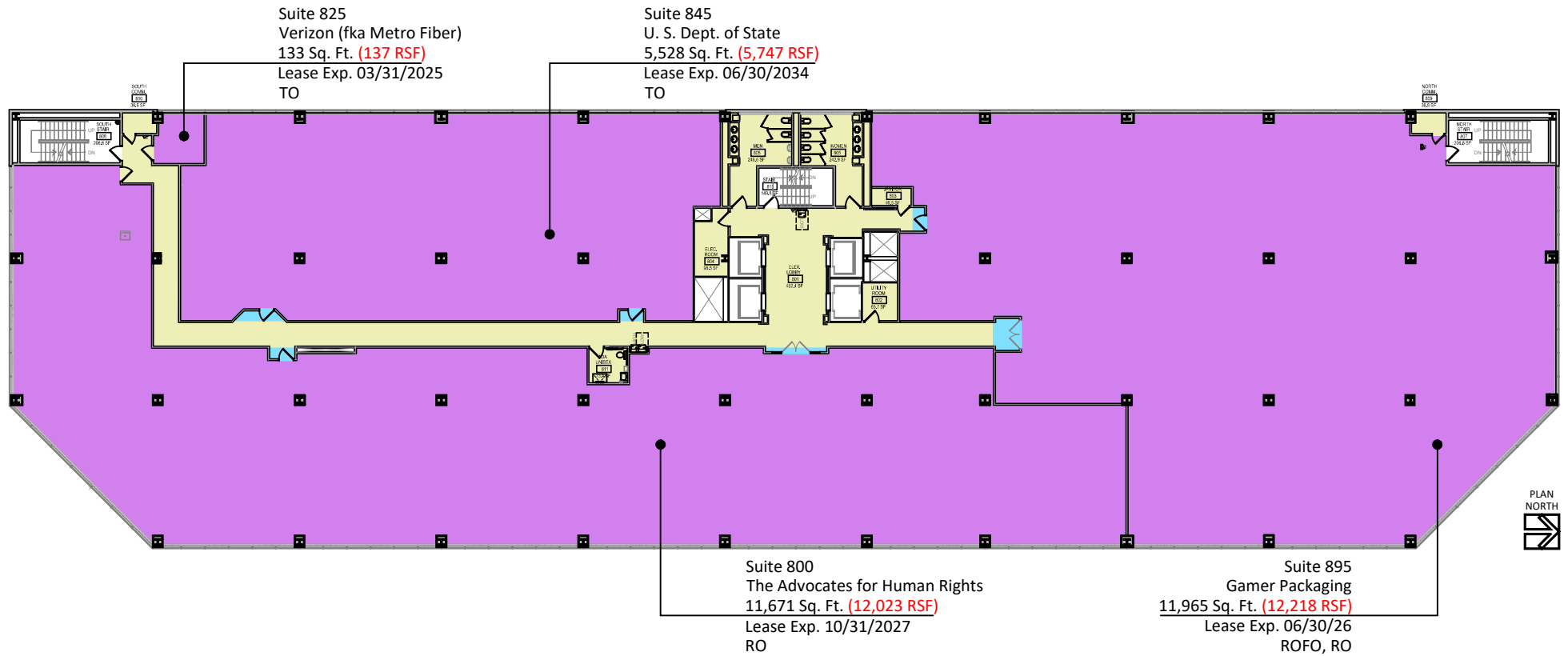
FLOOR PLANS - LEVEL 06



FLOOR PLANS - LEVEL 07



FLOOR PLANS - LEVEL 08





THE TWIN CITIES

AREA OVERVIEW

The “Twin Cities” of Minneapolis and St. Paul comprise a growing and vibrant metropolis with a diverse economic base, skilled labor pool and abundance of cultural and recreational opportunities that make it **one of the most important commercial centers in the United States.**

Twin Cities is the **dominant financial, manufacturing, distribution and transportation center between Chicago and Seattle**, which also makes it a singular magnet for regional talent unlike coastal metropolises in close proximities.



“No other place mixes affordability, opportunity, and wealth so well.”

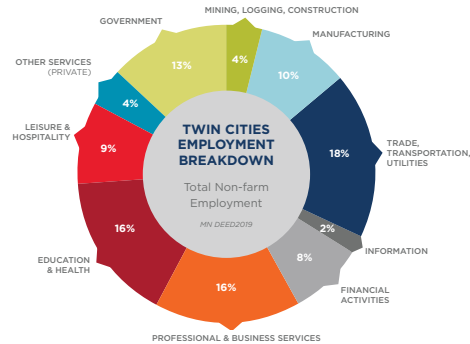
— The Atlantic, *The Miracle of Minneapolis 2015*

A DIVERSE & RESILIENT ECONOMY

The Twin Cities represents a broad range of industries. **The employment base does not rely on any single industry**, drawing its strength from a remarkably diverse business base and an economy that is “knowledge-based, globalized, entrepreneurial, IT-driven and innovation-based,” according to *Forbes*. Such diversity enables this market to **better weather recessions and economic downturns.**

No **single industry** accounts for more than **20%** of the **total employment** in the Twin Cities.

— MN DEED 2020





THE TWIN CITIES

MARKET HIGHLIGHTS

More **FORTUNE 500** companies per capita than any other US metro region
— Fortune 2020

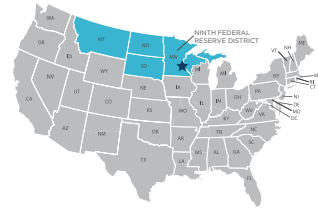
Strong **work ethic & entrepreneurial** spirit provide a **3.0% unemployment rate**

Trend setting neighborhoods making the global map — **North Loop** ranked as a **TOP 25 destination in the U.S.**
— Cool Streets, a Cushman & Wakefield Report

Minneapolis-St. Paul is the birthplace of gamechangers like the **pacemaker** and **supercomputer**

Minneapolis saw **34.5M visitors** in 2019, adding **\$8 billion** in spending into the region's economy
— minneapolis.org

THE LAY OF THE LAND



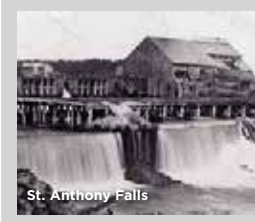
ANCHORS THE NINTH FEDERAL RESERVE
 Minneapolis is the head of the Ninth U.S. Federal Reserve District and serves as this district's commercial center. Comprised of Minnesota, Montana, North Dakota, South Dakota, western Wisconsin, and the Upper Peninsula of Michigan, this region is an **important global oil/energy player.**



#2 BEST STATE
— Best States in America, U.S. News 2020



THE TWIN CITIES
 The Twin Cities is located on the Mississippi River, encompassing 6,046 square miles and 13 counties.



GROWN AT A GEOGRAPHICALLY STRATEGIC LOCATION

The birthplace of Twin Cities' economy began in the 1800s when companies like the forerunners of Pillsbury and General Mills sprang up along the St. Anthony Falls, the only major waterfall on the Mississippi River and ideal for water-powered mills.

THE TWIN CITIES

CORPORATE PRESENCE

“A headquarters economy.”

The Greater MSP region is a hub for thriving companies. These companies attract international recognition every year for their innovation, sustainability, ethical leadership, brand value and corporate citizenship. The region boasts a high concentration of Fortune 500 public company headquarters in the U.S. with 16 firms based here. The second largest private U.S. company, Cargill, is based in Minneapolis along with numerous other multi-billion-dollar private firms.

NATION'S LEADING MEDICAL TECHNOLOGY MARKET

Known as “Medical Alley,” Minnesota leads in the medical technology sector, ranking #1 in medical employment, led by home-grown companies such as Medtronic, 3M and St. Jude in the manufacturing sector. The renowned Mayo Clinic and the University of Minnesota are among local organizations that provide world-class healthcare services and research, while innovative healthcare companies such as UnitedHealth Group and Prime Therapeutics provide cost-effective delivery solutions.

HEADQUARTERED IN GREATER MSP

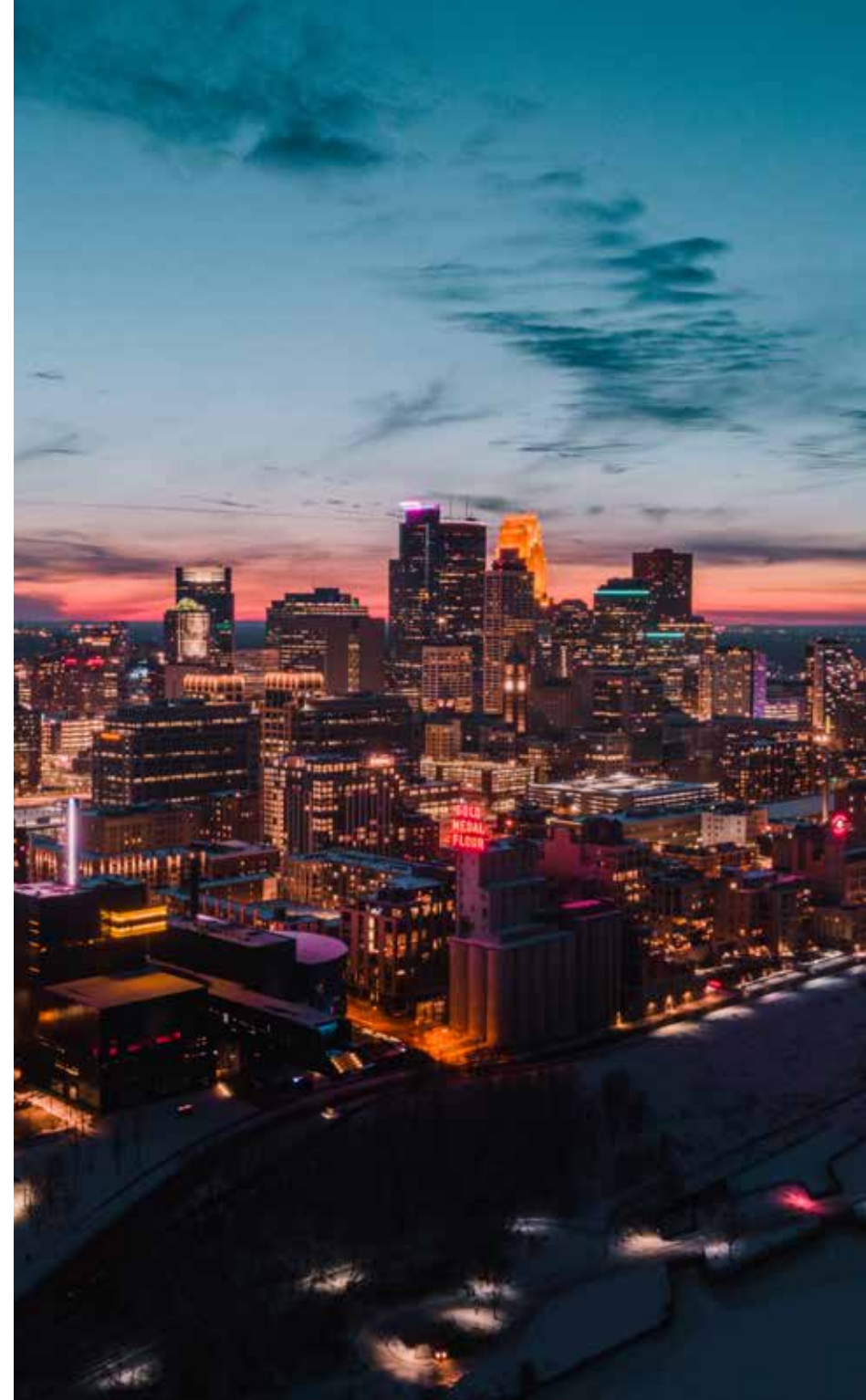
FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
1	UnitedHealth Group	7	\$242.2
2	Target Corporation	37	\$78.1
3	Best Buy	75	\$43.6
4	3M	103	\$32.1
5	CHS	105	\$31.9
6	U.S. Bancorp	113	\$27.3
7	General Mills	192	\$16.9
8	C.H. Robinson Worldwide	208	\$15.3
9	Ecolab	213	\$14.9
10	Land O' Lakes	232	\$13.9
11	Ameriprise Financial	245	\$13.1
12	Xcel Energy	276	\$11.5
13	Hormel Foods	337	\$9.5
14	Thrivent Financial	368	\$8.6
15	Polaris Industries	442	\$6.9
16	Securian Financial Group	455	\$6.6

FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY	INDUSTRY	REVENUE (billions)	EMPLOYEES
2	Cargill	Food, Drink, & Tobacco	\$114.6	155,000
84	M A Mortenson	Construction	\$5.0	2,700
142	Rosen's Diversified	Food, Drink, & Tobacco	\$3.2	4,000
178	Andersen	Construction	\$2.5	8,000
206	Taylor	Media	\$2.2	12,000
216	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2.0	3,500

Minneapolis-based Cargill earned the second top spot on Forbes' annual list of America's largest private companies after leading the list for most of the last decade. Forbes' list of privately held giants includes six Minnesota firms.





THE TWIN CITIES

MINNEAPOLIS CBD

Minneapolis's Central Business District features world-class daytime and evening amenities including restaurants, theaters, shopping and professional sports teams. Its central, accessible location makes it the preferred location for corporate headquarters, financial services firms and law firms.

The CBD is home to the **world's largest Skyway System**, which links most of downtown Minneapolis through a nine-mile indoor series of walkways and bridges.

Key downtown attractions include the new U.S. Bank Stadium, Target Center, Target Field, the Hennepin Avenue arts and cultural district, the vibrant restaurant scene, North Loop neighborhood and Nicollet Mall.



UPCOMING MINNEAPOLIS EVENTS



2025 PLAN: DOWNTOWN MINNEAPOLIS

In 2011, the Minneapolis Downtown Council, the city's business association for the CBD, announced its objectives for the city's next 15 years. The plan's initiatives stem from creating a **"thriving, livable, connected, green, exciting and welcoming"** Minneapolis through these action items:

- **Double Minneapolis' residential population** to 70,000 and emphasize offices on the north end of Nicollet Mall
- Invest in an arts and entertainment district between Nicollet, Hennepin, and First Avenue, attracting **5 million visitors** annually
- **Build Gateway Park**, creating a grand connection between the CBD and the Riverfront.



THE TWIN CITIES

THE WORKPLACE

HIGHLY EDUCATED WORKFORCE, STRONG JOB GROWTH



Minnesota ranks **4th in the U.S.** for highest median earnings for female employees



2,032,283
Labor Force



3.0%
unemployment rate (2.4% pre-covid)



6.5% Labor force growth over the last five years, and expected to **grow by 3.8%** by 2026.



5th best metro area for STEM professionals in 2018



Twin Cities metro area is ranked in the **top 10 best job markets** in the U.S.



Median household income
Mpls - **\$79,578**
US - **\$61,937**



93% have high school diploma;
42% have bachelors degree or higher



Among the highest labor force participation rates in the nation at 70%

ATTRACTING MILLENNIALS AND GEN Z

The Twin Cities is a **national magnet for young professionals**. Its low unemployment rate, high number of Fortune 500 companies and reasonable cost of living make it an attractive destination for newly minted grads, notes *Forbes*.



Minnesota ranked as the **2nd best state for gender equality**, standing out for high rates of health coverage and low poverty rate.

— Bloomberg

Top 10 emerging city for Startups

— Forbes 2018

Among residents under 35, the Twin Cities place in the **Top 10 for highest college-graduation rate, highest median earnings and lowest poverty rate**

— US Census

4th best state for millennials

— Wallet Hub 2019



THE TWIN CITIES

QUALITY OF LIFE

OUTSTANDING LIFESTYLE

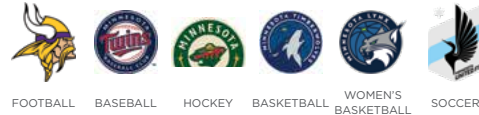
The region's relatively low cost of living contributes to an outstanding quality of life, as do numerous natural and urban amenities as well as the low crime rate, clean air and water, accessibility and access to quality health care.

EDUCATION

The Greater MSP region is home to 34 colleges & universities, ranging from globally ranked major research universities, to world-class liberal arts colleges, to trade & community colleges - all relied upon by some of the world's largest companies for training a great workforce.

SPORTS

Minneapolis is home to **six professional sports teams.**



Minneapolis hosted the **2018 Super Bowl**, the **2018 NCAA Women's Volleyball Championship**, the **NCAA 2019 Final Four**, the **2019 KPMG Women's PGA Championship**, and is the new home of the **PGA Tour's 3M Open**.

VOLUNTEERISM

Minnesota has consistently ranked above the national average for volunteer rate, and in 2020 tied with Utah as the #1 state for volunteering with 45% of the state's population volunteering. Minneapolis-St. Paul had the highest city ranking in the nation with a 46%.

— WalletHub, CNN

"Twin Cities leads the nation in both volunteerism and civic engagement – two hallmarks of thriving communities."

— Greater MSP

THE CITY OF LAKES

The metro area boasts more than **1,600 lakes** for residents to enjoy sailing, swimming, fishing, skiing and skating. The Twin Cities has one of the **most extensive park systems in the U.S.**, comprising 136,000 acres. The Minneapolis Chain of Lakes Regional Park is the area's most visited park.

TRANSPORTATION HUB

SKYWAY SYSTEM

Minneapolis is home to the largest Skyway System in the world.

PUBLIC TRANSPORTATION

Two light rail lines and a Bus Rapid Transit system connect downtown Minneapolis and St. Paul to the southern suburbs. A new western line is currently under construction with plans for a northern line in the works.

HIGHWAYS

Three major interstate highway systems serve the Twin Cities: I-94/394 (east/west), I- 494/694 and I-35 (north/south).

AIR TRAVEL

The MSP International Airport offers non-stop flights to 136 domestic and 27 international markets. MSP ranks 17th in North America based on more than 38 million passengers on 400,000 flights annually.

MSP named best North American airport in its size category for the 3rd year in a row.

— Airports Council International 2019



ARTS & CULTURE

Other than New York City, the **Twin Cities has more theater seats per capita than any other U.S. city.** Several internationally acclaimed museums and theaters call the area home, including the Guthrie Theater, the Children's Theater, the Walker Art Center, and the Minneapolis Institute of Art.

SHOPPING

Minneapolis is one of the country's most popular shopping destinations. Its celebrated Mall of America is the largest shopping and entertainment complex in the nation at 4.2 million SF and boasts 40 million visitors and \$2 billion in economic activity annually.

