



9320 EXCELSIOR  CROSSINGS



People are making more purposeful decisions about when and why they go to the office and expect a fundamentally new experience at work. 9320 Excelsior Crossings provides this unique experience.

Amenity-rich offerings.

Sustainable and healthy environment.

Transformative office space.

Desirable location supporting lifestyle conveniences.



We're a modern, Class A office campus designed to deliver an innovative work environment that support employee productivity with on-site amenity enhancements. Located at a desirable prime west-suburban crossroads, Excelsior Crossings is an exceptional choice for businesses seeking an efficient office environment with the ease of convenient access.



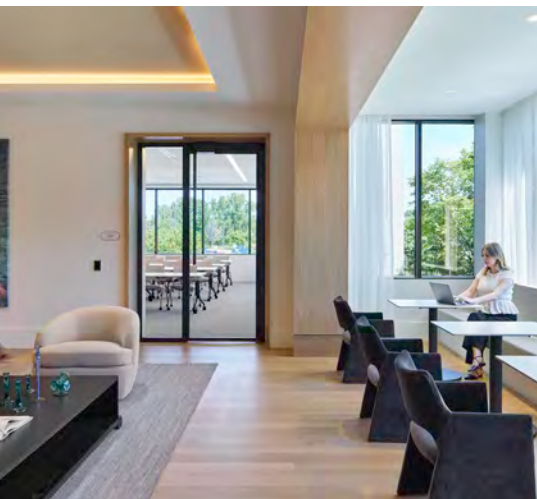
EXCELSIOR CROSSINGS



Central. Accessible. Connected.

9320 Excelsior Crossings is located at the junction of two commuter thoroughfares: Highway 169 (North and South) and Excelsior Boulevard (East and West). Nestled among an active business and lifestyle oriented community with easy access to retail, hotels and restaurants, this highly sought-after western submarket is a prime location for any metro business looking to attract talent and clients alike. The building's campus is a commuter's dream, centrally located between the 494 and 394 corridors, on a future light rail line and a quick peddle off the well-traveled Greenway bike trail.





A workplace ecosystem supporting choice and control, employees' #1 request.

A recent Gensler U.S. Workplace Survey found that employers who offer a spectrum of choices in work settings and amenities were seen as more innovative and had higher-performing employees. 9320 Excelsior Crossings provides a deliberate design that prioritizes the human experience, well-positioned to meet the evolving needs of today's office users by providing multiple lifestyle amenities and choices on-site.

Beautifully manicured and expansive central courtyard oasis with water features, green space and walkways

Building cafe with abundant diverse options to suite every option and taste and indoor and outdoor seating

Full-service, staffed coffee shop with a variety of grab-and-go food options and convenience sundries store

Large ribbon glass window lines provide abundant natural light and courtyard views

High-end, fully-equipped fitness center that promotes employee wellness complete with locker rooms, shower facilities and a group exercise/dance studio

Large theater seats up to 300 people



Custom. Innovative. Collaborative.

Excelsior Crossings offers companies an opportunity to custom-create a new office space that is tailored to fit your unique needs. With technological considerations, communication optimizations and third workspaces already in place, Excelsior Crossings is thoughtfully designed to accelerate business, cultivate collaboration and innovate ideas.

Customizable floor plates available based on company needs, size and culture

Multiple collaboration spaces, training and conference rooms designed with clear communication as focus

Large, inviting, community gathering spaces that foster community engagement and peer collaboration

Ample covered parking and electric car charging stations, with space to expand

State-of-the-art technology

Multiple entrances/exits including stair cases, commuter and freight elevators

Convenient shipping, receiving and mail facilities available

On-site indoor and outdoor event space





Financial Strength and Committed Ownership.

Piedmont Realty Trust, owner and manager of 9320 Excelsior Crossings, is committed to providing environmental excellence, healthy buildings, social responsibility, and corporate governance across its entire portfolio. Piedmont is a strong financial owner / operator who has no debt on the property.

Piedmont has also been recognized as a 2023 Energy Star Partner of the Year – marking the third consecutive year earning this achievement, and a 2022 Green Lease Leader by Institute for Market Transformation and Better Buildings for using green leases to make their buildings greener, healthier, and safer.



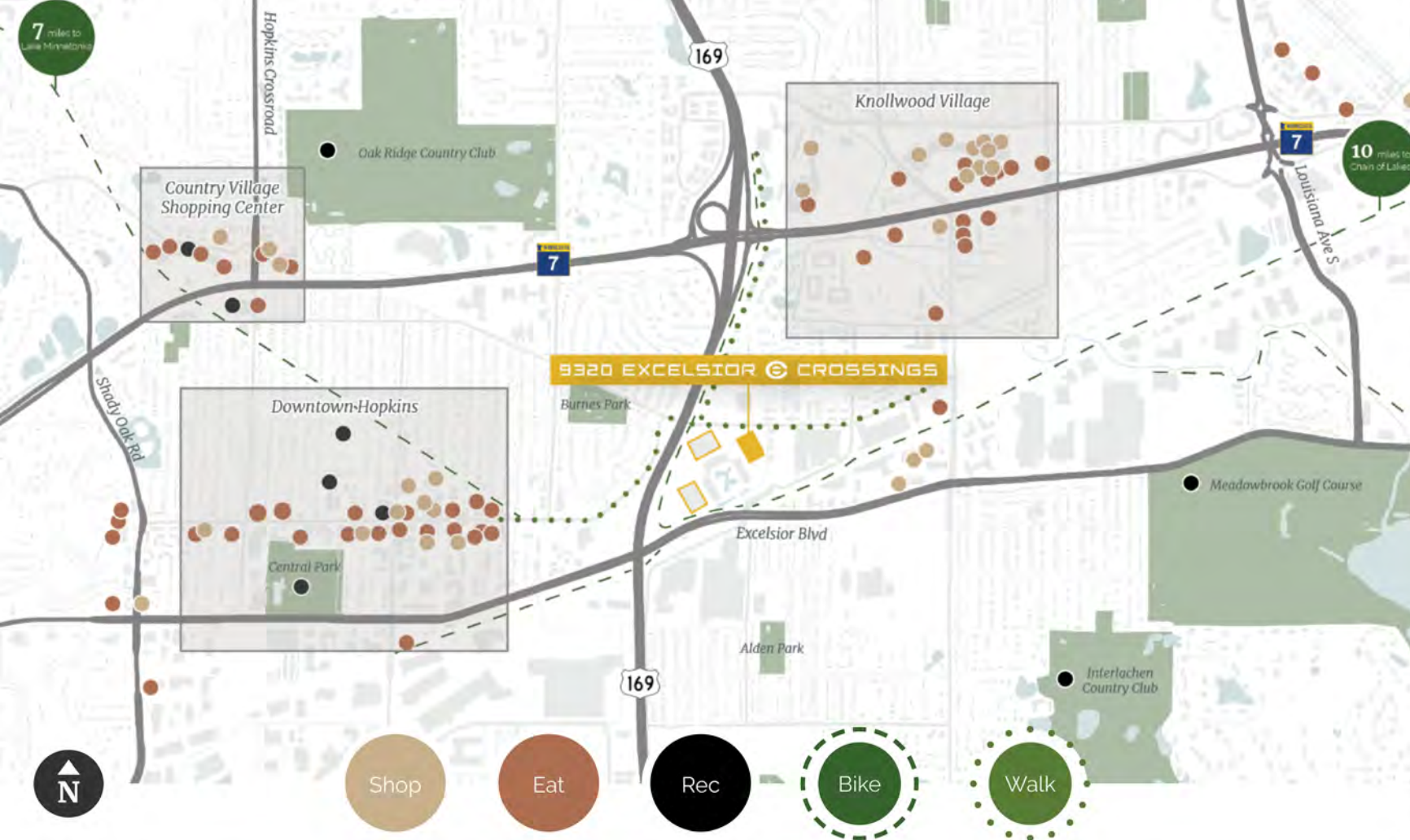


Green. Conscious. Sustainable.

Environmental responsibility is at the forefront of all aspects of the building including; initial design and construction as well as continued operation and maintenance. The campus is certified environmentally responsible, resource efficient and ecologically sustainable to ensure that the property maximizes it's operational efficiencies and environmental stewardship into the future.







15
minute drive to
Minneapolis CBD

25
minute drive to
MSP airport

37
food options
within 5 minutes


various bike
trails nearby


3 proposed transit
stations in Hopkins

5
minute drive to
Knollwood Village

3
minute drive to
downtown Hopkins

10
minute walk to
downtown Hopkins

Country Village Shopping Center

Recreation

Planet Fitness
LA Fitness

Retail

MGM Liquor Warehouse
Lunds and Bylerys
Walgreens

Restaurants

Caribou Coffee
Starbucks
Perkins Restaurant &
Bakery
Jet's Pizza
Nautical Bowls

Downtown Hopkins

Recreation

Stages Theatre Company
Hopkins Pavilion
Maetzold Field
Hopkins Historical Society

Retail

Driskill's Downtown Market
kiddywampus
Hopkins Antique Mall
Hance Hardware
Dollar Tree

Restaurants

Chipotle Mexican Grill
Cream & Amber
The Vine Room
A to Z Creamery
LTD Brewing Co
Mainstreet Bar & Grill
Hoagies
K'kinaco - Nikkei & Pisco
Bar
Wild Boar Bar and Grill
Thirsty Bales
Munkabeans Coffeehouse
Bear Cave Brewing
Star Wok
Pink Ivy Kitchen and Bar
Brasa Premium Rotisserie

Knollwood Village

Retail

Target
ALDI
Kohl's
Nordstrom Rack
J.Crew Factory
Banana Republic Factory
Store
Ulta Beauty
TJ Maxx & HomeGoods
Cub Foods
Five Below
Old Navy
DSW Designer Shoe
Warehouse
MGM Wine & Spirits

Restaurants

Starbucks
Burger King
Jimmy Johns
Panera Bread
Applebee's Grill + Bar
Caribou Coffee
Leeann Chin
Tii Cup
Blaze Pizza
Chick-fil-A
Papa Murphy's
Five Guys
Jersey Mike's Subs
White Castle
Taco Bell
El Lorigo Mexican Grill
Pizza Lucé

9320 EXCELSIOR CROSSINGS



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