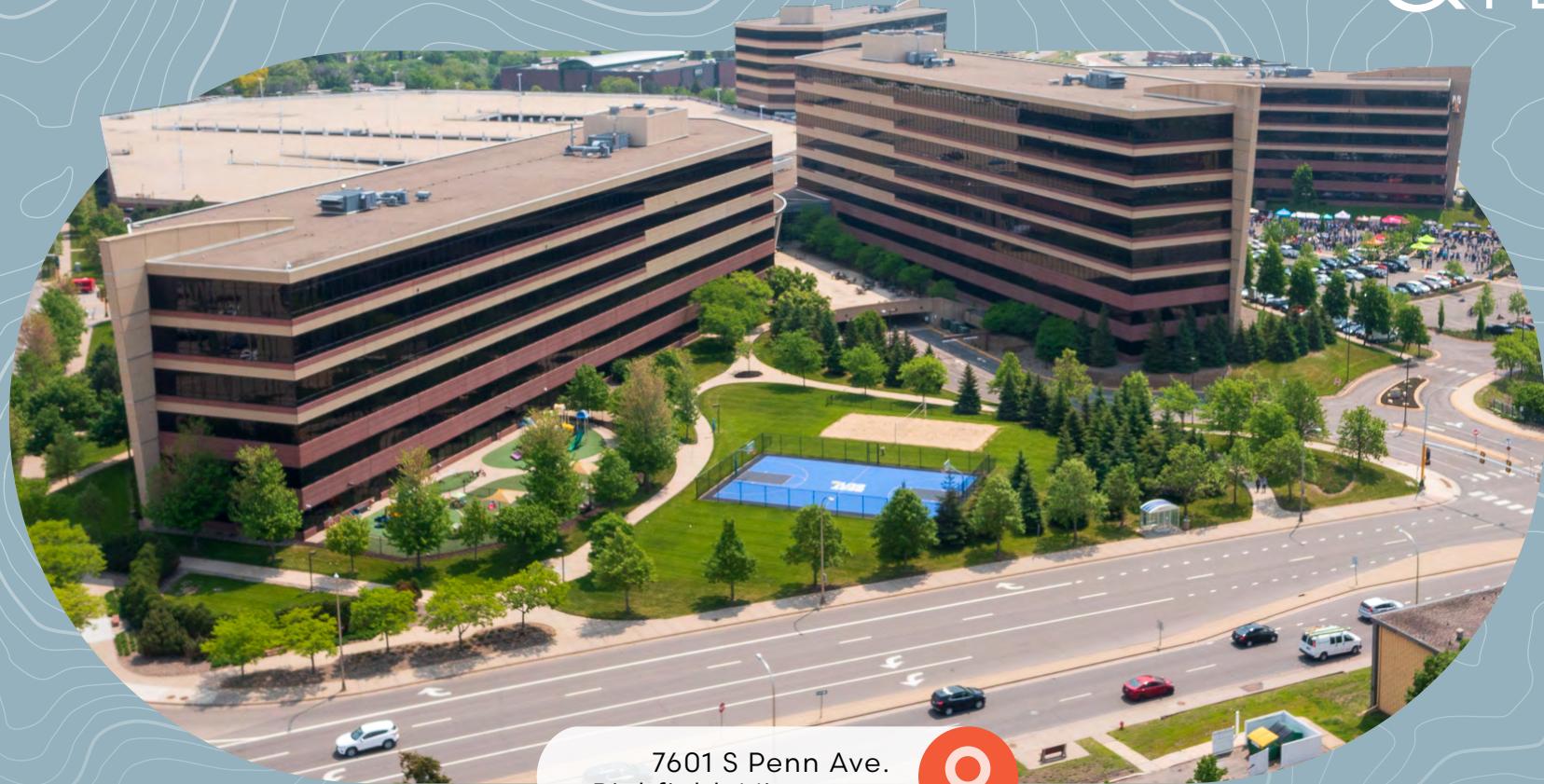


CBRE

76TH
&PENN



7601 S Penn Ave.
Richfield, Minnesota



THE EPICENTER OF
WORKPLACE

COMMUNITY
CONNECTIVITY &
CONVENIENCE

UNPARALLELED OFFICE LEASING OPPORTUNITY



Move-in-ready conditions



LEED Certified



Large 55,000 floor plate



Abundance of amenity offerings



Competitive leasing rates and lower occupancy costs



Located within booming southern Minneapolis suburbs



Proximity to major highways, multiple bus routes & Orange Rail

Total Campus
1.5 MSF

Site Area
35 acres

Buildings
4 towers connected by common hub

Elevators
4 per tower

Loading Dock
5 dock doors

HVAC
VAV-49 thermostats/floor, zones to 1,400 SF



TOP TIER AMENITY OFFERINGS



THE HUB

The Hub, which serves as the meeting point for all four buildings, provides tenants with a whopping 250,000 SF of communal space to collaborate and unwind throughout the day.



PATIO

The main floor is home to a spacious outdoor patio, providing tenants with a perfect setting to mingle, collaborate and enjoy some fresh air.



FITNESS FACILITY

A robust fitness center equipped with showers & lockers is available to tenants on the first floor of the office.



CAFÉ & DINING

Offering an array of diverse, full-service options from Bon Appetit, the café provides tenants with a multitude of food options without having to leave the office.

- The dining area has plentiful seating and an abundance of brightly lit space
- Food trucks available seasonally on a monthly basis
- Caribou coffee has 2 locations on the first floor

With an impressive amenity package second to none, 76th & Penn is designed to enhance corporate culture & attract top talent.



CONFERENCING

With a presentation theater seating 400 people and other large conference room offerings, 76th & Penn is equipped to manage a multitude of meeting needs.



DAYCARE

Conveniently located within the campus, daycare offerings provide working parents with a flexible destination for their children during the workday.



PARKING

2 covered parking ramps totaling over 6,000 spots are available to tenants to utilize at no cost. 150 stalls are also available for visitor parking.



SECURITY

76th & Penn provides an abundance of security consisting of:

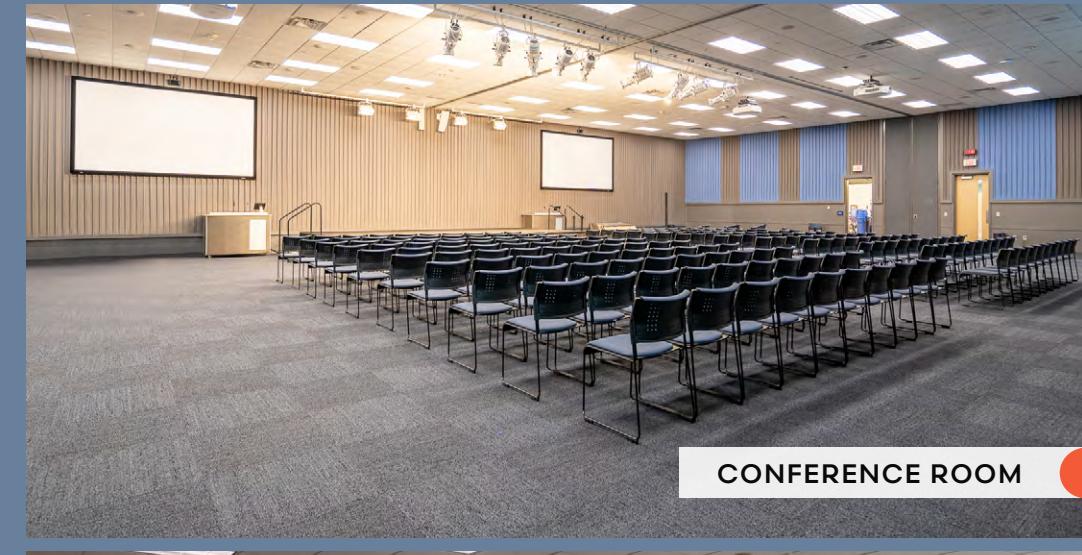
- 24-hour on-site security personnel
- 250 security cameras throughout the site
- Security card restricted access in the building & parking ramps



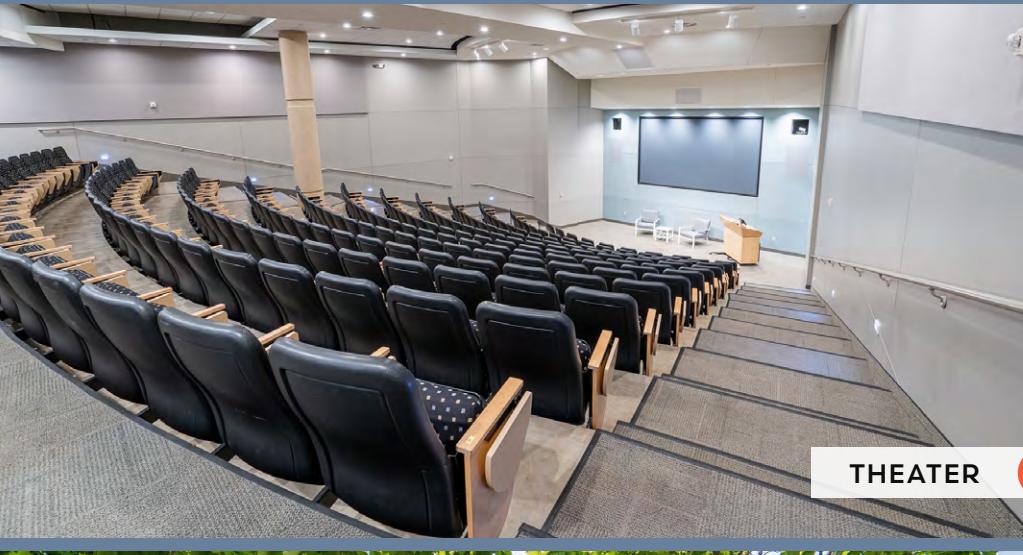
THE HUB



CAFÉ



CONFERENCE ROOM



THEATER



FITNESS CENTER

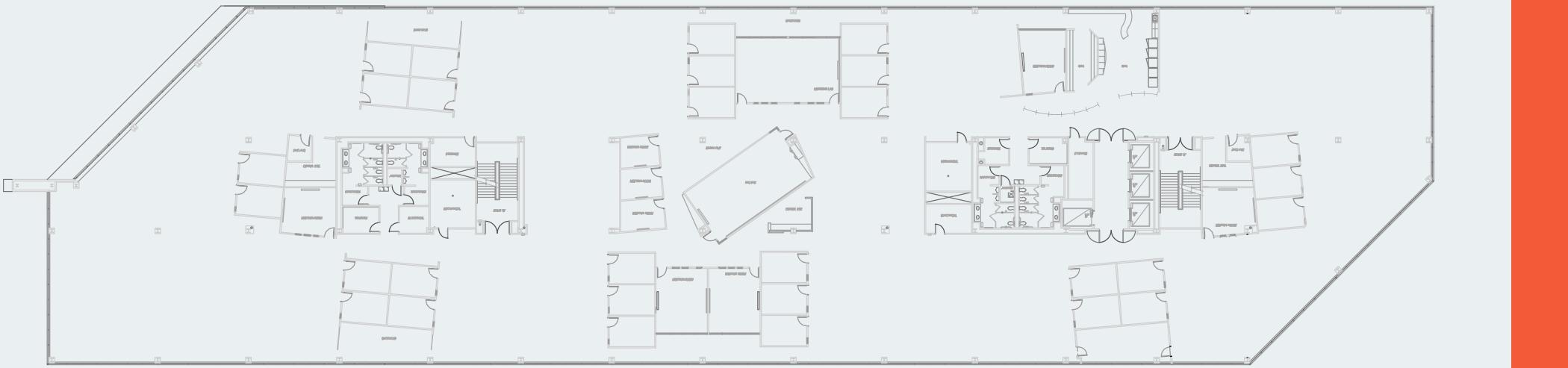


OUTDOOR PATIO

FLEXIBLE FLOOR PLATE

76th & Penn offers large floor plate options that can accommodate a variety of configurations. With ready-to-go space, tenants can move in and get to work right away.

Typical floors can accommodate up to 300+ workstations accompanied by private offices and conference rooms.



SAMPLE FLOOR PLAN



CONVENIENT LOCATION



A rarity for the Minneapolis suburbs, 76th & Penn provides a multitude of commute options for tenants:

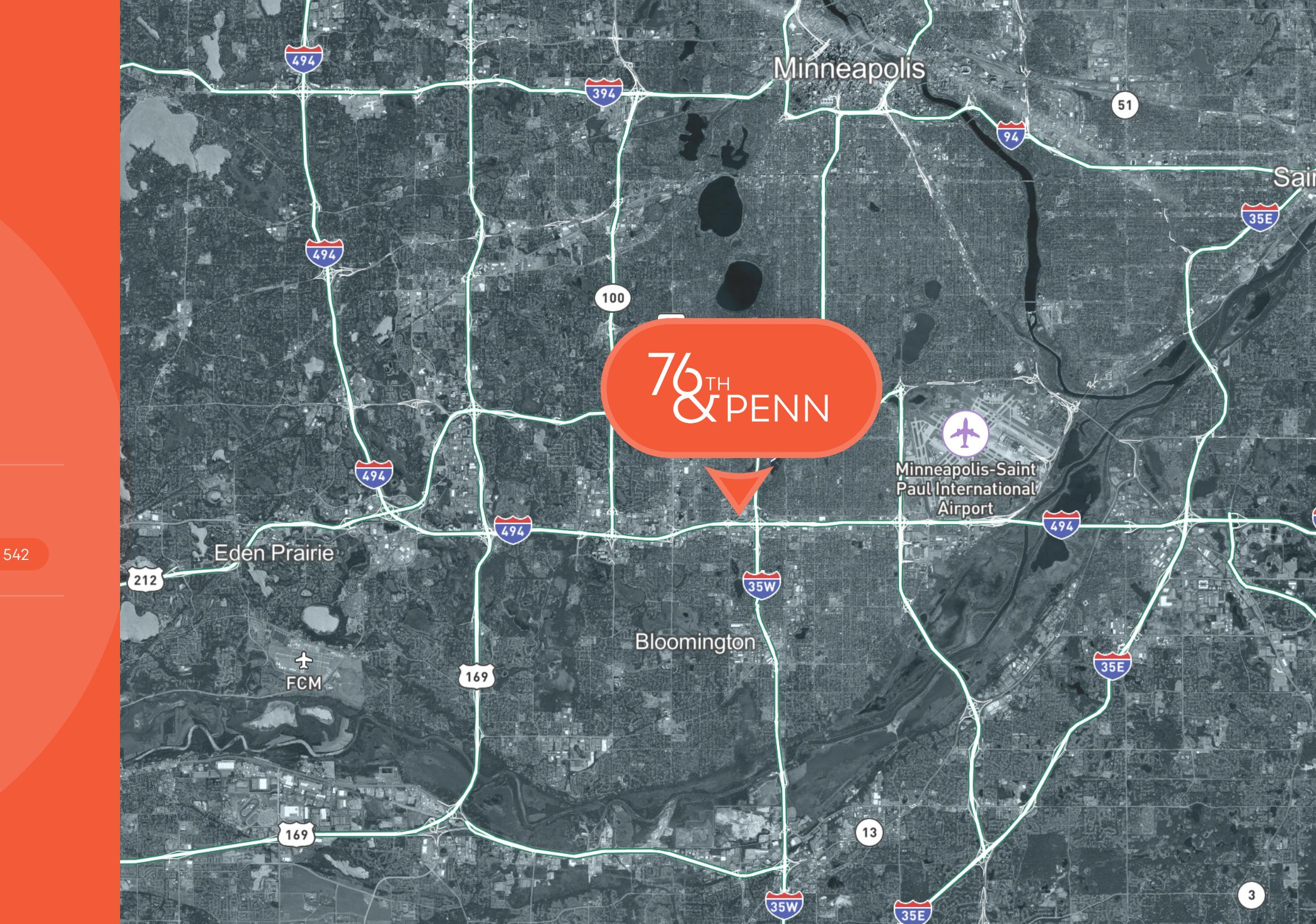
Close proximity to I-35W and I-494 major highways

Four Metro Transit Bus Lines leading to the site:

Route 18 Route 4 Route 450 Route 542

Three Metro Transit Bus Stations nearby:

- 77th St W & Best Buy Driveway
- Lyndale Ave S & 77th St W
- American Blvd W & Fremont Ave

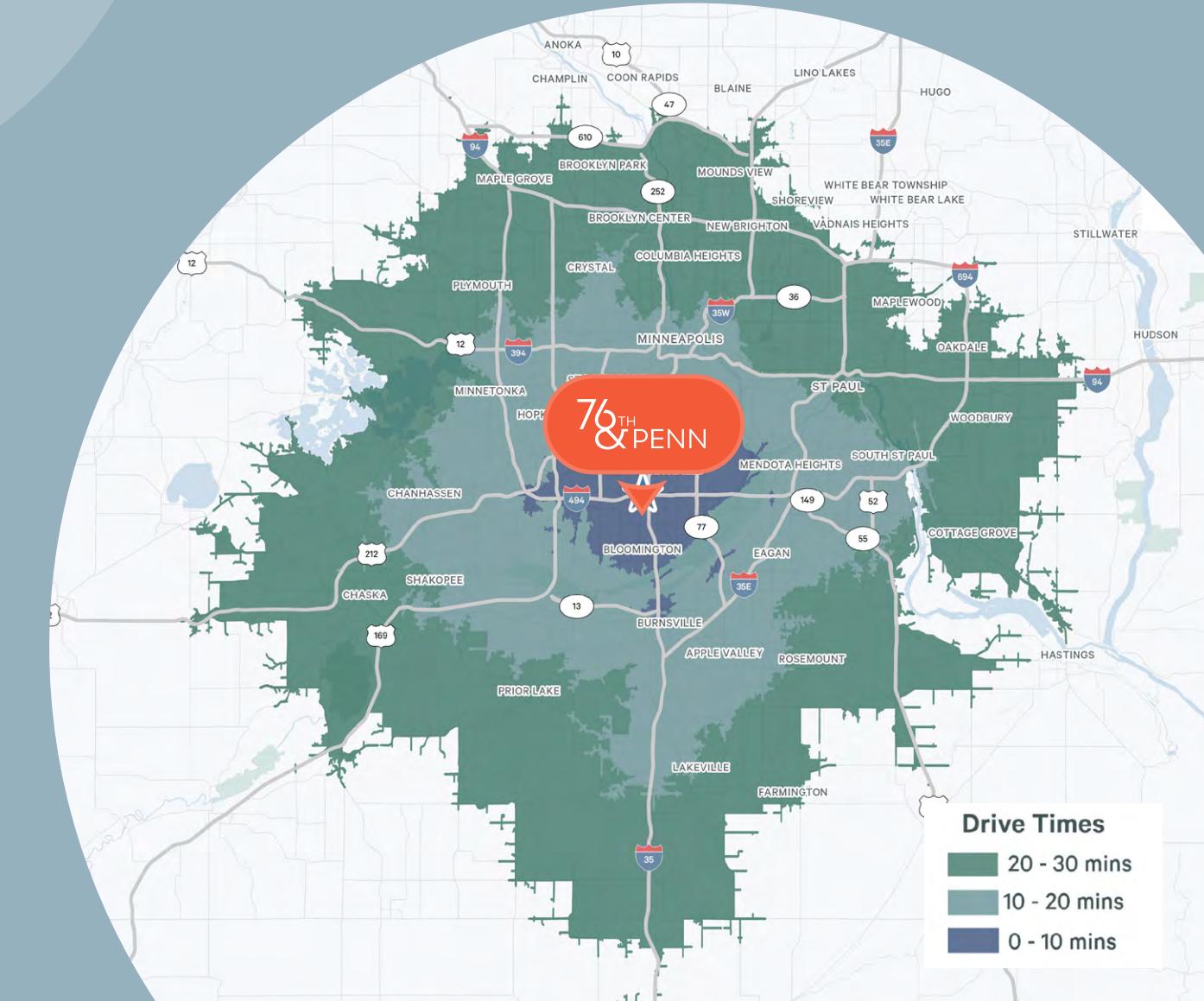


CLOSE PROXIMITY TO NOTABLE MINNESOTA AREAS



PRIME LOCATION: THE HEART OF THE ACTION

Richfield is home to thriving residential communities, exceptional public schools, abundant green areas, and a vast selection of nearby eateries and retailers, such as Southtown Shopping Center, Southdale Mall, and The Mall of America.





GET IN TOUCH

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