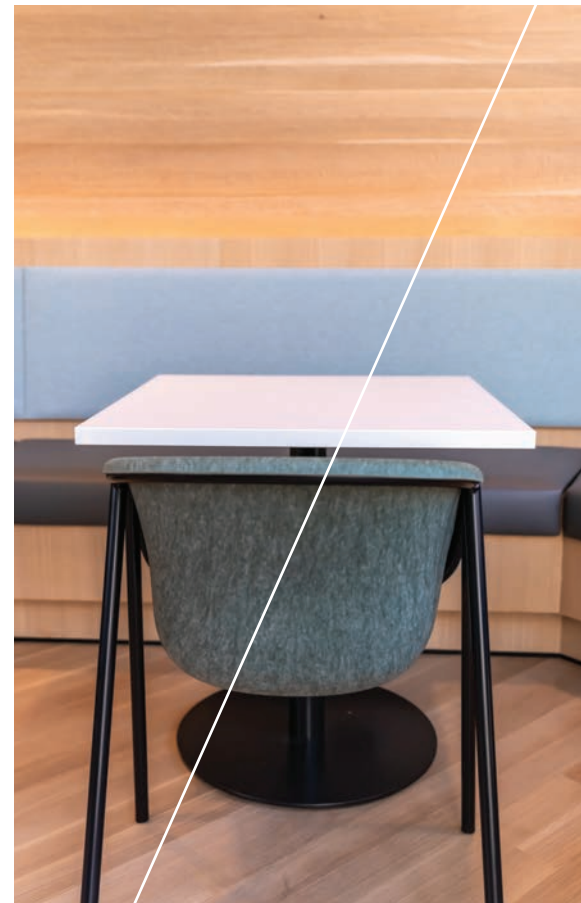


**GET  
THERE  
FROM  
HERE.**



901 MARQUETTE



# Here you are.

WELCOME TO THE CENTER OF ALL THINGS  
CONVENIENT, PRODUCTIVE AND ENERGIZING.  
901 MARQUETTE REIMAGINES WHAT AN OFFICE  
TOWER CAN BE.

When you are here, we are here for you. 901 Marquette is centered at the heart of business, and specifically designed to meet the needs of today's modern workforce...you.

Our community is rich with amenities both onsite and in the neighborhood around us. From the fireplace lounge to the coffee bar; the fitness center to the conference center; we strive to bring inspiration and connection to all our tenants.

*Community • Amenities • Location*  
*You are in the heart of it all.*

# 24/7/365

JUST FOOTSTEPS AWAY FROM WORK,  
PLAY, AND EVERYTHING IN BETWEEN.

Downtown Minneapolis is the home to more than 218,000 employees, 51,000 residents and is part of a community that welcomes more than 30 million visitors annually. There's an extraordinary experience for everyone right at our doorstep (and skyway!).



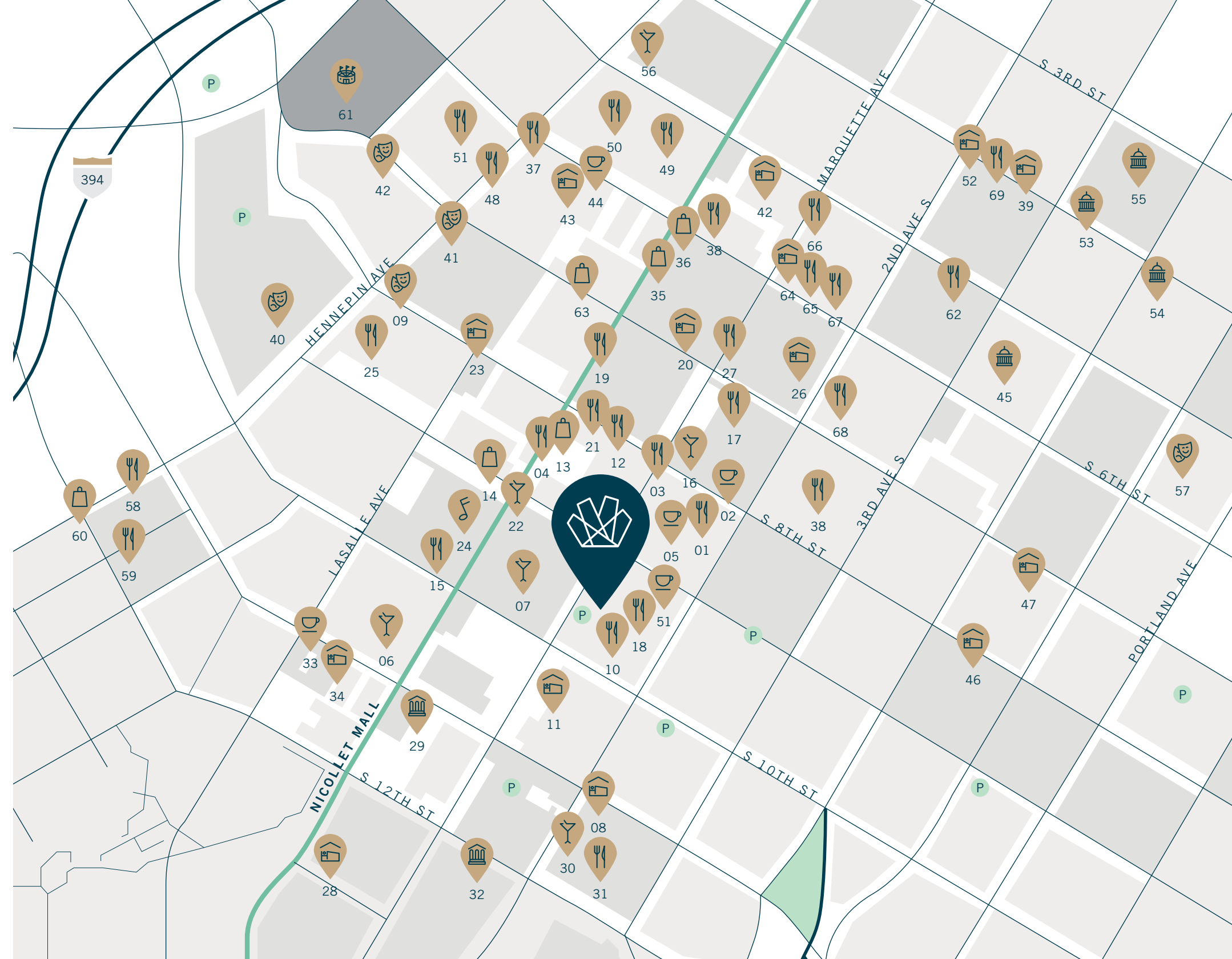
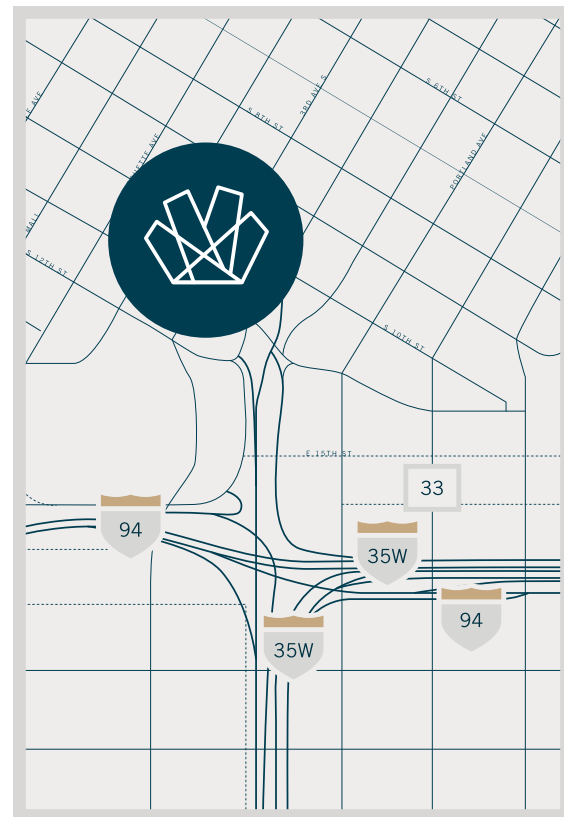
# Here we are.

## The heart of downtown

- |                               |                                      |   |
|-------------------------------|--------------------------------------|---|
| 01 Manny's Steakhouse         | 25 Crave American & Sushi Bar        | 48 Fogo de Chao                           |
| 02 Keys at the Foshay         | 26 Hotel Indigo                      | 49 Oceanaire Seafood Room                 |
| 03 Prohibition Bar            | 27 Star Bar                          | 50 Murray's                               |
| 04 Zelo                       | 28 Millenium Hotel MPLS              | 51 City Works                             |
| 05 Gray Fox Coffee & Wine Bar | 29 Minnesota Orchestra               | 52 The Hotel Minneapolis                  |
| 06 Brits Pub                  | 30 Constantine                       | 53 Minneapolis City Council               |
| 07 The Local                  | 31 Monello                           | 54 Hennepin County Public Safety Facility |
| 08 Hotel Ivy                  | 32 On the Plaza                      | 55 US District Court                      |
| 09 State Theatre              | 33 Starbucks                         | 56 The Pourhouse                          |
| 10 Ruth's Chris Steakhouse    | 34 Double Tree Suites by Hilton      | 57 The Armory                             |
| 11 Hilton                     | 35 Walgreens                         | 58 The Butcher's Table                    |
| 12 8th Street Grill           | 36 Gaviidae Common                   | 59 Buca de Beppo Italian                  |
| 13 Panera Bread               | 37 Tom's Watch Bar                   | 60 Lunds & Byerlys                        |
| 14 Target                     | 38 Five Guys                         | 61 Target Center                          |
| 15 The News Room              | 39 Emery Autograph Hotel             | 62 Green and the Grain                    |
| 16 Living Room                | 40 Orpheum Theatre                   | 63 Dayton's Project Food & Shopping       |
| 17 Hen House Eatery           | 41 Skyway Theatre                    | 64 Rand Tower Hotel                       |
| 18 Jacques                    | 42 Westin                            | 65 Blondette                              |
| 19 Potbelly                   | 43 Marriott City Center              | 66 Bar Rufus                              |
| 20 Marquette Hotel            | 44 Starbucks                         | 67 Miaou Miaou                            |
| 21 McCormick & Schmick's      | 45 Hennepin County Government Center | 68 Hyatt Centric                          |
| 22 Haskells' Wine Bar & Cafe  | 46 Best Western                      | 69 Giulia                                 |
| 23 Residence Inn by Marriott  | 47 Hyatt Place                       |   |
| 24 Dakota Jazz Club           |                                      |   |

## Easy come, easy go

901 Marquette's prime downtown location offers a stress-free commute to and from the building with quick freeway access and ample parking facilities in between.



# Never out of site.

WE ARE FULLY EQUIPPED WITH THE PREMIUM AMENITIES, SERVICES AND EXCEPTIONAL PEOPLE TO MEET YOUR NEEDS.

There is a buzz at 901 Marquette, and it's more than the caffeine coming from Gray Fox Coffee. We provide comfortable lounges, meeting areas, and community spaces throughout our first floor and skyway levels to bring our tenants and neighbors together – encouraging interaction and building an energy at 901 Marquette unlike any other building downtown. When we make a good impression, so do you.

## Fitness Center

Our fully staffed, private health club is open five days a week, offering fitness assessments, personal training, group classes, massage therapy, and fully equipped locker rooms.

## Gray Fox

Our first floor coffee bar serving exceptional-tasting, organic fair-trade coffee, and locally made pastries.

## Tenant Engagement

From providing a variety of events that get you away from your desk, to assisting with planning your company's event - there's no task too large or too small. Our dedicated management staff is here to help.

## Conference Facilities

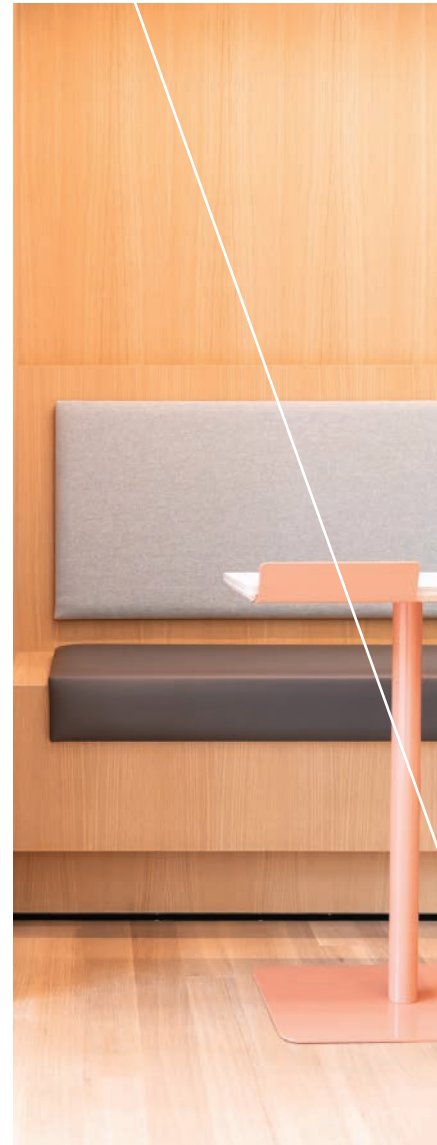
Our state-of-the-art audio/video and teleconferencing technology will ensure you wow your presentation audience. From two to 120, we can handle it.

## Bike Storage

A variety of options are available for bike commuters, including two bike rooms, bike lockers, & fix it stations.

## Lounge

901 Marquette's first floor includes several lounge seating areas, a fireplace, and free WiFi. Perfect for casual meetings, head down space, or company gatherings.



# Plan to prosper.

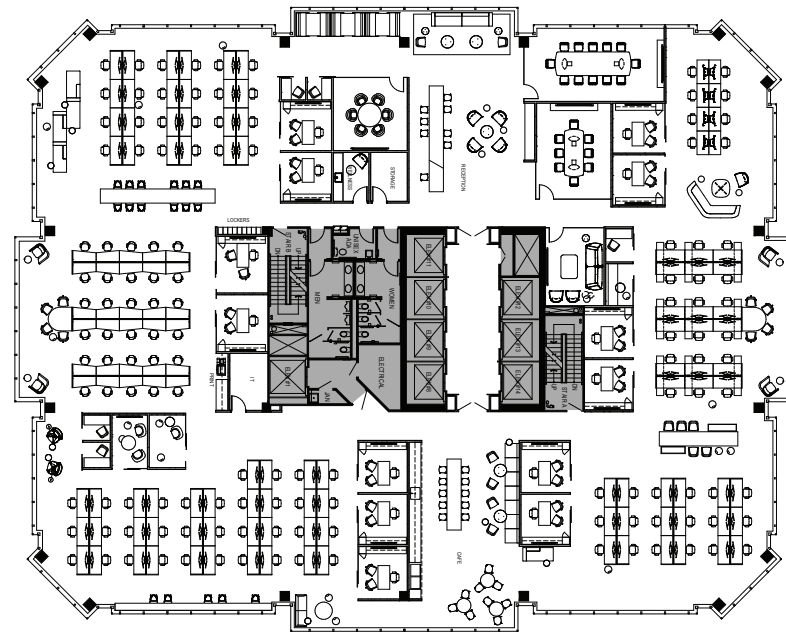
CONNECT TO THE CITY AND EACH OTHER WITH SMART, COLUMN-FREE AND LIGHT ABUNDANT SPACES.

## Options & Opportunity

Our full floors can be built-out for both wide-open plans and private office layouts, and everything in-between.

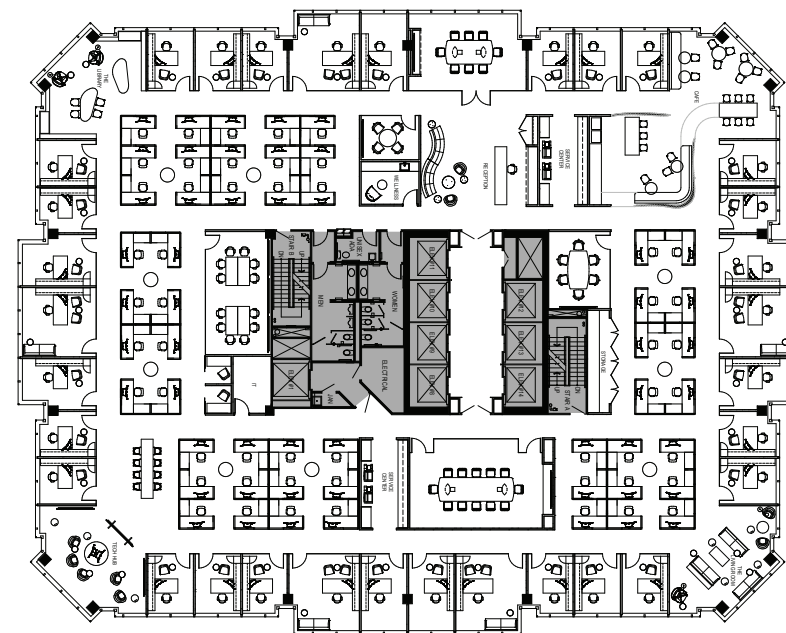
### 120 SF/ Employee

|                  |                   |                    |
|------------------|-------------------|--------------------|
| 145 Employees    | 4 Meeting Rooms   | 8 Focus Rooms      |
| 132 Workstations | 15 Breakout Areas | 80 Touchdown Seats |
| 13 Offices       |                   |                    |



### 206 SF/ Employee

|                 |                  |                    |
|-----------------|------------------|--------------------|
| 84 Employees    | 5 Meeting Rooms  | 1 Wellness Room    |
| 52 Workstations | 6 Breakout Areas | 45 Touchdown Seats |
| 32 Offices      | 2 Focus Rooms    | 2 Service Centers  |



# Flexibility, for the win.

OUR FLEX FLOORS ARE DESIGNED TO CATER TO THE NEEDS OF COMPANIES WITH EVOLVING SPACE NEEDS.

These floors allow tenants to reduce dedicated leased space by sharing collaboration areas with other tenants on the floor. Dedicated suites are designed to focus on individual work spaces, workstations, and offices while the shared lounge area provides conference rooms, booth seating, high top meeting tables, and other collaboration areas. The Flex Floors enable companies the ability to maximize their leased space, without trading the comforts of modern workplace design.



# Situate yourself for success.

WE'VE POSITIONED OURSELVES, BOTH GEOGRAPHICALLY AND PHILOSOPHICALLY, TO HELP YOU SUCCEED.

## Sustainability

Happier healthier employees are more productive employees. It's just a fact! Better indoor air quality through environmentally friendly cleaning and maintenance practices – just one of the many happier and healthier practices we've incorporated as a part of 901 Marquette's sustainability strategy. Lower energy bills, lower water bills, great recycling program, better air and less chemicals all around.

## Awards & Recognition

*LEED Gold Certified* Since 2011

*Energy Star* Rated 83

*BOMA 360 Certified* Since 2012

*WELL Certified*

*TOBY Awards*

Local & Regional 2015, 2016, 2019

International 2019

## Building Details

### Building Address:

901 Marquette Ave S Minneapolis MN 55402

**Building size:** 610,154 rsf

**Floors:** 33

**Year built/renovated:** 1991/2018

**Parking:** 1 Stall/4,400 SF Leased.

**HVAC:** The HVAC system is Climate Master water to air Electro-Hydrionic heat pumps. Each zone is individually controlled and is approximately 1,300 square feet.

**Telecommunications, High-Speed Internet, & Fiber:** Telephone/data wire runs up the risers to telephone rooms on each floor. Building approved providers include:

- Comcast
- Allstream
- CenturyLink
- Verizon
- Cogent
- Zayo
- Supranet

## Entry

Welcoming and accessible for you and your visitors.

### Public Access

Monday-Friday 6:00 a.m • 6:00 p.m

Saturday-Sunday 6:00 a.m • 1:00 p.m

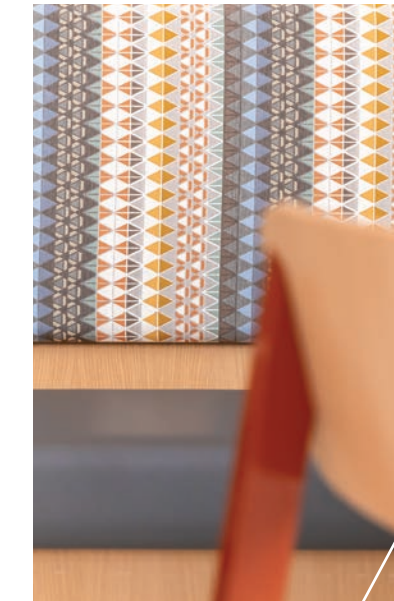
### Elevator Turnstiles

Tenants have 24 hour elevator access via secured turnstiles. Guests have access through our visitor management system.

**Parking:** Underground parking ramp with 400 spaces. Within just two blocks are a total of 4,800 additional parking spaces.

**Access:** A card-key system allows after-hours access 24/7/365 to the building and elevators.

**Security:** Security personnel are onsite around the clock. The parking ramp, elevators and public areas are monitored by digital closed-circuit television.



## Our Team

Our collaborators working well to help you work better.

### Building Management

Ryan Companies US, Inc., a nationally recognized developer, design-builder and real estate manager, has specialized in fully integrated solutions for more than 80 years. Ryan builds lasting relationships with a project delivery model based on full-service customized solutions and total collaboration.

### Ownership

ASB Real Estate Investments (ASB), a division of ASB Capital Management, LLC, is a leading US real estate investment management firm with more than \$7.8 billion\* in gross assets under management from over 340 institutional clients. Headquartered in the Washington DC area, ASB invests in major urban markets across the United States, concentrating in office, multifamily, retail and industrial properties.

For more information about the company, visit [www.asbrealestate.com](http://www.asbrealestate.com).

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901

MARQUETTE AVE

MINNEAPOLIS MN

55402

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**CBRE**