

FIRST-CLASS OFFICE SPACE **FOR LEASE**



U.S. BANCORP CENTER

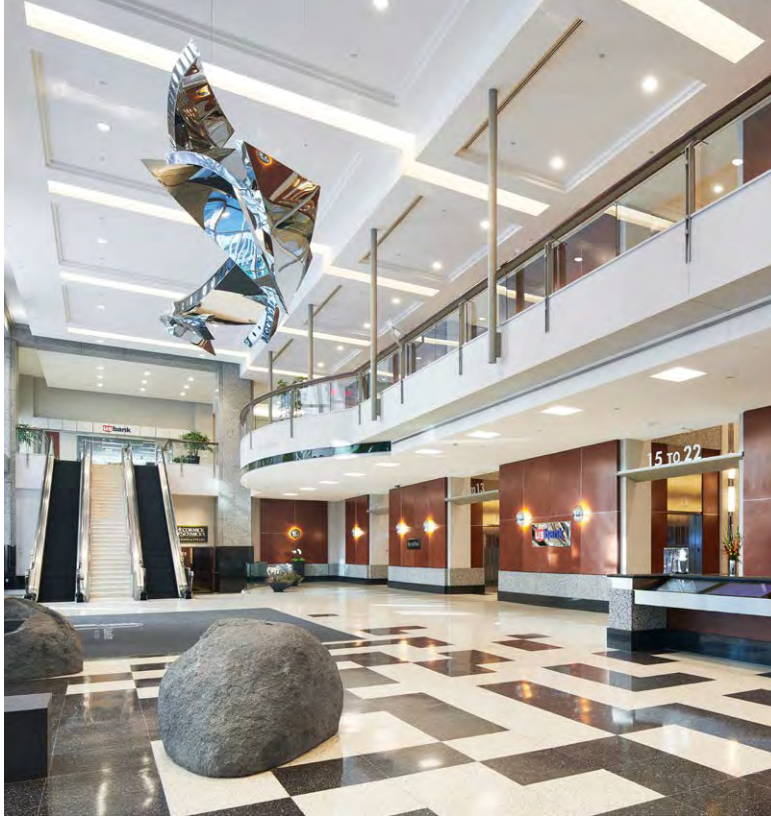
800 Nicollet Mall | Minneapolis



NEWMARK


PIEDMONT
OFFICE REALTY TRUST

HIGHLIGHTS



AWARD WINNING BUILDING



2022 PARTNER OF THE YEAR



U.S. Bancorp Center is located at the main & main intersections of 8th St. and Nicollet Mall in the center of the Minneapolis CBD. It has multiple skyway connections giving tenants easy access to everything Minneapolis has to offer. As a Energy Star Partner of the Year, TOBY International award winning building and owned/managed by Piedmont Realty Trust, U.S. Bancorp offers a first-class tenant experience.



All-tenant access to newly constructed penthouse amenities



Conference rooms with technology available for groups of 2-100 by reservation



Available upper floor suites ranging from 2,000 SF - 20,000 SF



24-hour on-site security with controlled access to loading dock



On-site management by Piedmont Office Management, LLC



Bike storage, locker and shower facilities located in the building



Centrally located in the CBD along Nicollet with convenient access to shopping, dining and entertainment



Underground parking available - monthly and hourly



Skyway connected in three directions



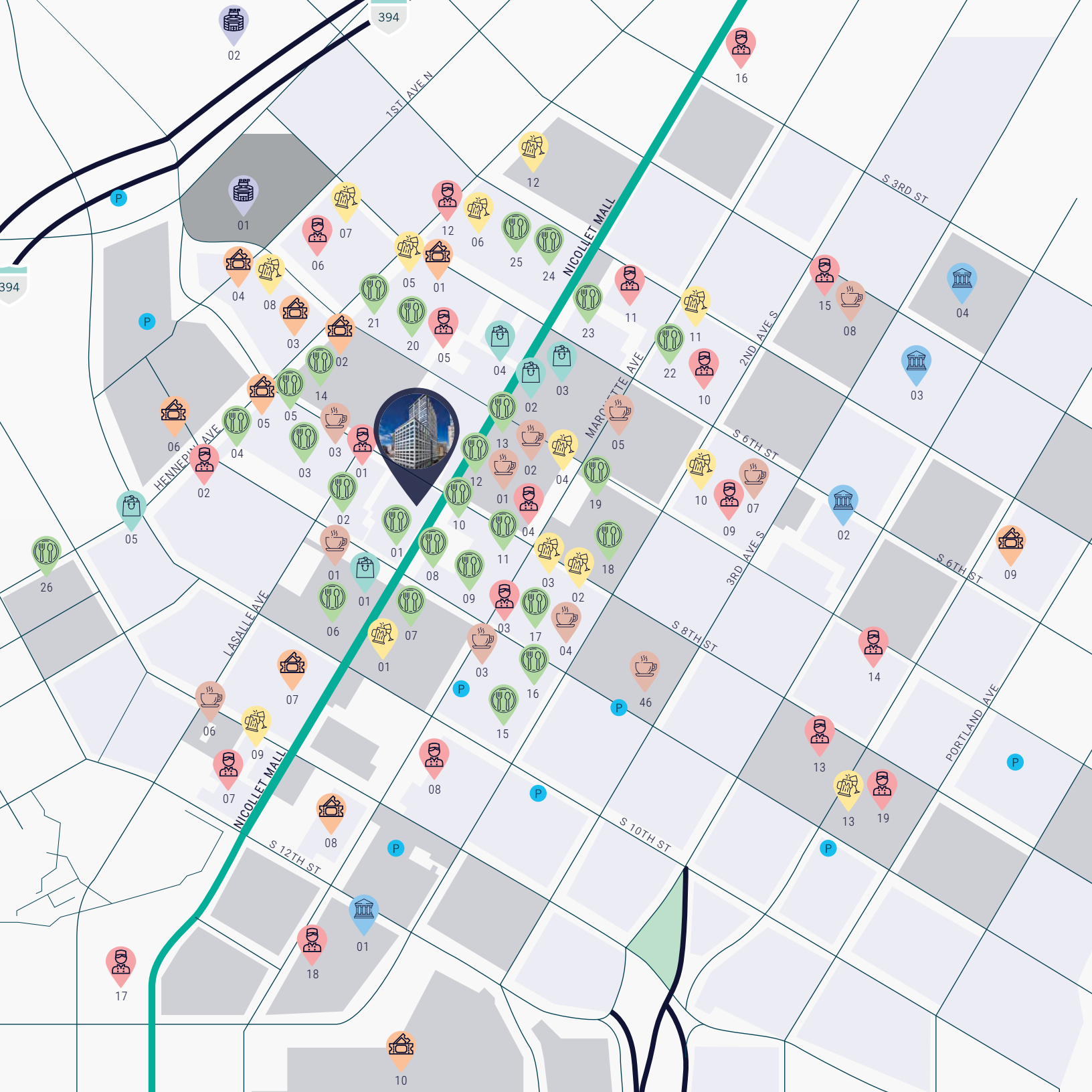
20 ft. ceilings and 14 ft. windows provide expansive views from the penthouse tenant lounge

U.S. Bancorp Center hosts a diverse base of top-notch tenants. The tenant-mix includes companies from financial, professional services, and consulting sectors along with many Target vendors.

select tenants



DEBT-FREE ASSET
INVESTMENT GRADE OWNER



located in the heart of

DOWNTOWN MPLS

Situated along Minneapolis' bustling Nicollet Mall at 8th Street, U.S. Bancorp Center really is at the center of it all. Tenants and clients are steps away from numerous shopping, dining and entertainment options.



RESTAURANTS

01 801 Fish (On-Site)

- 02 Subway
- 03 Green + The Grain
- 04 CRAVE American Kitchen
- 05 The Capital Grille
- 06 The News Room
- 07 Barrio
- 08 Zelo
- 09 Hell's Kitchen
- 10 801 Chophouse
- 11 8th Street Grill
- 12 noa Minneapolis
- 13 Roti Mediterranean
- 14 Union Rooftop
- 15 Ruth Chris Steak House
- 16 Dave's Downtown
- 17 Manny's Steakhouse
- 18 Hen House Eatery
- 19 Vellee Deli
- 20 Fhima's Minneapolis
- 21 Fogo de Chao
- 22 Blondette
- 23 BANK Restaurant
- 24 Oceanaire

25 Murray's

26 The Butcher's Tale



COFFEE SHOPS

- 01 Starbucks
- 02 People's Organic Cafe
- 03 Gray Fox Coffee
- 04 Keys at the Foshay
- 05 Vitality Roasting
- 06 Caribou Coffee
- 07 Mother Dough Bakery
- 08 Spyhouse Coffee



BARS / BREWERIES

- 01 The Local
- 02 Prohibition Bar
- 03 Living Room
- 04 The Marquette Lounge
- 05 Tom's Watch Bar
- 06 Lyon's Pub
- 07 Kieran's Irish Pub
- 08 The Depot Tavern
- 09 Brit's Pub
- 10 Six15 Bar & Lounge
- 11 Bar Rufus
- 12 The Pourhouse
- 13 Finnigans Brew Co.



SHOPPING

- 01 Target
- 02 Gaviidae Common Shops
- 03 Walgreens
- 04 City Center Shops
- 05 Lunds & Byerlys



THEATERS / EVENT VENUES

- 01 Bad Axe Throwing
- 02 Skyway Theatre
- 03 Pantages Theatre
- 04 First Avenue
- 05 State Theatre
- 06 Orpheum Theatre
- 07 Dakota Jazz Club
- 08 Minnesota Orchestra
- 09 The Armory
- 10 Minneapolis Convention Center



HOTELS

- 01 Residence Inn
- 02 The Chambers Hotel
- 03 W Minneapolis - The Foshay
- 04 The Marquette Hotel
- 05 Marriott City Center

06 Loews Minneapolis

07 Double Tree Suites

08 Hilton Minneapolis

09 Hyatt Centric Downtown

10 Rand Tower Hotel

11 The Westin

12 Embassy Suites

13 Best Western

14 Hyatt Place

15 Emery Hotel

16 Four Seasons Hotel

17 Hyatt Regency

18 Hotel Ivy

19 Elliot Park Hotel



STADIUMS

- 01 Target Center
- 02 Target Field



PUBLIC BUILDINGS / PARKS

- 01 On the Plaza
- 02 Hennepin Co. Gov't Center
- 03 City Hall
- 04 US District Court
- 05 The Commons





new state-of-the-art amenities

WITH A VIEW

work & play



The 12,500-square-foot, glass-lined, top-floor amenity space overlooks the city and is a popular area for tenants looking to enjoy an early morning cup of coffee, get in 9-holes at the golf simulator, run a couple miles in the health club, meet with clients, host an event or utilize one of the buildings many collaborative workspaces.



Penthouse views overlooking Target Field & the Mississippi River

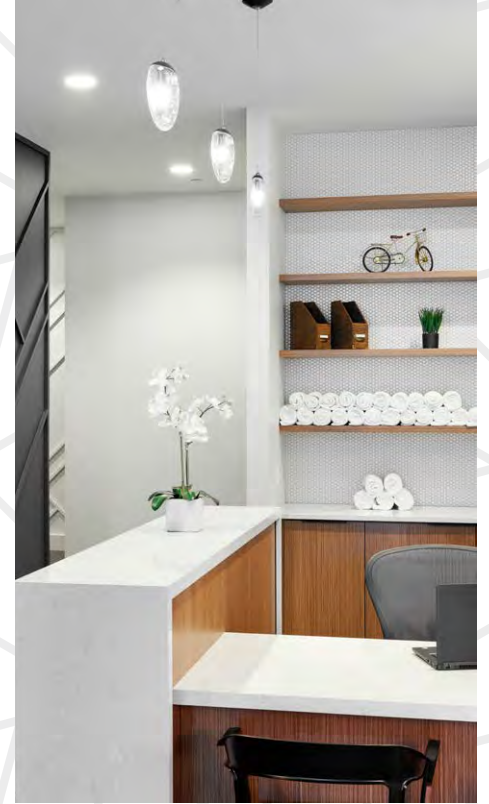


Modern fitness center with group exercise space, locker rooms and showers



State-of-the-art conference rooms with technology available for groups of 2 to 100



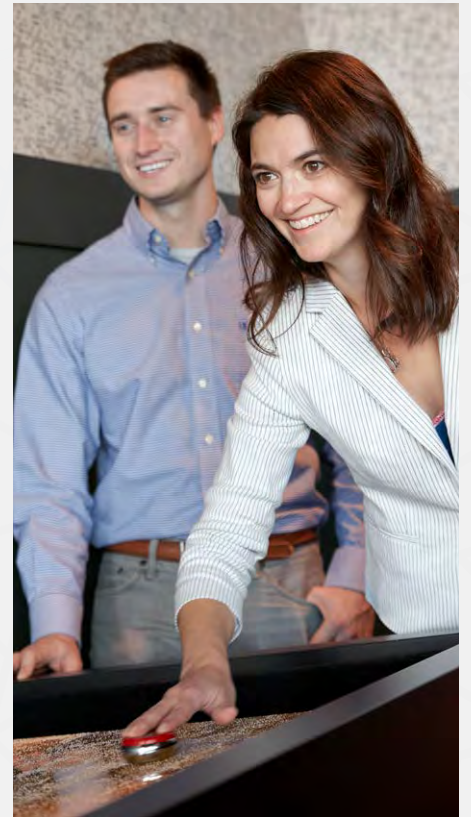


AMENITIES

from entry to penthouse



Managed by: **PIEDMONT**
OFFICE REALTY TRUST





Clean and modern design for collaboration, comfort and convenience



Newly designed tenant lounge with 14 foot tall windows for maximum sunlight



Seasonal Farmers Market and Makers Market on Nicollet Mall



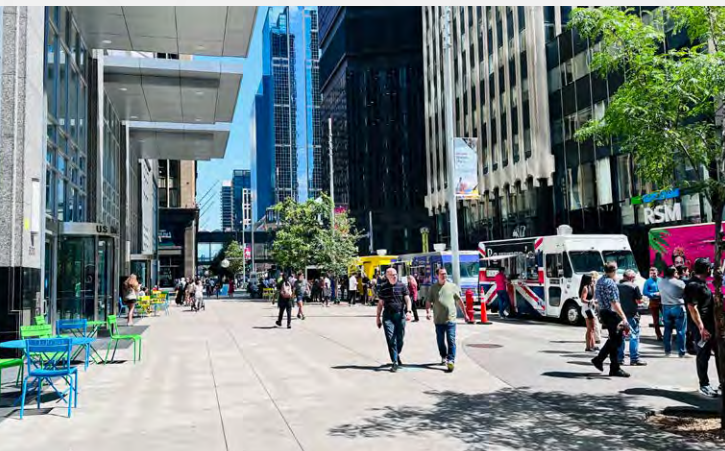
New mezzanine featuring third work space with WiFi and integrated media



High-tech recreation room with a number of gaming options



Secure, indoor bike storage and repair station





800 Nicollet Mall | Minneapolis, MN 55402

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NEWMARK

Owned and Managed by:

