

FIRST-CLASS OFFICE SPACE **FOR LEASE**



# **US BANCORP** CENTER

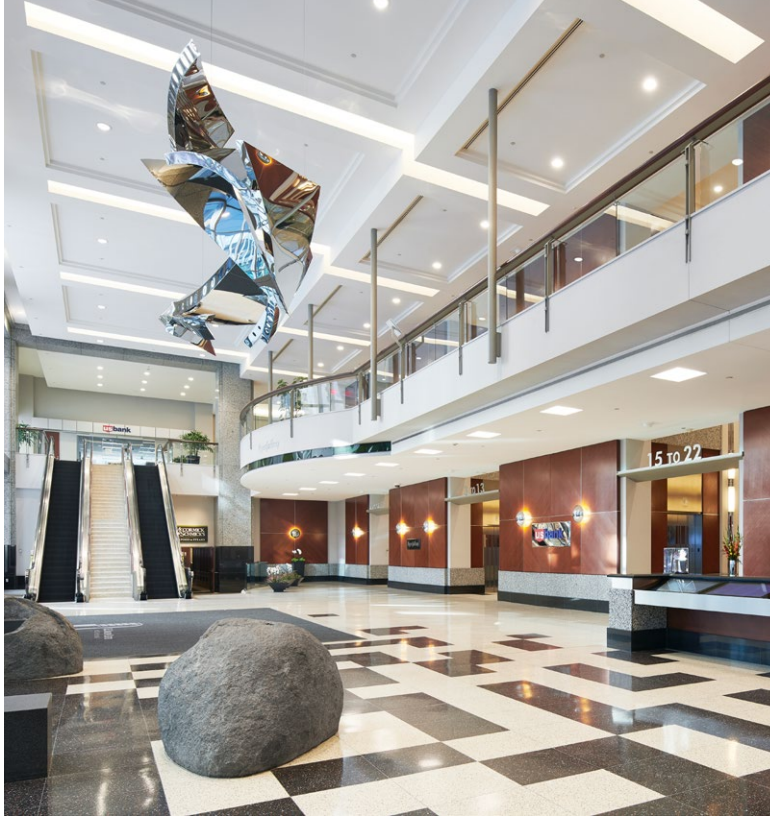
800 Nicollet Mall | Minneapolis

**NEWMARK**



**PIEDMONT**  
OFFICE REALTY TRUST

# HIGHLIGHTS



US Bancorp Center is located at the main & main intersections of 8th Street and Nicollet in the center of the Minneapolis CBD. It has multiple skyway connections, so tenants have easy access to everything downtown has to offer. This TOBY International award winning building is owned and managed by Piedmont Realty Trust and offers a first-class tenant experience.



All-tenant access to newly constructed penthouse amenities



Available upper floor suites ranging from 2,000 SF - 10,000 SF



On-site management by Piedmont Office Management, LLC



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



Skyway connected in three directions



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



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



Bike storage, locker and shower facilities located in the building



Underground parking available - monthly and hourly



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



US Bancorp Center hosts a diverse base of top-notch tenants from the financial, professional services, and consulting sectors along with many Target vendors. These companies have embraced the ideal location of the US Bancorp Center, the multitude of first-class businesses who call the building home, and the best-in-class services from Piedmont.

## select tenants

**us**bancorp

PIPER | SANDLER

Johnson & Johnson

**sc**Johnson  
A family company  
at work for a better world

ALATUS  
LLC

**rh** Robert Half®

**HANES**  
Brands Inc

charles  
SCHWAB

Disney

EideBailly

AVISON  
YOUNG

STONE ARCH CAPITAL

Hasbro

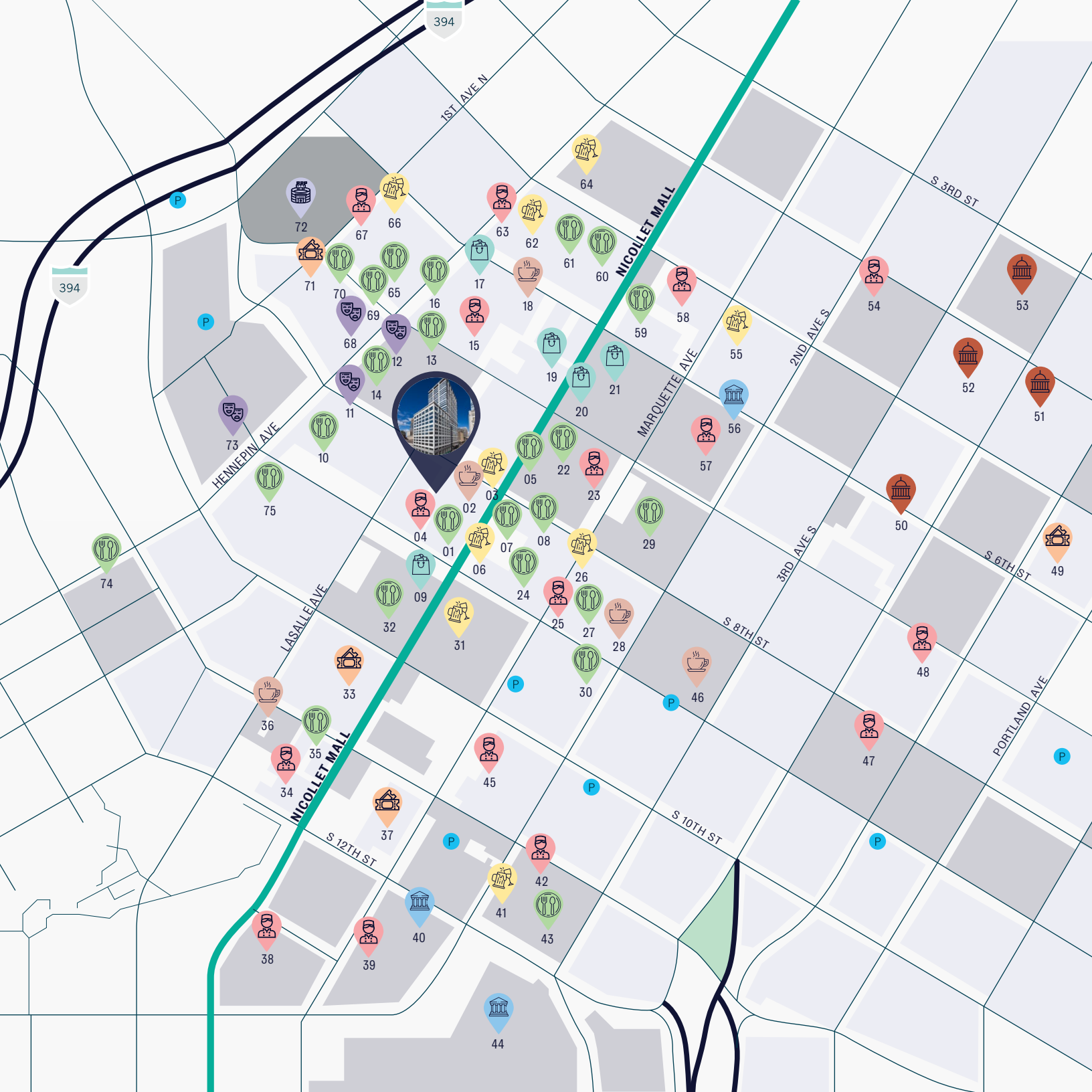
jlb

newell  
BRANDS

Pfizer

**BDO**





# located in the heart of **DOWNTOWN MPLS**

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

- |                                      |                                  |                                 |
|--------------------------------------|----------------------------------|---------------------------------|
| 01 McCormick & Schmick's             | 26 Living Room & Prohibition     | 51 Hennepin Co. Public Safety   |
| 02 Caribou Coffee                    | 27 Manny's Steakhouse            | 52 City Hall                    |
| 03 Haskell's Wine Bar & Cafe         | 28 Keys Cafe                     | 53 US District Court            |
| 04 Residence Inn                     | 29 Hen House Eatery              | 54 Emery Hotel                  |
| 05 Potbelly                          | 30 Ruth Chris Steak House        | 55 Mercury Dining & Rail        |
| 06 Zelo                              | 31 The Local                     | 56 Museum Louvre It or Leave It |
| 07 Penere Bread                      | 32 The News Room                 | 57 Crowne Plaza                 |
| 08 8th Street Grill                  | 33 Dakota Jazz Club              | 58 The Westin                   |
| 09 Target                            | 34 Double Tree Suites            | 59 D'Amico & Sons               |
| 10 The Capital Grille                | 35 Brit's Pub                    | 60 Oceanaire                    |
| 11 State Theater                     | 36 Starbucks                     | 61 Murray's                     |
| 12 Skyway theater                    | 37 Minnesota Orchestra           | 62 Lyon's Pub                   |
| 13 Bombay Palace                     | 38 Hyatt Regency                 | 63 Embassy Suites               |
| 14 Union Rooftop                     | 39 Millennium Hotel              | 64 The Pourhouse                |
| 15 Marriott City Center              | 40 On the Plaza                  | 65 City Works                   |
| 16 Fogo de Chao                      | 41 Constantine                   | 66 Kieran's Irish Pub           |
| 17 City Center Shops                 | 42 Hotel Ivy                     | 67 Loews                        |
| 18 Starbucks                         | 43 Monello                       | 68 Pantages Theatre             |
| 19 Marshalls                         | 44 Minneapolis Convention Center | 69 Seven Steakhouse & Sushi     |
| 20 Walgreens                         | 45 Hilton Minneapolis            | 70 The Depot                    |
| 21 Gaviidae Common Shops             | 46 Caribou Coffee                | 71 First Avenue                 |
| 22 Mission American<br>Kitchen & Bar | 47 Best Western                  | 72 Target Center                |
| 23 The Marquette Hotel               | 48 Hyatt Place                   | 73 Orpheum Theatre              |
| 24 Angel Food Bakery                 | 49 The Armory                    | 74 Butcher & The Boar           |
| 25 W Minneapolis - The Foshay        | 50 Hennepin Co. Gov't Center     | 75 Mercy Bar & Dining           |









new state-of-the-art amenities  
**WITH A VIEW**



# work & play



The 12,500-square-foot, glass-lined, top-floor amenity space overlooking the city 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 the third work spaces.



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







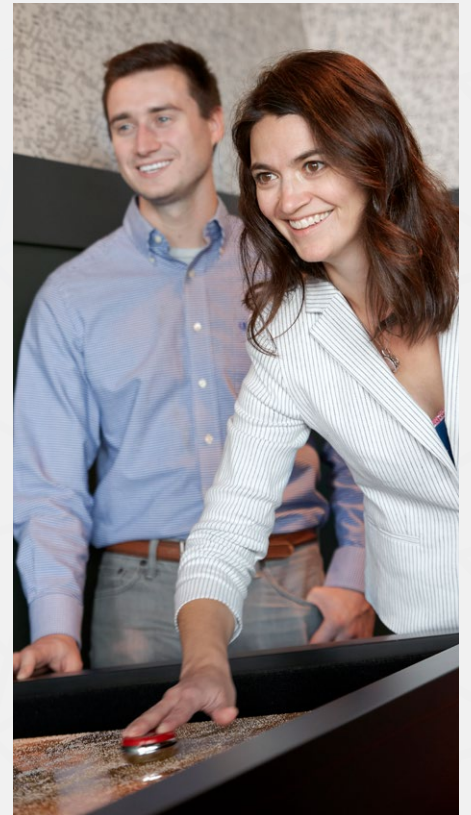


# AMENITIES

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



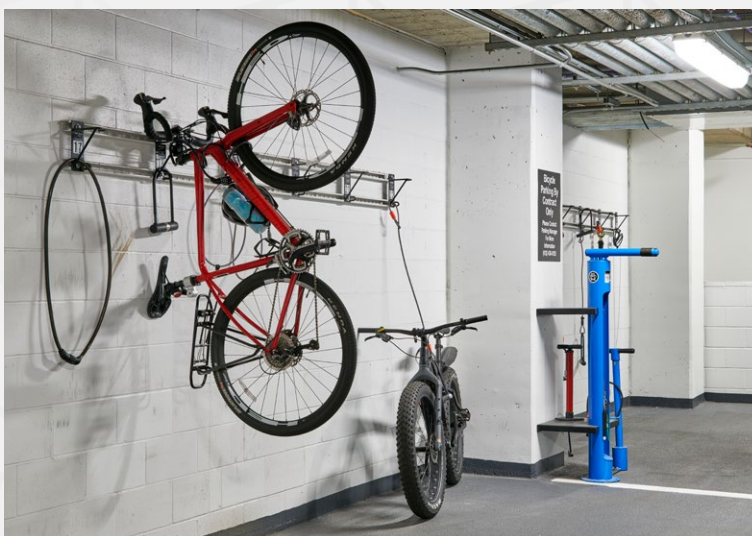
New mezzanine featuring third work space with WiFi and integrated media



High-tech recreation room with a number of gaming options



Secure, indoor bike storage and repair station





800 Nicollet Mall | Minneapolis, MN 55402

FOR MORE INFORMATION, CONTACT:

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NEWMARK

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Owned and Managed by:



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.