

U.S. BANCORP
CENTER

A *Piedmont* PLACE





A transformed building experience, *designed for you.*

Every detail has been curated with our clients in mind. From flexible spec suites, customizable finishes, to a hospitality-driven environment, U.S. Bancorp Center ensures that the workplace adapts seamlessly to the way your team works and thrives.



Hospitality *at work.*



Skyway connected in three directions



Tenant Exclusive 1st Floor Lounge





On-site management by Piedmont Realty Trust



Mother Dough Coffee located on first floor

Exceptional *dining & retail*

ON-SITE RETAILERS

801★NICOLLET



LOCATED IN THE HEART OF DOWNTOWN MINNEAPOLIS

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 on Nicollet** ON-SITE
Egg Flip x Sushi Flip 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 Wood + Paddle Eatery
- 20 Fhima's Minneapolis
- 21 Fogo de Chao
- 22 Blondette
- 23 Stock & Bond
- 24 Oceanaire
- 25 Murray's
- 26 Devil's Advocate



COFFEE SHOPS

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



SHOPPING

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



THEATRES/ 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



STADIUMS

- 01 Target Center
- 02 Target Field



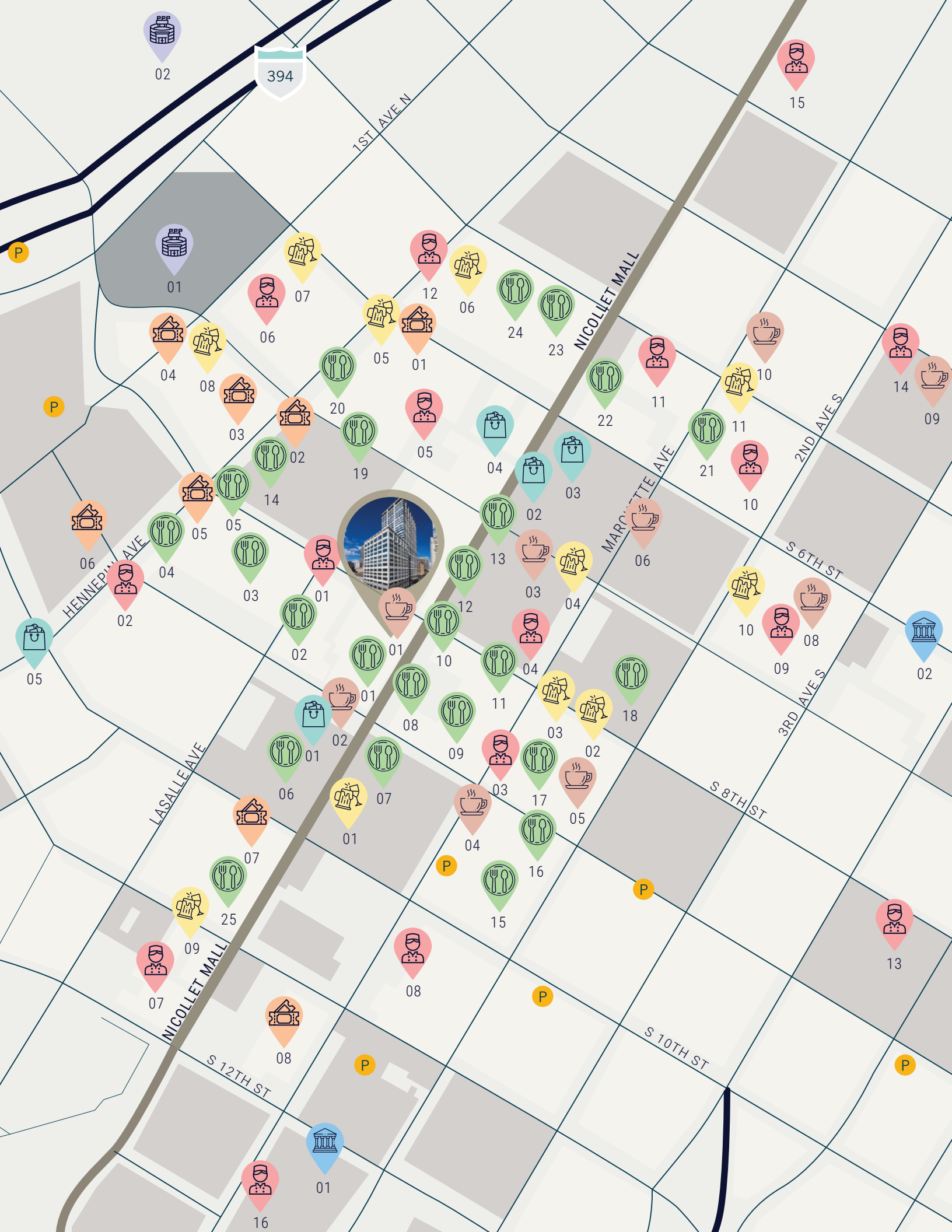
HOTELS

- 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 Emery Hotel
- 15 Four Seasons Hotel
- 16 Hotel Ivy



PUBLIC BUILDINGS AND PARKS

- 01 On the Plaza
- 02 Hennepin Co. Gov't Cntr.



From sunrise fitness sessions to skyline cocktails, every moment in U.S. Bancorp Center feels less like office and more like a *destination*.



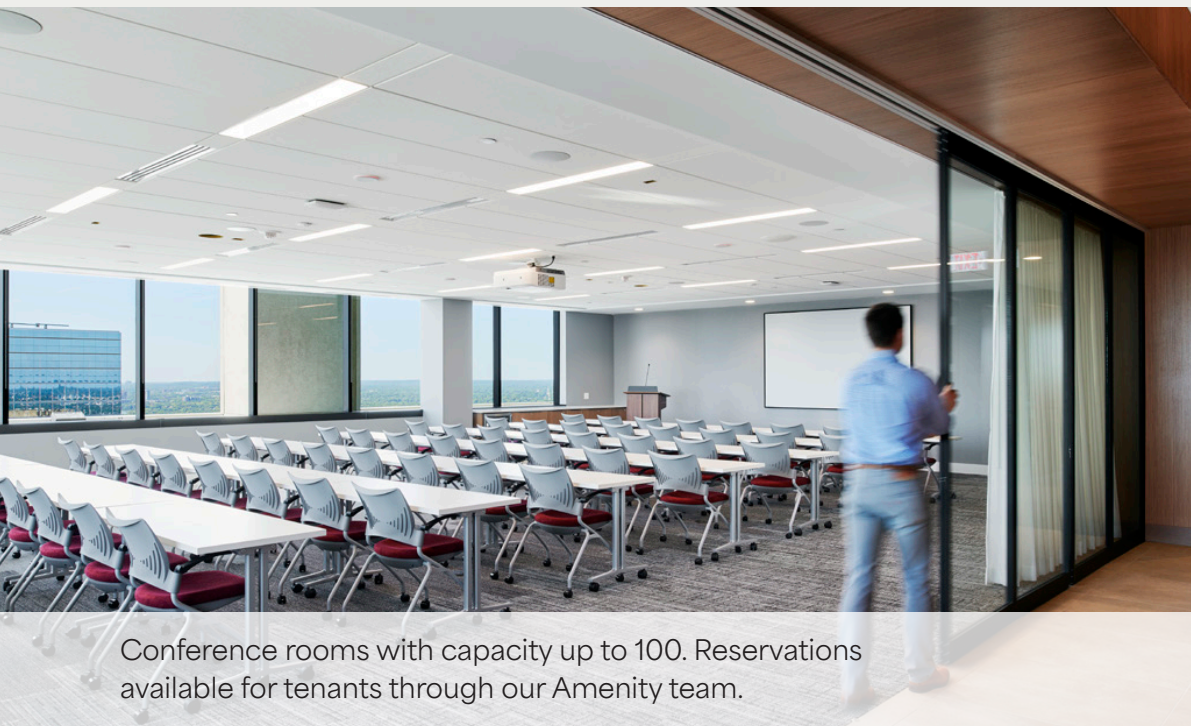


Modern fitness center with group exercise space, fitness classes, towel service, locker rooms & showers



20 ft. ceilings and floor to ceiling windows provide expansive views from the penthouse tenant lounge

U.S. Bancorp Center, a *Piedmont PLACE*, delivers hospitality-inspired service and curated experiences to the heart of the Minneapolis CBD. From differentiated, best-in-class amenities to skyline lounges, it's an office that feels *as welcoming as it is productive*.

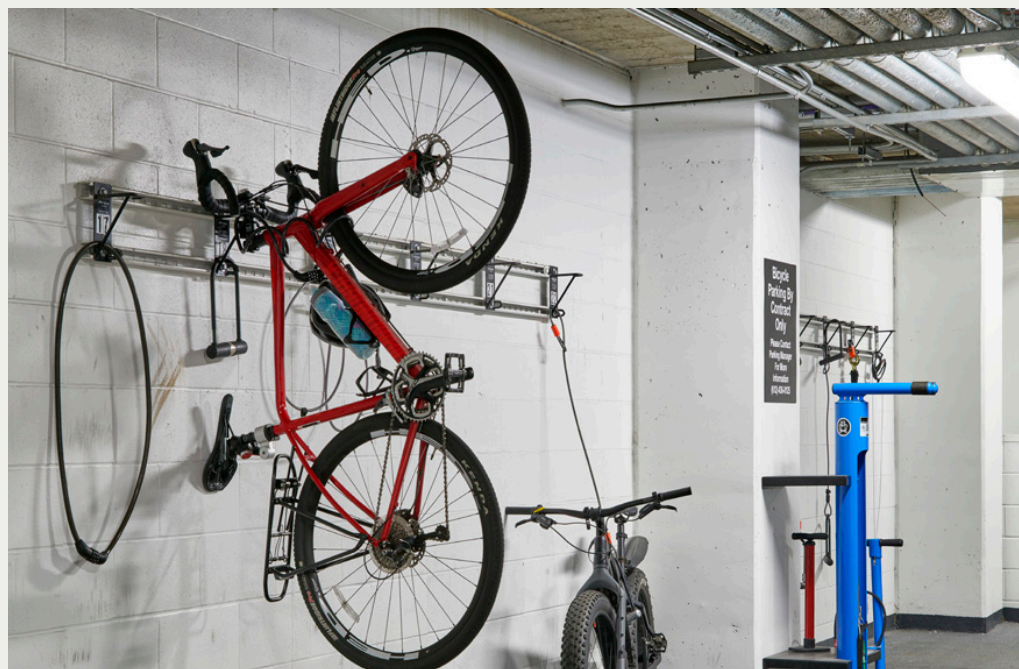


Conference rooms with capacity up to 100. Reservations available for tenants through our Amenity team.



Game room with golf simulator





Bike storage, locker and shower facilities located in the building

Modern Spec Suites

Discover spec suites with customizable furniture options tailored to your needs, offering flexibility and style without compromise. Curate your perfect environment with a showroom-style catalog featuring high-end finishes and superior materials—designed to reflect your brand and elevate your everyday.





U.S. Bancorp Center blends
sophisticated design with the
convenience of *plug-and-play* suites.





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