

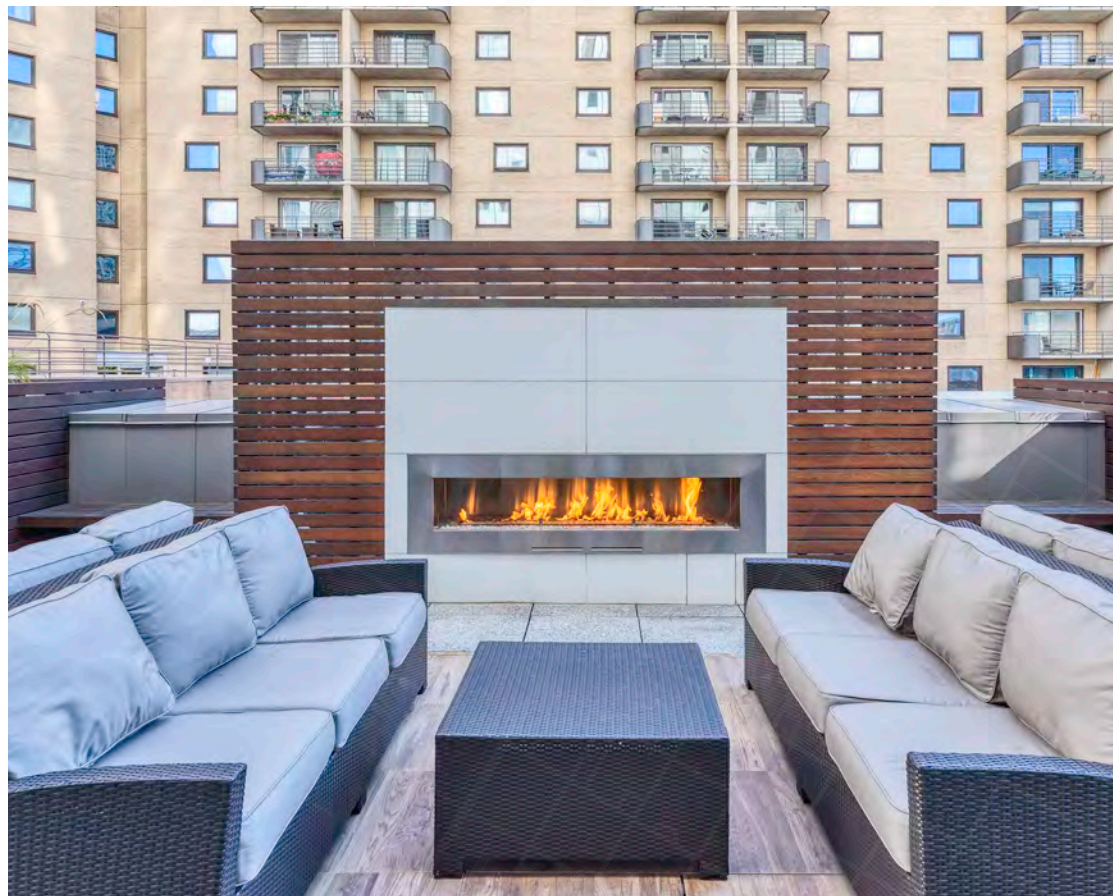


**100 & 111 Washington Avenue South
Minneapolis, MN**

With easy access along Washington Ave, these buildings offer prime locations for businesses looking to establish themselves in a thriving urban environment. Boasting modern amenities, including modern spec suites, and abundant green space, these properties provide an ideal combination of functionality and tranquility for a productive work environment.



11 WASHINGTON CLASS A



BUILDING SPECS

Building Size: 380,465 SF
Year Built: 1987

PARKING

100 Washington Surface: 58 stalls-
visitor/daily parking
100 Washington Ramp: 431 stalls
Hennepin Ave Ramp: 870 stalls

CAM & TAXES (2023 estimate)

\$3.50 Taxes
\$11.60 CAM
\$15.10 Total

		15
		14
		13
		12
		11
	Suite 1000 21,010 SF	10
	Suite 900 21,010 SF	9
	Suite 800 21,010 SF	8
	Suite 750 8,710 SF (spec)	7
		6
	Suite 500 21,010 SF	5
	Suite 400 21,010 SF	4
	Suite 300 6,826 SF (spec)	3
	Tenant Lounge	3
	Lobby	2
	Bike Storage	1
	Lobby	1



96

WALK SCORE

95

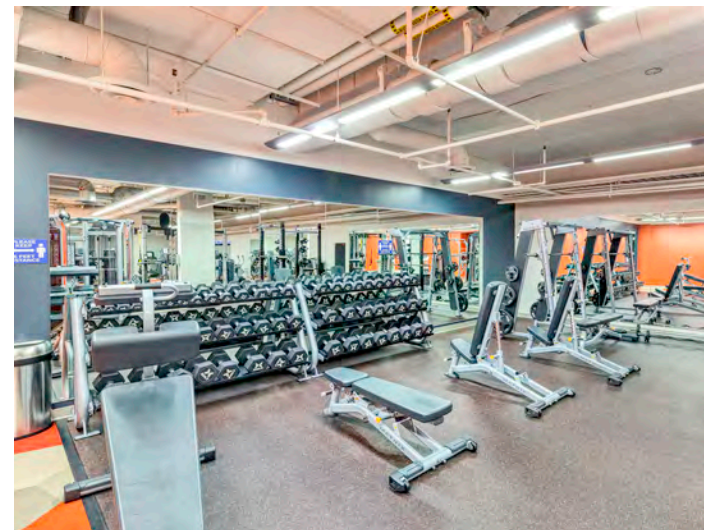
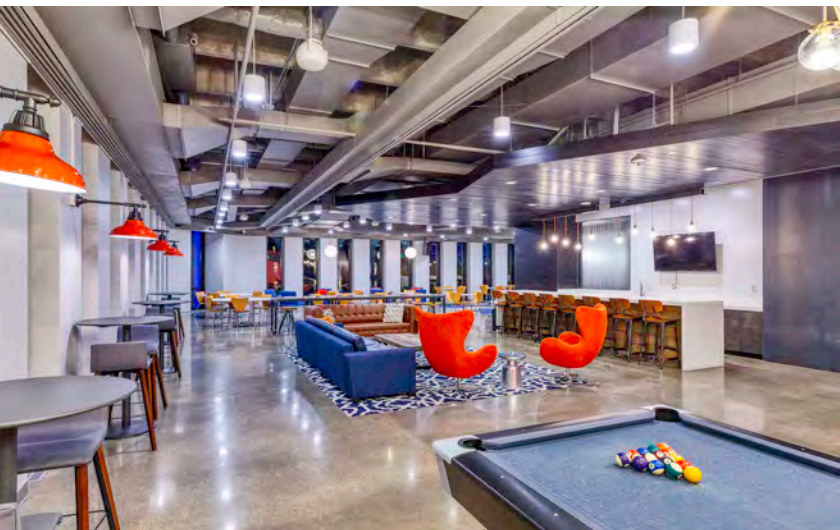
TRANSIT SCORE

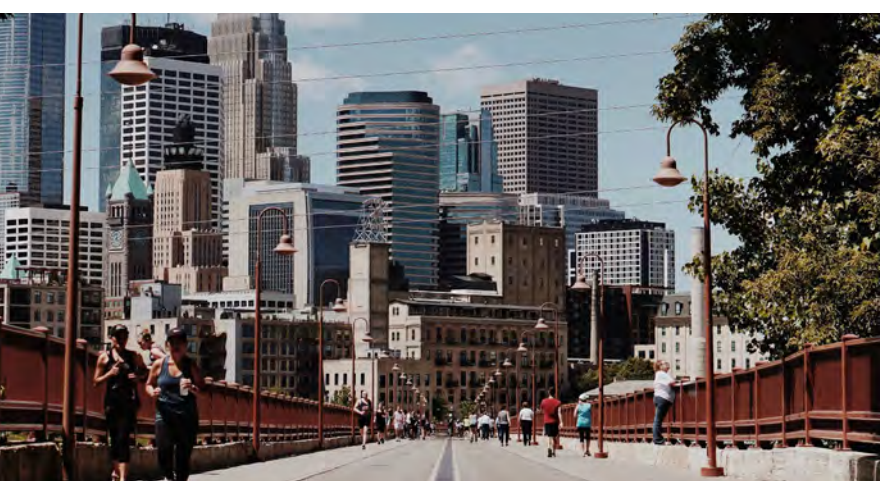
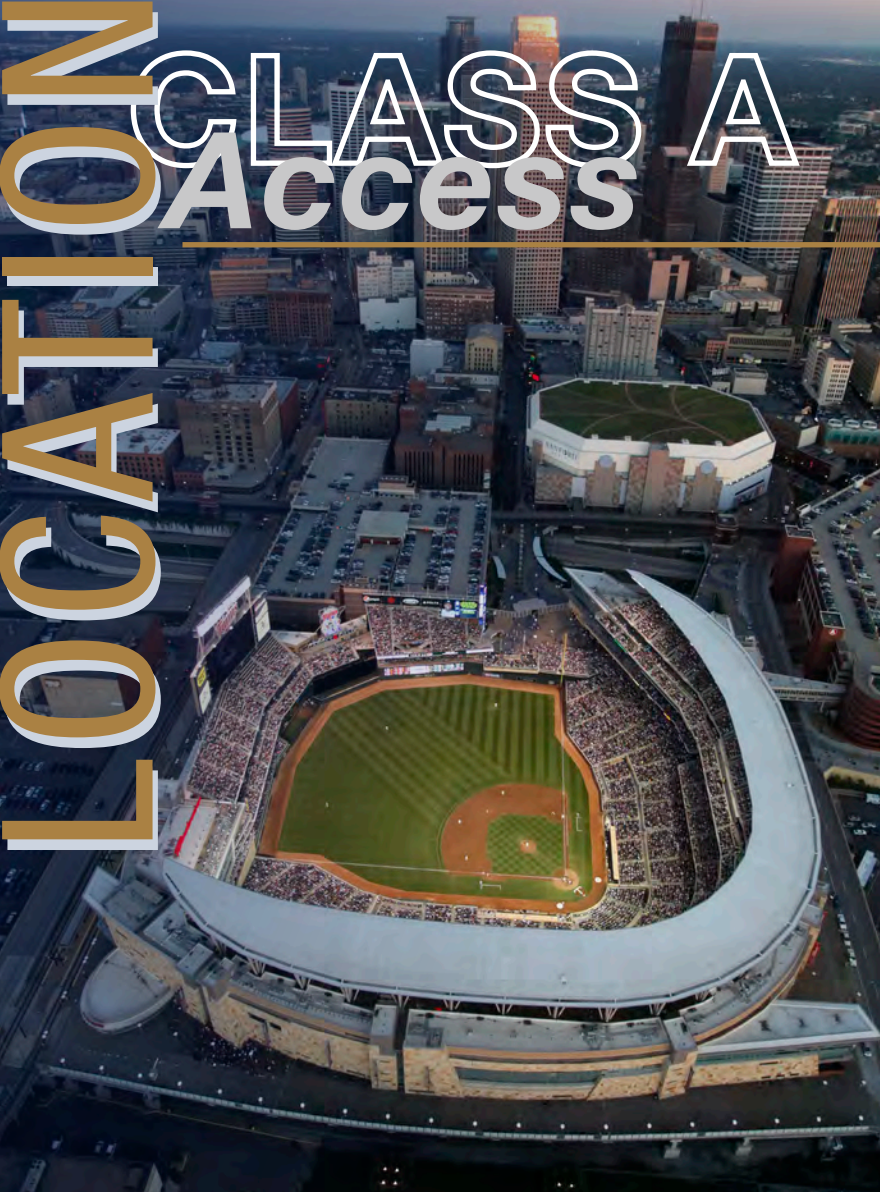
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BIKE SCORE

TENANT CLASS A Amenities

- FOOD HALL
- MODERN TENANT LOUNGE
- ROOFTOP DECK
- FITNESS CENTER & STUDIO
- FIRE PIT & ZEN GARDEN
- PATIO & GREEN SPACE
- ON-SITE PARKING
- ON-SITE MANAGEMENT
- ON-SITE SECURITY
- CONFERENCE CENTER
- BIKE PARKING
- BOCCE BALL



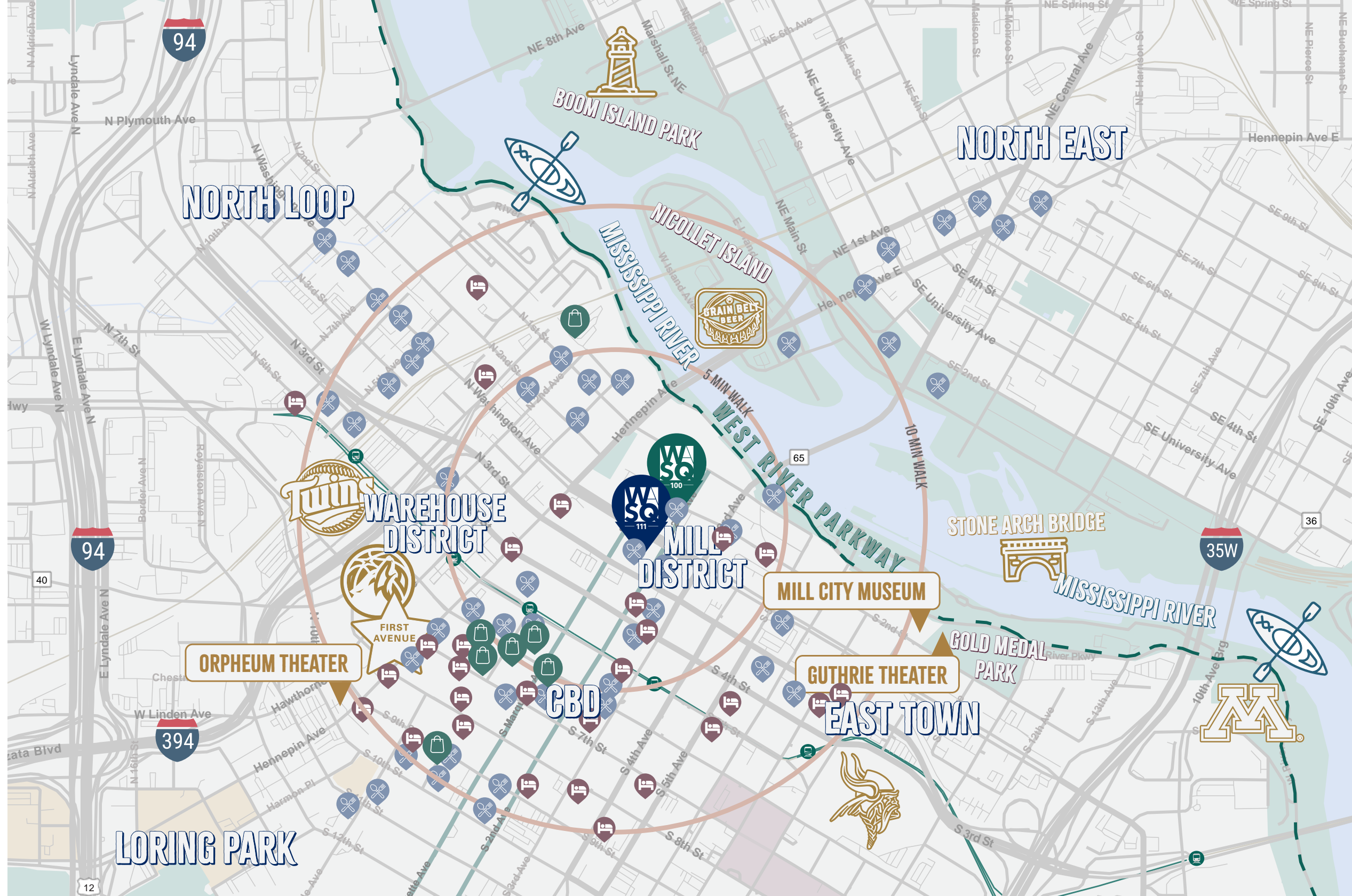


EASY ACCESS TO THE BEST OF MINNEAPOLIS AND BEYOND!

   Less than 1 mile

 80+ Food & Drink options within 10 min walk

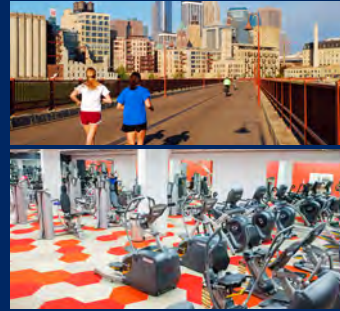
 45+ Entertainment options within 10 min walk



SPEND THE DAY AROUND WASHINGTON SQUARE



MORNING



RISE & GRIND 7 AM

Take a nice run, walk or bike ride along the west river parkway or visit our state-of-the-art gym



GET TO WORK 9 AM

Collaborate with colleagues in a innovative creative space



COFFEE MEETING 10 AM

Get business done while enjoying a latte and award winning pastry from Cafe Ceres.

AFTERNOON



LUNCH NOON

Grab lunch at the food hall and enjoy eating it in our modern tenant lounge or out on the patio



TAKE A BREAK 2 PM

Spend 30 minutes shooting a game of pool, playing ping pong or bocce ball



HAPPY HOUR 5 PM

Meet clients and colleagues for a drink at one of many downtown bars and taprooms

NIGHT



DINNER 7 PM

Get reservations at one of many fine-dining restaurants like Red Rabbit, The Four Seasons, Owamni, Murry's, Oceanaire, etc.



HEAD HOME 9 PM

To your personal retreat



HIGHLIGHTS



EASY ACCESS ALONG WASHINGTON AVENUE



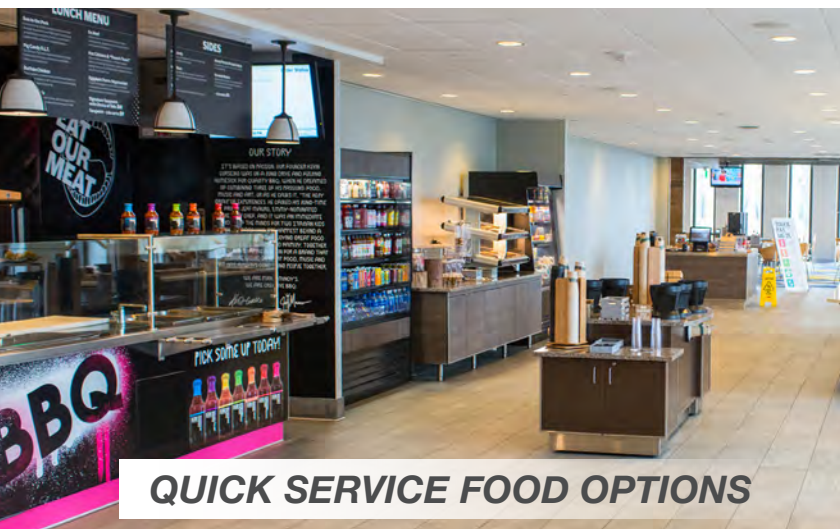
MANY COLLABORATIVE SPACES



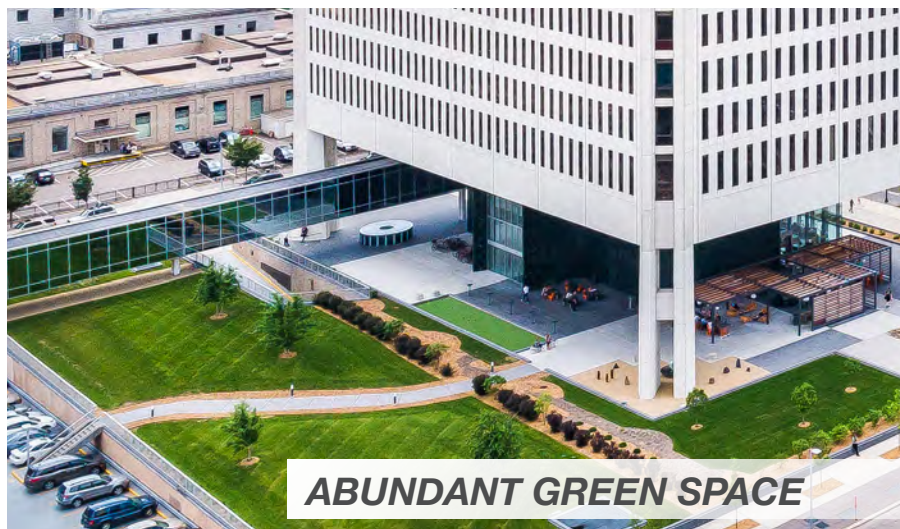
MULTIPLE TENANT LOUNGES



MODERN SPEC SUITES | 3 SUITES AVAILABLE



QUICK SERVICE FOOD OPTIONS



ABUNDANT GREEN SPACE



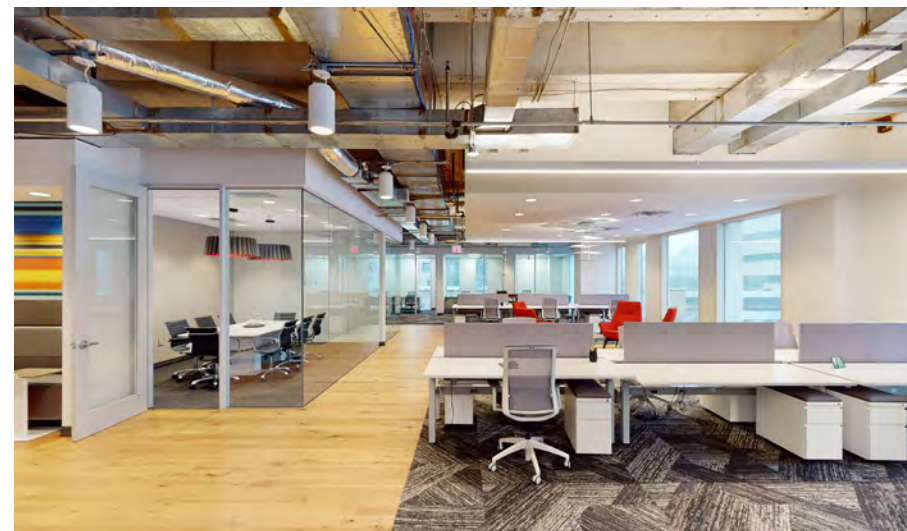
SKYWAY CONNECTED



PATIO & OUTDOOR ENTERTAINMENT SPACE

Experience the convenience and efficiency with spec suites and collaborative workspaces!

Washington Square offers many spec suites. Companies can skip the hassle of setting up an office from scratch. These ready-to-use spaces come fully equipped, saving you time and effort. Embrace the power of collaboration in our vibrant workspaces, where you'll join a supportive community that fosters creativity, knowledge sharing, and networking.



WA SO

— MPLS —

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