



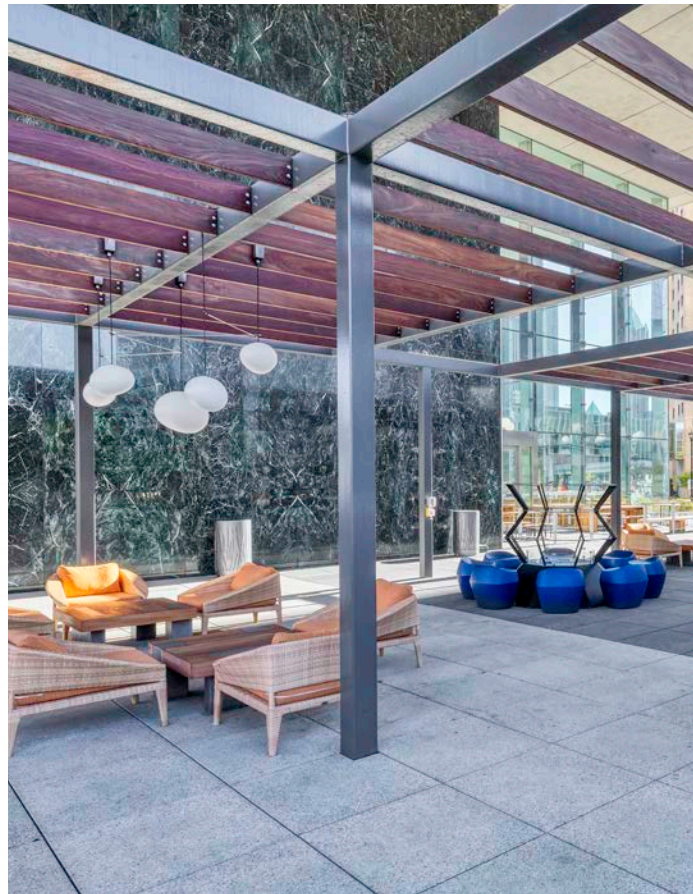
**100 & 111 Washington Avenue South
Minneapolis, MN**

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.





100 WASHINGTON CLASS A





BUILDING SPECS

Building Size: 531,040 SF

Year Built: 1980

PARKING

100 Washington Surface: 58 stalls-
visitor/daily parking

100 Washington Ramp: 431 stalls

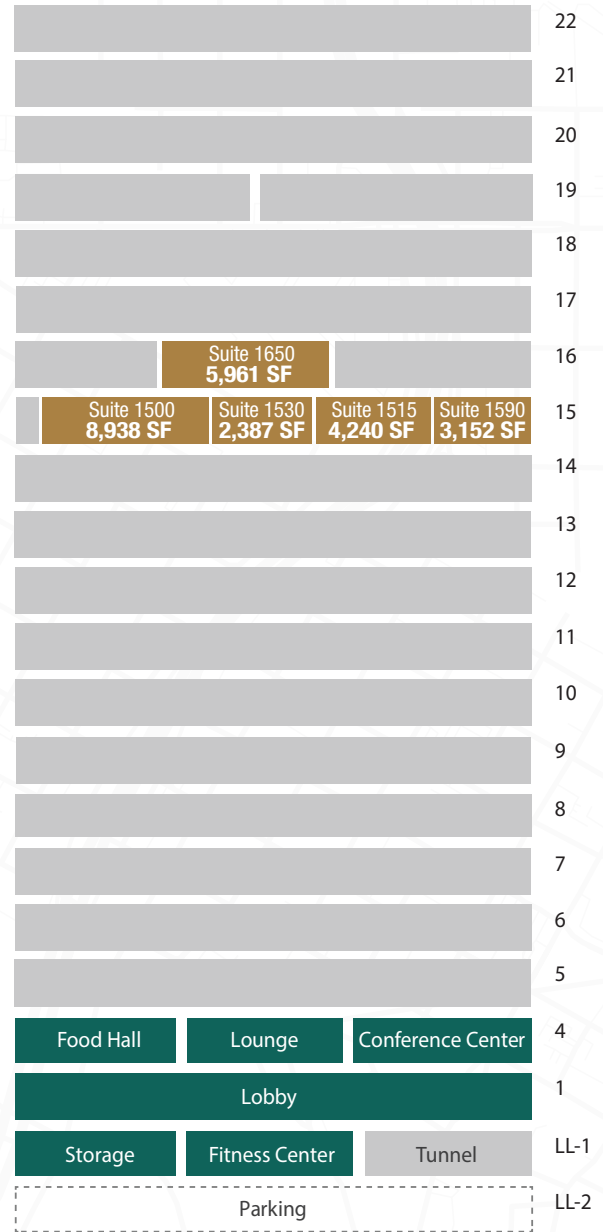
Hennepin Ave Ramp: 870 stalls

CAM & TAXES (2022)

\$5.35 Taxes

\$10.15 CAM

\$15.50 Total



96

WALK SCORE

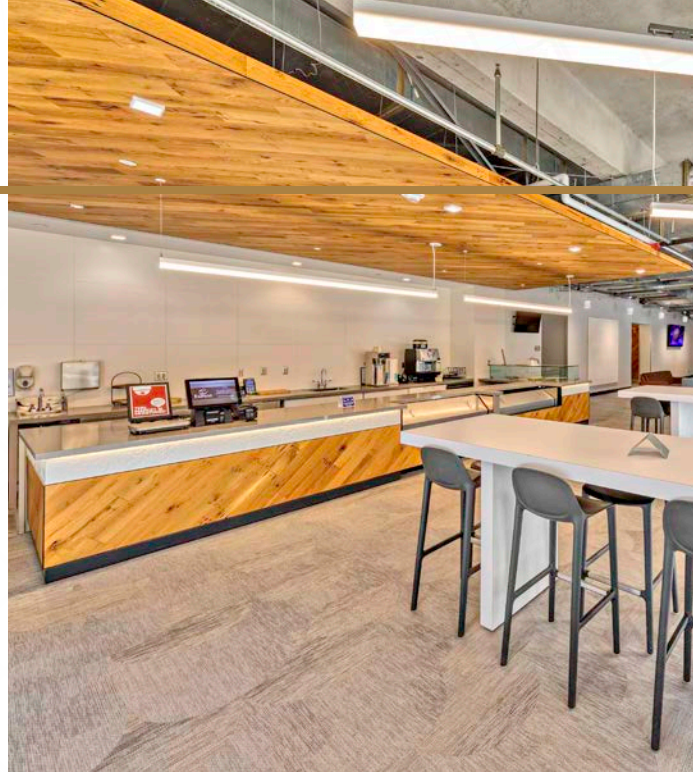
84

TRANSIT SCORE

88

BIKE SCORE

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

94

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

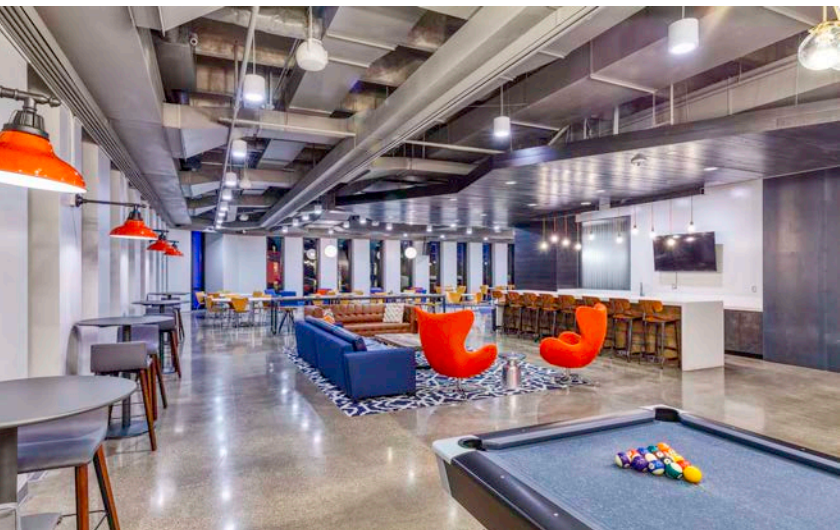
ON-SITE MANAGEMENT

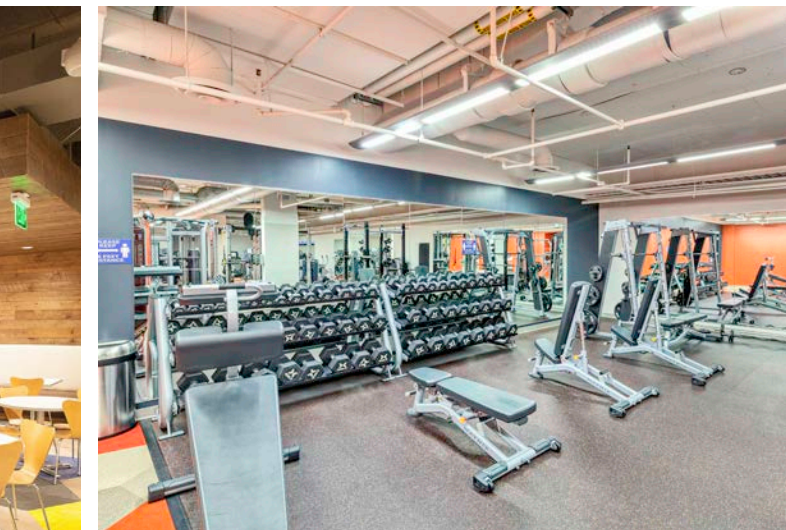
ON-SITE SECURITY

CONFERENCE CENTER

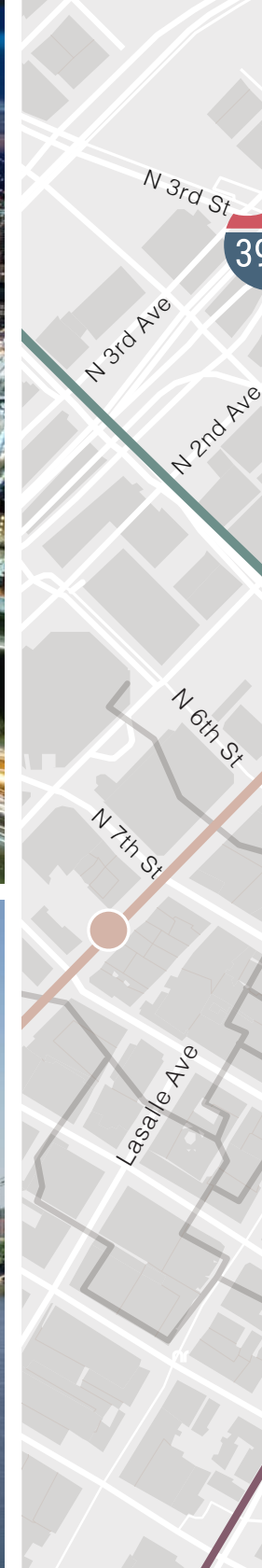
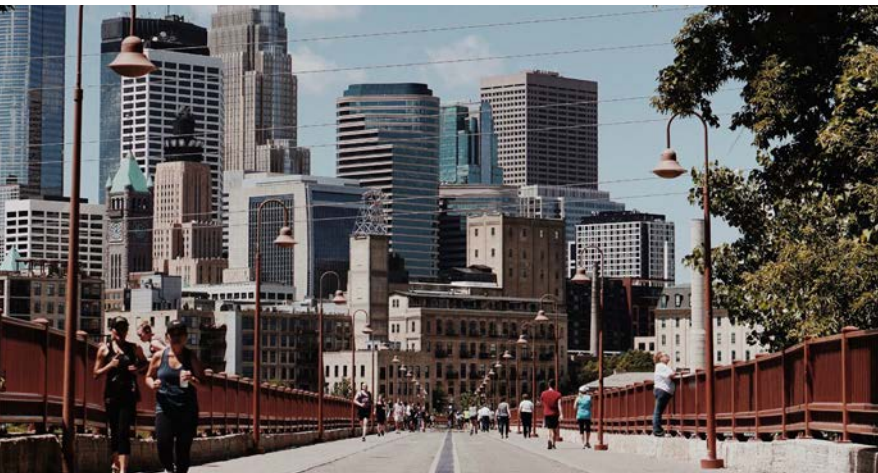
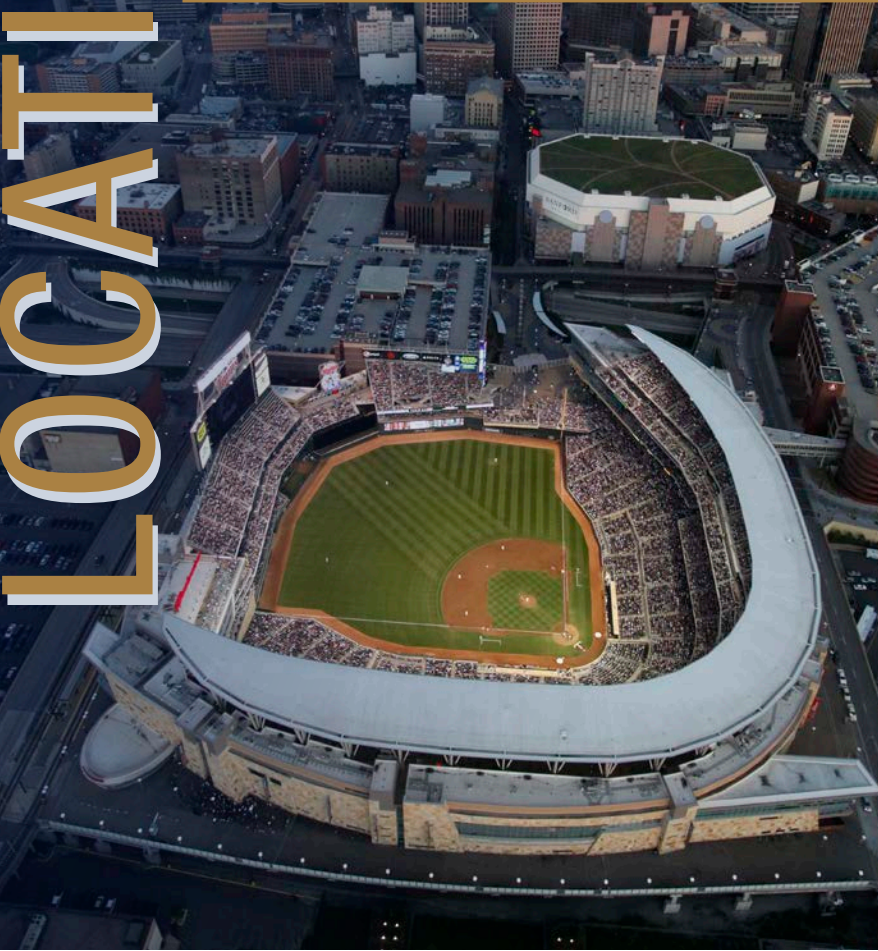
BIKE PARKING

BOCCE BALL





LOCATION CLASS A Access





PARKING

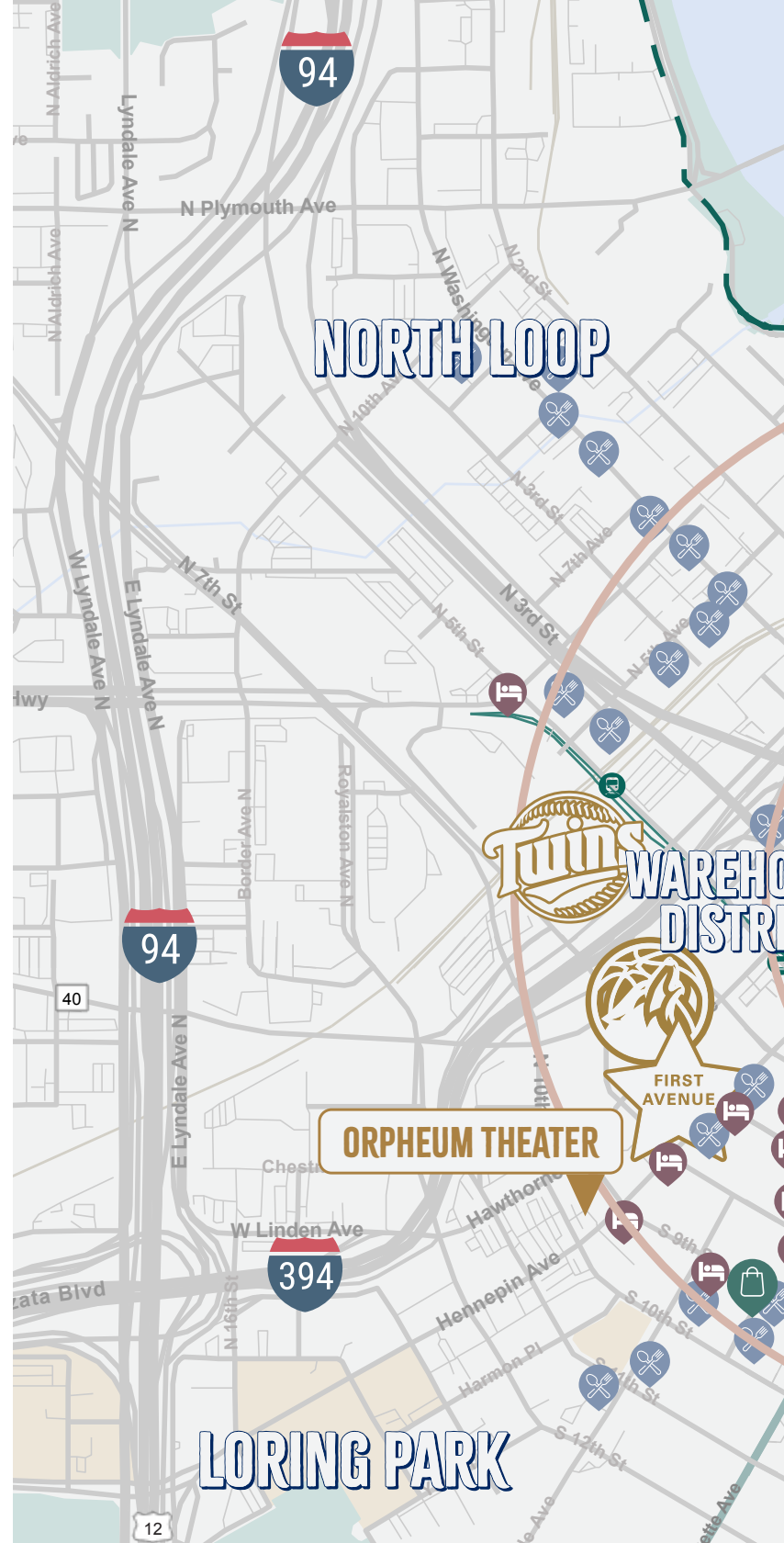
- 1** 481 stalls - \$255/mo unreserved
- 2** 58 surface stalls - \$21/day
- 3** 870 stalls - \$185/mo
- 4** 36 surface stalls - \$21/day
- Major Bus Stops
- 🚊** Light Rail Stops
- Bus Rapid Transit

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



NORTH EAST



BOOM ISLAND PARK



MISSISSIPPI RIVER

NICOLLET ISLAND



MILL DISTRICT

MILL CITY MUSEUM

STONE ARCH BRIDGE



MISSISSIPPI RIVER

GOLD MEDAL PARK

GUTHRIE THEATER

EAST TOWN



CBD

HOUSE DISTRICT



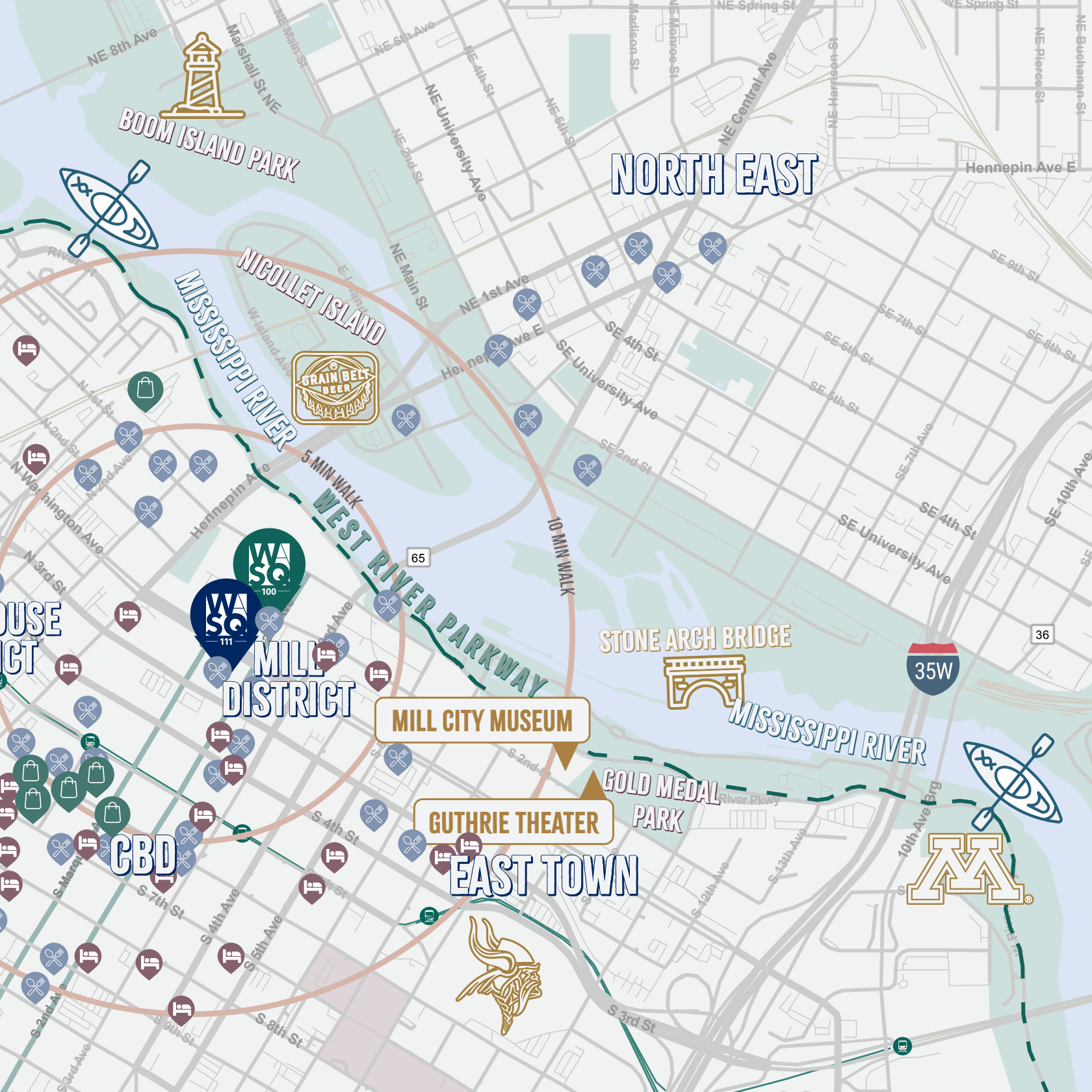
36

65

5 MIN WALK

10 MIN WALK

WEST RIVER PARKWAY



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 7PM

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



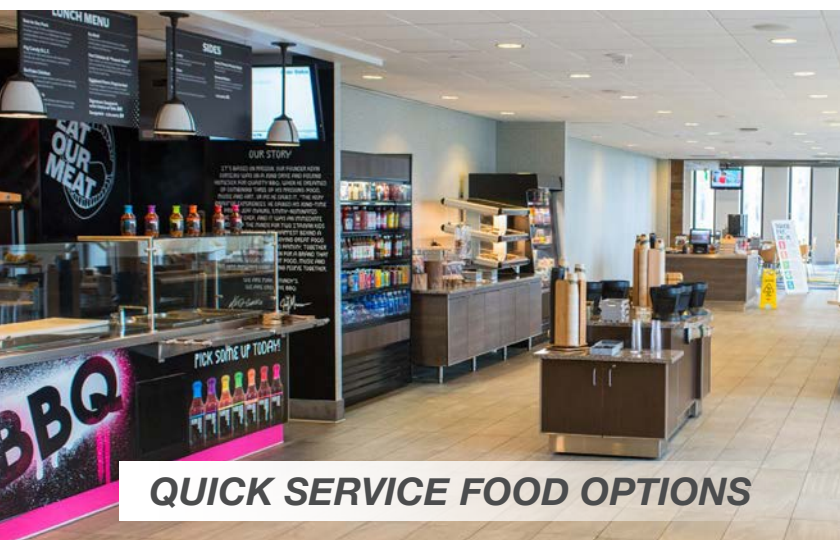
EASY ACCESS ALONG WASHINGTON AVENUE



MANY COLLABORATIVE SPACES



MULTIPLE TENANT LOUNGE



QUICK SERVICE FOOD OPTIONS



ABUNDANT GREEN SPACE



MODERN SPEC SUITES | 3 SUITES AVAILABLE



SKYWAY CONNECTED

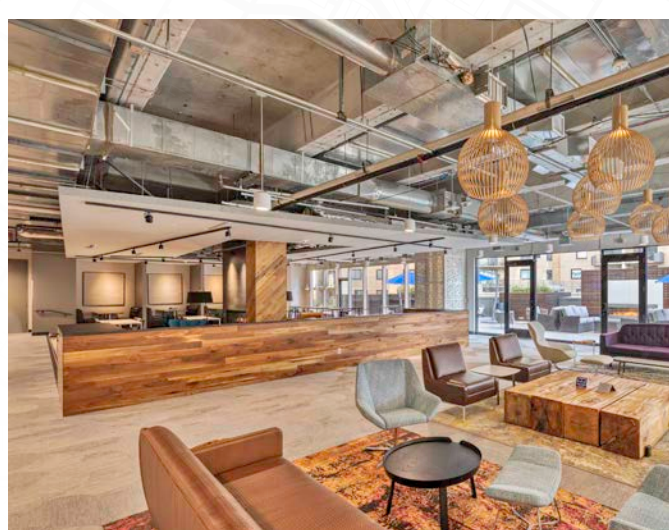
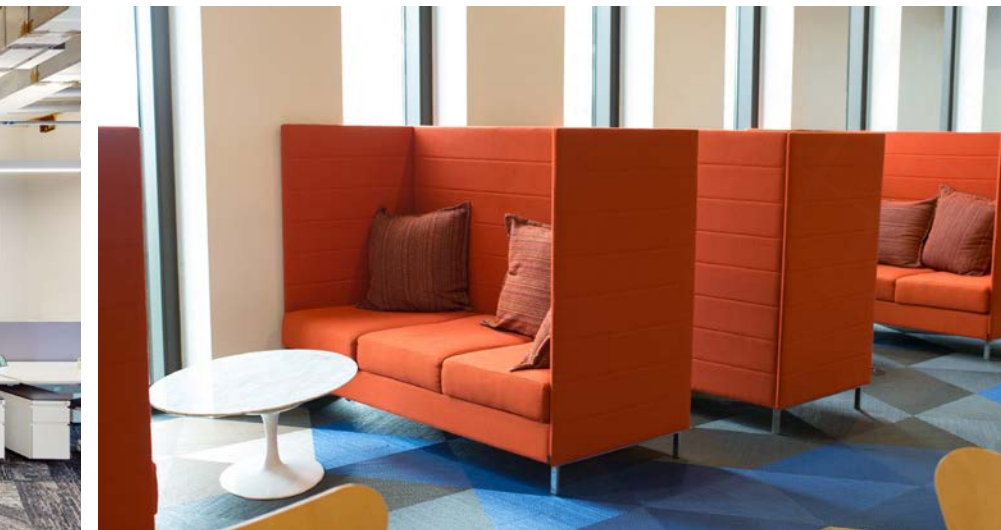


PATIO & OUTDOOR ENTERTAINMENT SPACE

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 —

MARY BURNTON

Managing Director

612.430.9968

mary.burnton@nrmk.com

CALLIE RONKOWSKI

Associate Director

612.430.9975

callie.ronkowski@nrmk.com

BRENT ERICKSON

Senior Managing Director

612.430.9970

brent.erickson@nrmk.com

NEWMARK

SHORENSTEIN

