

33 | SOUTH SIXTH STREET
MINNEAPOLIS, MINNESOTA

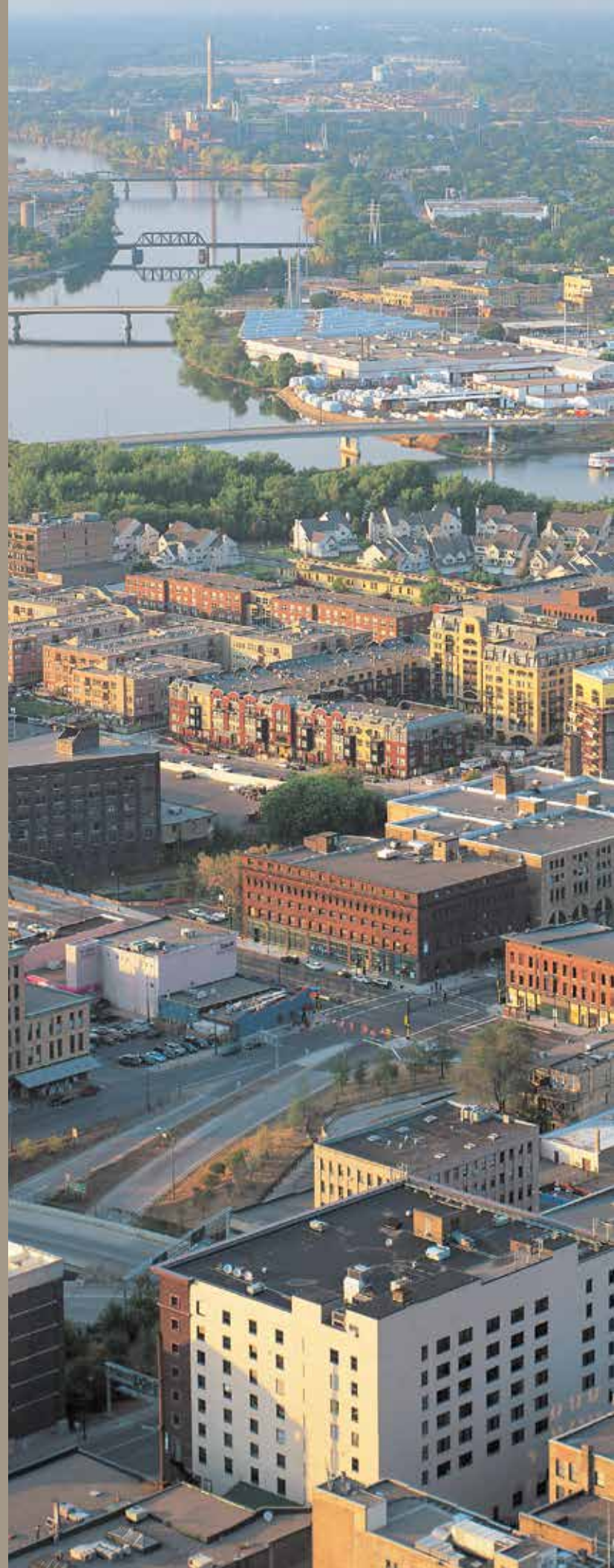


LOCATION

- Between sixth and seventh Streets, on Nicollet Mall, bridging Minneapolis' financial, retail and entertainment districts
- With six-skyways, the most connected building in downtown, minutes away from Macy's, Target Center, Target Field, the Crystal Court and the Government Center

AMENITIES

- Unparalleled views of the city and Target Field, with abundant natural light
- Adjoining three-level retail mall known as City Center, providing on-site service providers, premier restaurants, both casual and fine dining, and major brand retailers
- On premise car wash and auto maintenance
- Connected to the Minneapolis Marriott City Center and minutes away from numerous boutique and brand name hotels through the skyway system





EFFICIENCY

- 50-story office tower, designed by Skidmore, Owings & Merrill
- Over one million square feet of Class A office space
- Virtually column-free floorplates
- Efficient building elevators
- Awarded BOMA's prestigious TOBY Award for Best Building Renovation in 2005
- Energy Star® rated and LEED® Certified Silver

ACCESS

- Seven-story, 687-space parking ramp includes heated underground parking, and offers monthly contract rates
- Convenient access to Light Rail Transit, Metro Transit, The Northstar Commuter Rail, Southwest Transit and Plymouth Metro Link. Numerous parking options including 7,000 spaces at downtown municipal garages
- Close proximity to local sporting venues such as Target Field and Target Center
- Convenient access to major freeways I-94, 394 and 35W



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