

FIRST-CLASS OFFICE SPACE **FOR LEASE**



U.S. BANCORP CENTER

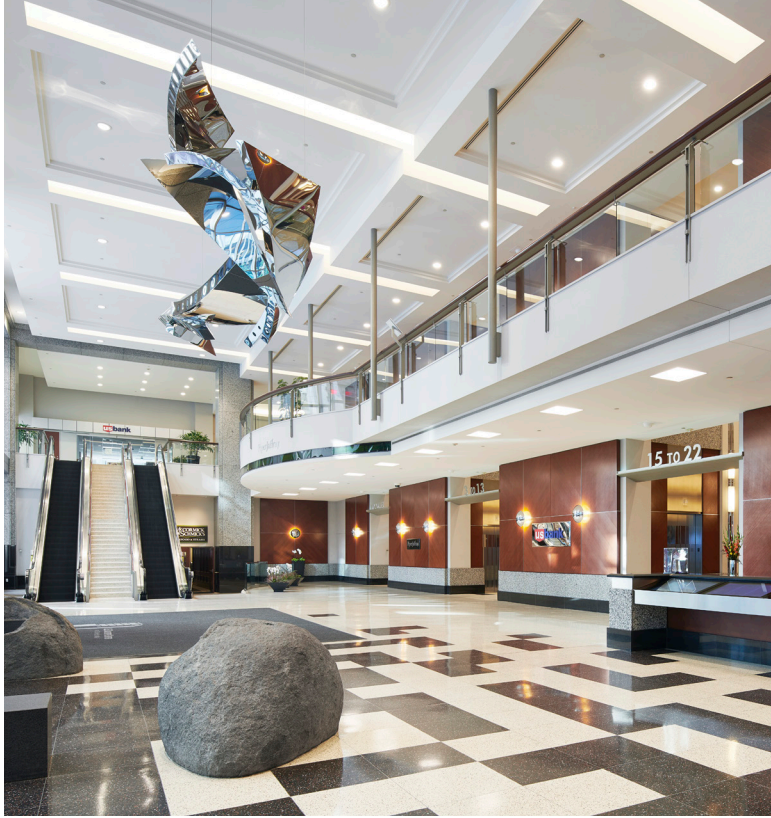
800 Nicollet Mall | Minneapolis



NEWMARK


PIEDMONT
OFFICE REALTY TRUST

HIGHLIGHTS



AWARD WINNING BUILDING



2022 PARTNER OF THE YEAR



U.S. Bancorp Center is located at the main & main intersections of 8th St. and Nicollet Mall in the center of the Minneapolis CBD. It has multiple skyway connections giving tenants easy access to everything Minneapolis has to offer. As a Energy Star Partner of the Year, TOBY International award winning building and owned/managed by Piedmont Realty Trust, U.S. Bancorp offers a first-class tenant experience.



All-tenant access to newly constructed penthouse amenities



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



Available upper floor suites ranging from 2,000 SF - 20,000 SF



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



On-site management by Piedmont Office Management, LLC



Bike storage, locker and shower facilities located in the building



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



Underground parking available - monthly and hourly



Skyway connected in three directions



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

U.S. Bancorp Center hosts a diverse base of top-notch tenants. The tenant-mix includes companies from financial, professional services, and consulting sectors along with many Target vendors.

select tenants





located in the heart of

DOWNTOWN MPLS

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.

01 801 Chophouse

02 Caribou Coffee

03 Barrio

04 Residence Inn

05 Potbelly

06 Noa

07 Panera Bread

08 8th Street Grill

09 Target

10 The Capital Grille

11 State Theater

12 Skyway theater

13 Crave American Kitchen

14 Union Rooftop

15 Marriott City Center

16 Fogo de Chao

17 City Center Shops

18 Tom's Watch Bar

19 Marshalls

20 Walgreens

21 Gaviidae Common Shops

22 Roti

23 The Marquette Hotel

24 Hell's Kitchen

25 W Minneapolis - The Foshay

26 Living Room & Prohibition

27 Manny's Steakhouse

28 Keys Cafe

29 Hen House Eatery

30 Ruth Chris Steak House

31 The Local

32 The News Room

33 Dakota Jazz Club

34 Double Tree Suites

35 Brit's Pub

36 Lunds & Byerlys

37 Minnesota Orchestra

38 Hyatt Regency

39 Millennium Hotel

40 On the Plaza

41 Constantine

42 Hotel Ivy

43 Monello

44 Minneapolis Convention Center

45 Hilton Minneapolis

46 Caribou Coffee

47 Best Western

48 Hyatt Place

49 The Armory

50 Hennepin Co. Gov't Center

51 Hennepin Co. Public Safety

52 City Hall

53 US District Court

54 Emery Hotel

55 BANK Restaurant

56 The Commons

57 Crowne Plaza

58 The Westin

59 D'Amico & Sons

60 Oceanaire

61 Murray's

62 Lyon's Pub

63 Embassy Suites

64 The Pourhouse

65 Cosmos Restaurant

66 Kieran's Irish Pub

67 Loews

68 Pantages Theatre

69 Four Seasons Hotel

70 The Depot Tavern

71 First Avenue

72 Target Center

73 Orpheum Theatre

74 The Butcher's Tale

75 Bad Axe Throwing





new state-of-the-art amenities

WITH A VIEW

work & play



The 12,500-square-foot, glass-lined, top-floor amenity space overlooks the city and 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 one of the buildings many collaborative workspaces.



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



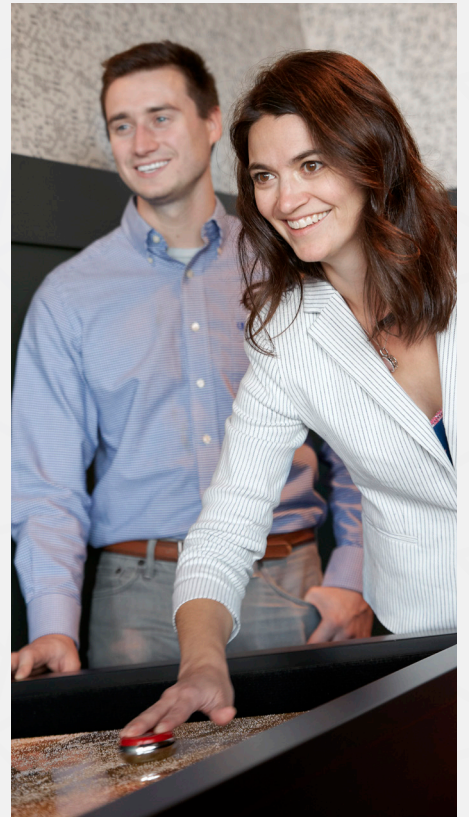


AMENITIES

from entry to penthouse



Managed by:





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:

Brent Erickson

612.430.9970

brent.erickson@nmrk.com

Callie Ronkowski

612.430.9975

callie.ronkowski@nmrk.com

100 S. Fifth Street, Suite 2100
Minneapolis, MN 55402

nmrk.com

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NEWMARK

Owned and Managed by:

