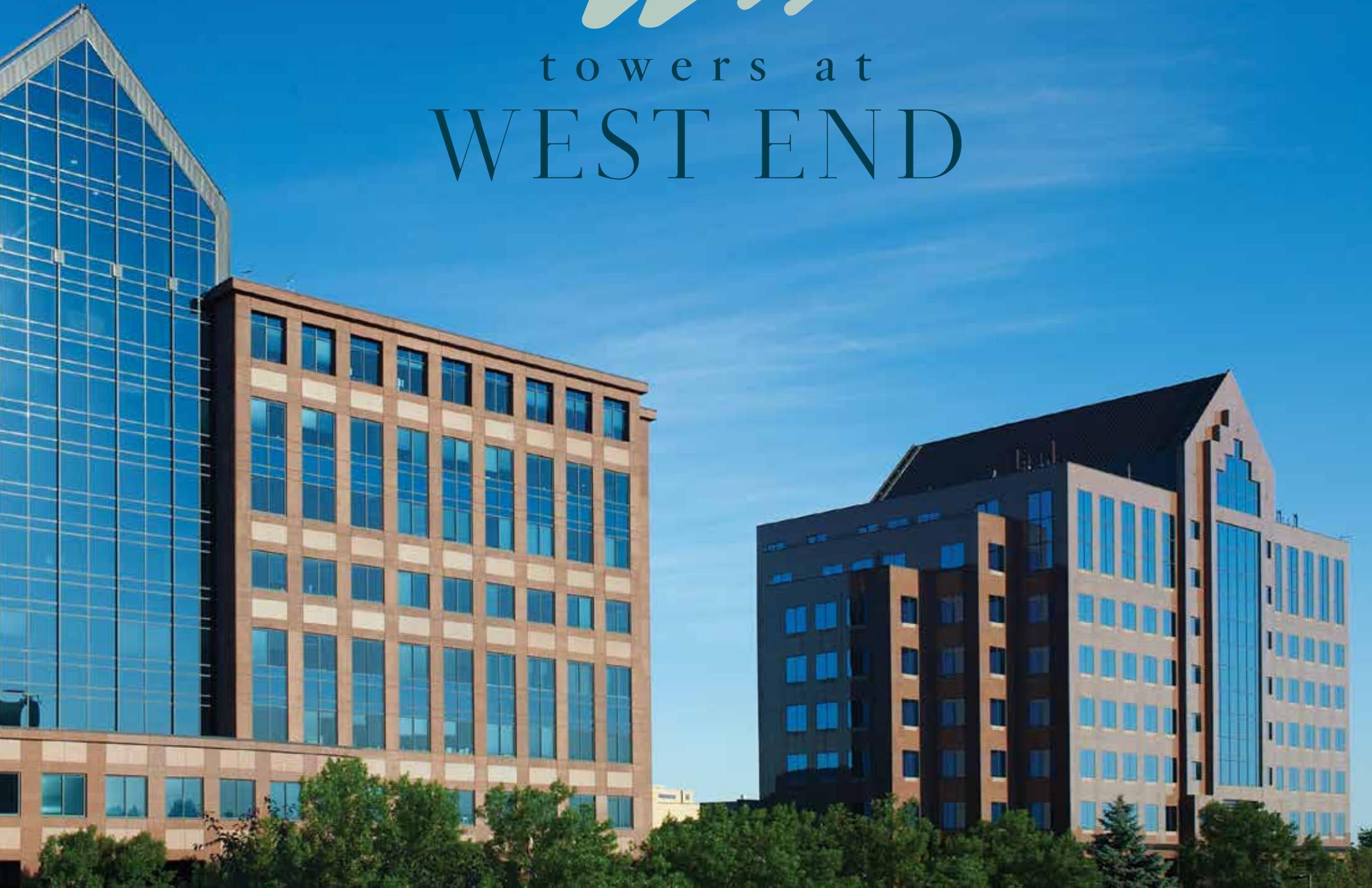
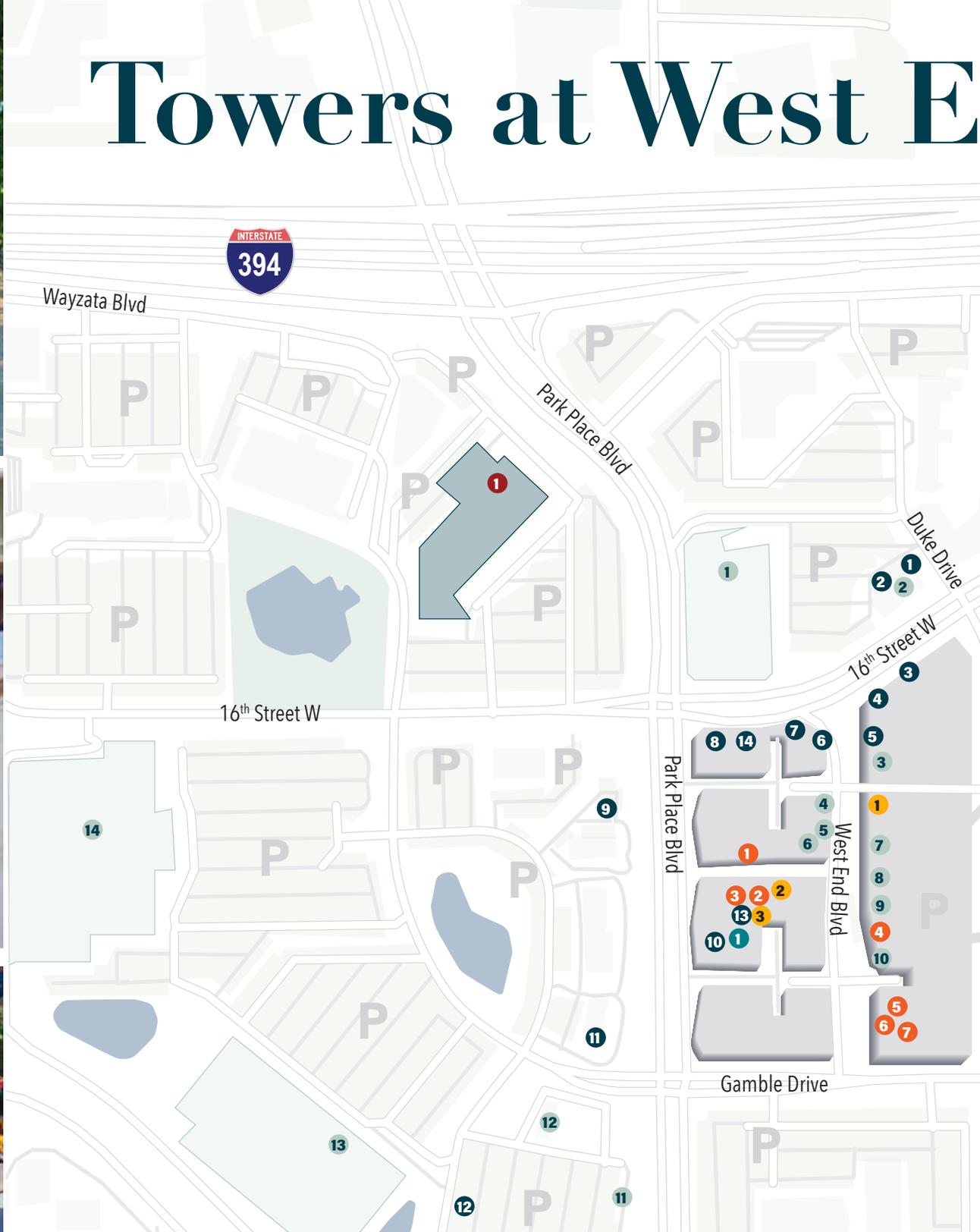




towers at
WEST END



Towers at West End



nd . . . where life meets work



towers at
WEST END



24 miles of biking and walking trails in St. Louis Park

4 miles to downtown Minneapolis

476 apartments in the West End

20 bars & restaurants in the West End

4th best biking city

51 city parks

DINE

- 1 Noodles & Co.
- 2 Jimmy John's
- 3 The Loop West End
- 4 CRAVE
- 5 Lucky Cricket
- 6 Rojo Mexican Grill
- 7 Raku Sushi & Lounge
- 8 Cooper Pub & Restaurant
- 9 Dairy Queen
- 10 Punch Bowl Social
- 11 Arby's
- 12 Panera Bread
- 13 Yard House
- 14 Blue Fox Indian Bar & Grill

REJUVENATE

- 1 phresh Spa • Salon
- 2 Haute Barre Studios
- 3 Solidcore MSP
- 4 Hand & Stone Massage and Facial Spa
- 5 Roosters Men's Grooming Center
- 6 Glamour Nails
- 7 NutriShop

SHOP

- 1 Cub Foods
- 2 Verizon Wireless
- 3 Jos. A. Bank
- 4 Anthropologie
- 5 Primp Boutique
- 6 Evereve
- 7 Restoration Hardware
- 8 Kittsona
- 9 Creative Kidstuff
- 10 Francesca's
- 11 Office Max
- 12 Costco Gasoline
- 13 Home Depot
- 14 Costco

PLAY

- 1 ShowPlace ICON Theater
- 2 Twin Cities Film Fest
- 3 Brush Studio

HOTELS

- 1 Double Tree by Hilton
- 2 Homewood Suites by Hilton
- 3 AC Hotel by Marriott

WORK

- 1 Regus



towers at
WEST END

where life meets work



Building Specifications

| | |
|-------------------------|---|
| Building Address | 1550 Utica Avenue South 1600 Utica Avenue South |
| Building Size | 1550: 243,092 RSF 1600: 254,140 RSF |
| Year Built Renovation | 1550: 1987 2013 2015 1600: 2000 2013 2015 |
| Number of Floors | Nine (9) |
| Rate Range | \$21.00 - \$23.00 PSF |
| Tax & OE CAM | 1550: \$14.23 PSF 1600: \$14.61 PSF |
| Building Hours | 24-hour building access for tenants |
| Building Security | 24-hour card access system allows access to suites |
| Parking | Executive underground parking, 1,383 covered ramp stalls, 16 surface stalls, additional 1,000 stalls via easement Ratio: 7/1,000 |
| Conference Room | Conference and training room available at no additional cost |
| Fitness Center | Modernized fitness center, including new equipment, locker rooms and showers |
| Cafeteria | D'Brian's Deli and Catering |
| Other Amenities | <ul style="list-style-type: none"> • Skyway connected to The Shops at West End • Courtyard with fire pit seating • Free Wi-fi • T-Sharp Hair & Nails • Convenience store • Secured bike storage and repair facility |
| Building Management | Managed on-site by Accesso Services |



Owned by:



Managed by:



Leased by:



Jon Dahl
+1 612 217 5130
jon.dahl@am.jll.com

Sam Maguire
+1 612 217 5157
sam.maguire@am.jll.com

Brent Robertson
+1 612 217 5132
brent.robertson@am.jll.com

