



4300 MARKETPOINTE DRIVE  
Bloomington, Minnesota



One MarketPointe

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MODERN. SUSTAINABLE.  
EFFICIENT.  
A workplace for today's tenant

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# Property Specifications



## BUILDING DESCRIPTION

Developed by Ryan Companies in 2000, One MarketPointe is comprised of 246,082 SF over six floors. One of the defining features of the building is its large and efficient floor plates of over 44,000 SF. That is an acre of office space per floor!

## BUILDING SPECIFICATIONS

• PROPERTY NAME	One MarketPointe (IMP)
• ADDRESS	4300 MarketPointe Drive, Bloomington, MN 55435
• LOCATION	NW quadrant of I-494 and France Avenue
• PROPERTY TYPE	Mid-rise Office
• CLASS	A
• YEAR BUILT	2000
• YEAR RENOVATED	2012 - Further 2017 renovations are COMPLETE!
• BUILDING SIZE	246,082 RSF
• NUMBER OF FLOORS	Six
• PARKING	4.0/1000 RSF, 971 parking stalls
• HVAC SYSTEM	VAV - After hours service available
• CEILING HEIGHT	9'
• ENERGY EFFICIENCY	LEED-EB Silver, 97/100 Energy Star Rating in 2016



# Location + Access



## LOCATION

Just one block removed from France Avenue, IMP enjoys easy access to countless retail, hotel, restaurant and service amenities.



## ACCESS

IMP features convenient access to major roadways including Highway 100 and I-494. Recent upgrades to I-494 has significantly improved traffic flow in the area.



## BIKE PATHS + TRAILS

Numerous bike paths and trails around IMP make biking to work healthy, environmentally friendly and convenient.



# Building Upgrades



## COMMON AREA RENOVATION CONSTRUCTION IS COMPLETE AT IMP!

IMP is committed to providing an inspiring work environment with today's workforce in mind.



INNOVATION CAFE



NEW WORK LOUNGE



NEW CONFERENCE CENTER

# Building Amenities



**ENJOY FIRST-RATE AMENITY PERKS WITHOUT THE EXTRA COSTS!**



**RECENTLY  
RENOVATED  
BUILDING  
CONFERENCE ROOM**



**RECENTLY  
RENOVATED  
WORK LOUNGE**



**TMP'S RECENTLY  
RENOVATED  
WORK CAFÉ**



**COVERED RAMP  
PARKING**



**BIKE NOW,  
BIKE OFTEN.**

**STATE-OF-THE-ART  
BIKING  
ACCOMMODATIONS  
COMING SOON!**

**SECURE,  
DEDICATED BIKE  
STORAGE**



**EXECUTIVE  
GARAGE  
PARKING**



**WORKOUT  
FACILITY WITH  
LARGE TV**



**LOCKERS AND  
SHOWERS**



**LARGE  
OUTDOOR PATIO**

# Area Amenities



500+  
HOTEL ROOMS



250+  
RESTAURANTS\*



200+  
RETAIL SHOPS

\*Source: [www.zomato.com/twin-cities/edina-restaurants](http://www.zomato.com/twin-cities/edina-restaurants)



# Bike Map



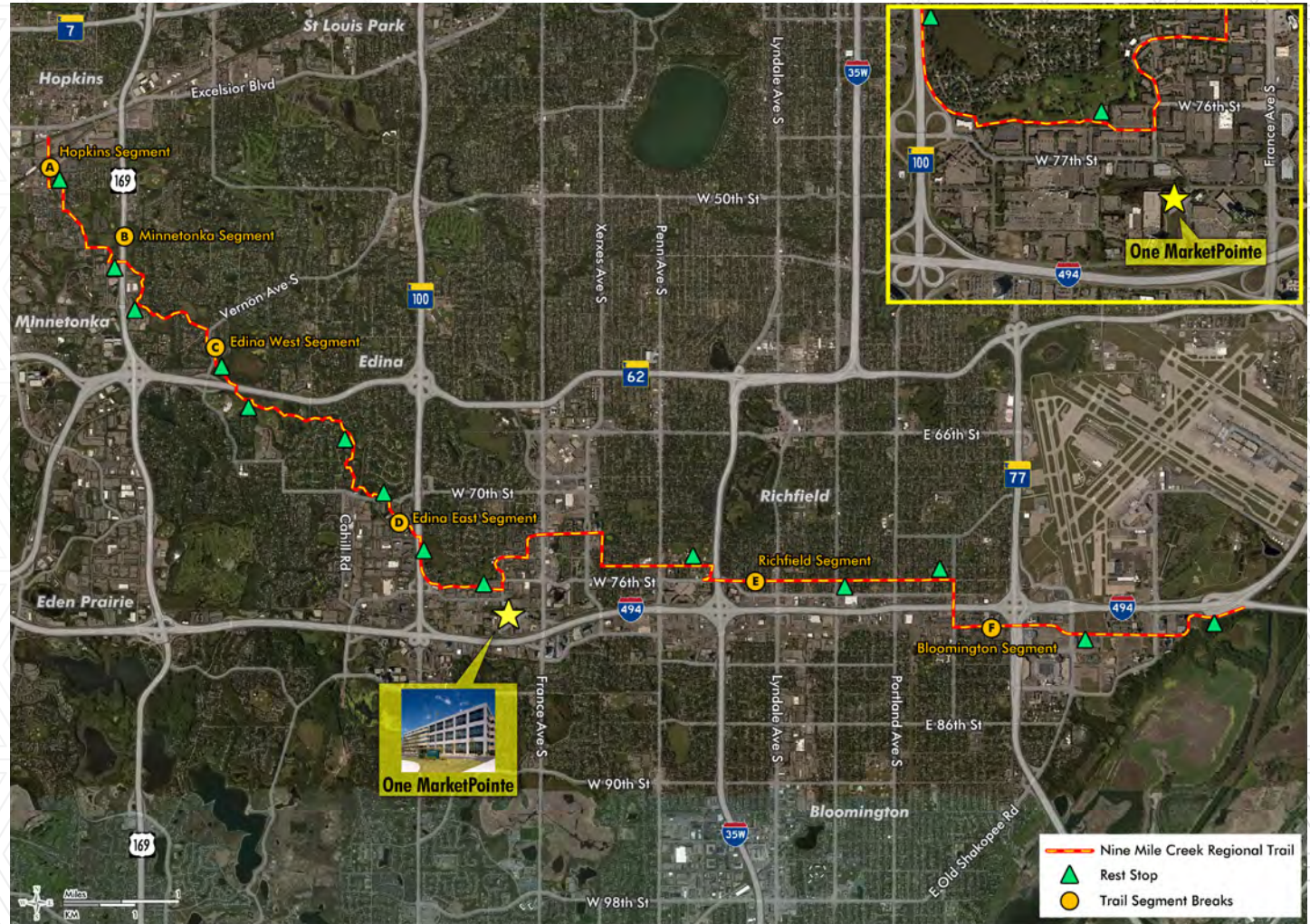
**IMP IS IN CLOSE PROXIMITY TO THE METRO'S NEWEST AND MOST EXTENSIVE SUBURBAN BIKE TRAIL, THE NINE MILE REGIONAL TRAIL**

The Nine Mile Creek Regional Trail is a 15-mile trail that connects its traveler to various picturesque views over some of Minnesota's celebrated wetlands – stretching over the communities of Hopkins, Minnetonka, Edina, Richfield, and Bloomington.

Nine Mile Creek Regional Trail connects the regional parks and trail systems to various destinations, linking people to work, school, various retail/shopping options, and so much more.

For more information about the on-going development of the Nine Mile Creek Regional Trail,

[CLICK HERE](#)



# Floor Plans

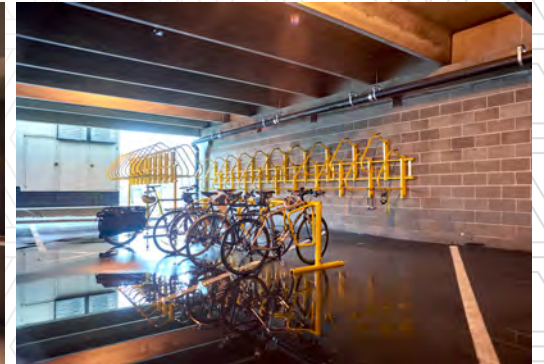




# Availability



# Building Photos



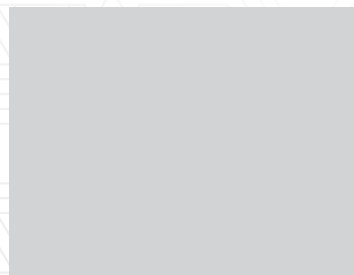
# Gold LEED Certification



## STRUCK GOOOOLD!



**CERTIFIED**  
40-49 POINTS



**SILVER**  
50-59 POINTS



**GOLD**  
60-69 POINTS



**LEED-EB GOLD**

TMP earned the LEED Gold for Existing Buildings (LEED EB) certification from the U.S. Green Building Council. LEED stands for Leadership in Energy and Environmental Design and is the U.S. Green Building Council's premier rating system for the design, construction and operation of the high performance buildings.

\*USGBC® and the related logo is a trademark owned by the U.S. Green Building Council® and is used with permission.

# Designations



## **BOMA 360**

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BOMA 360 Performance Program® has become a distinguished designation to indicate a building is operating at the highest standards of excellence.

**2016 97/100 ENERGY STAR RATING!**



## **ENERGY STAR**

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The national energy performance rating is a type of external benchmark that helps energy managers assess how efficiently their buildings use energy, relative to similar buildings nationwide. IMP scored a highly efficient 97 out of 100 in 2016.

# Team



REAL ESTATE  
INVESTORS

## NEW YORK LIFE REAL ESTATE INVESTORS: OWNERSHIP

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With over 100 years in business, New York Life Real Estate Investors is the real estate debt and equity investment arm of NYL Investors LLC, which is a wholly-owned subsidiary of New York Life Insurance Company. NYL Investors has primary responsibility for managing the fixed income assets of its parent company New York Life Insurance Company as well as third party assets in select classes including real estate. NYL Investors has over \$236 billion in assets under management as of December 31, 2016 of which over \$48 billion is managed by Real Estate Investors." One MarketPointe embraces energy efficiency and sustainability for a better tomorrow.

# CBRE

## CBRE: LEASING

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CBRE handles the leasing and marketing for One MarketPointe. CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2012 revenue). The Company has approximately 37,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide.



## RYAN COMPANIES: PROPERTY MANAGEMENT

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Ryan Companies handles the property management for One MarketPointe. Ryan Companies is run with a focus on cost efficiency, high quality services and impeccable maintenance. Ryan knows how to keep tenants happy and we have the Kingsley scores and occupancy rates show for it. Our institutional and entrepreneurial customers enjoy enhanced value and income.



FOR MORE INFORMATION, PLEASE CONTACT:

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