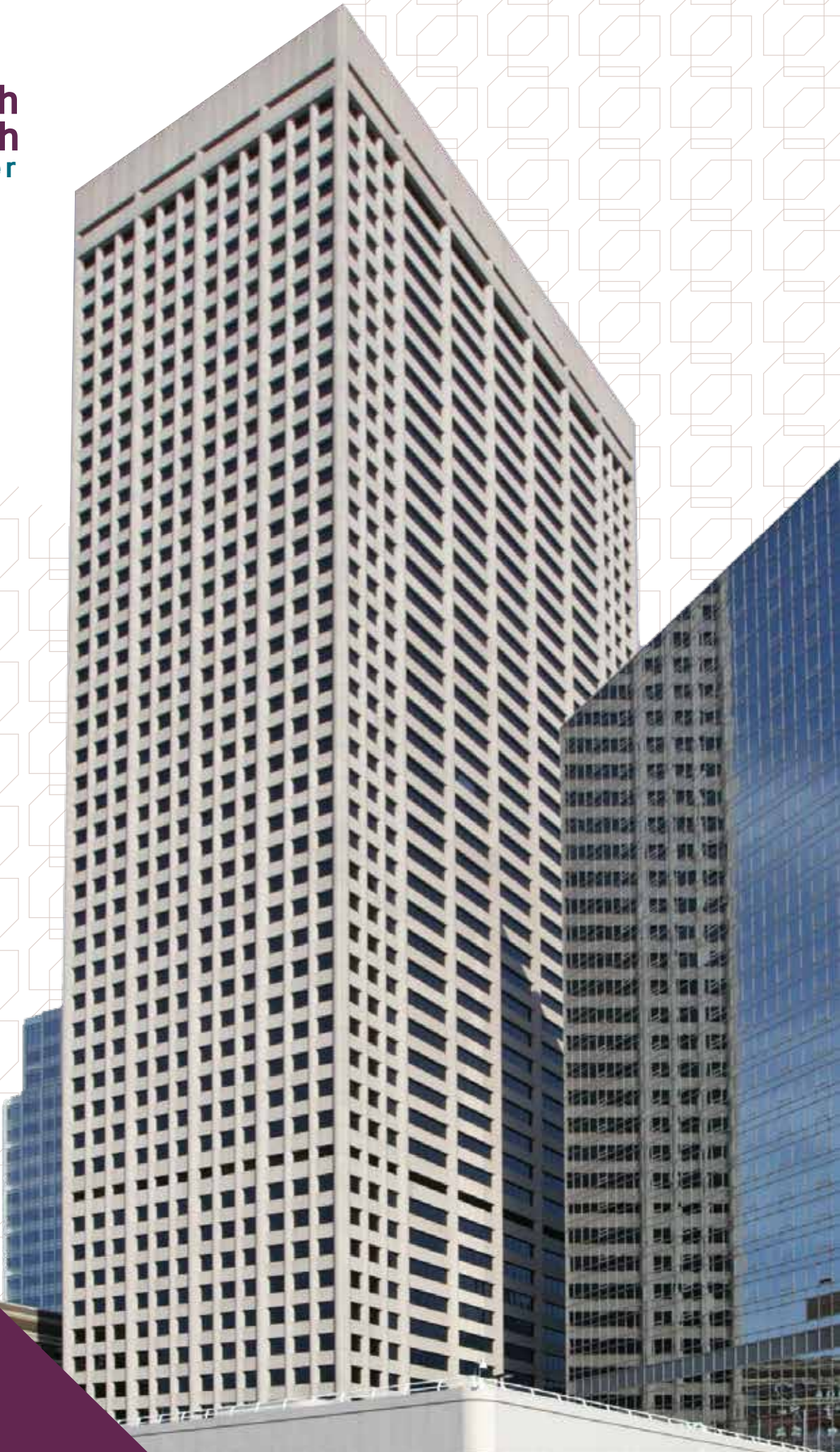


**33** | south  
sixth  
city center







# The Power of Location

Between sixth and seventh streets, on Nicollet, bridging Minneapolis' financial, retail and entertainment districts.

With six skyways, the most connected building in downtown, minutes away from Target Center, Target Field, the Crystal Court and the Government Center.

**WITHIN A 3 BLOCK RADIUS**

8 MAX train stops

64 Bus stops

**WITHIN A 5 BLOCK RADIUS**

202 Restaurants

18 Hotels



# Location Highlights:

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





# WHERE Business + Culture INTERSECT

## Building Highlights:

- + 50-story office tower, designed by Skidmore, Owings & Merrill
- + Over one million square feet of Class A office space
- + Virtually column-free floorplates
- + Best in class elevator service
- + Seven-story, 687-space parking ramp includes heated underground parking, and offers monthly contract rates
- + Seven food options on-site for lunch or dinner
- + New state of the art conference and fitness facilities
- + On-premise car wash and auto maintenance
- + Awarded BOMA's prestigious TOBY Award for Best Building Renovation in 2005
- + Energy Star® rated and LEED® Gold Certified 98% score - highest of any Minneapolis building







# Property Facts

**Total rentable area:**

1,099,952 rentable square feet

**Floorplate size:**

24,700 rentable square feet

**Floors:**

52 stories

**Year built/renovated:**

1982/2005/2018

**Net rental rate:**

\$19.00 - \$21.00 per square foot

**2018 Estimated Operating expenses & taxes:**

\$13.89 per square foot

**Parking:**

**Rates:** Garage - \$330 per month

Ramp - \$256 per month

Business hours only - \$226 per month

**Building Hours:**

Monday - Friday: 8:00 a.m. - 6:00 p.m.

Saturday: 8:00 a.m. - 1:00 p.m.

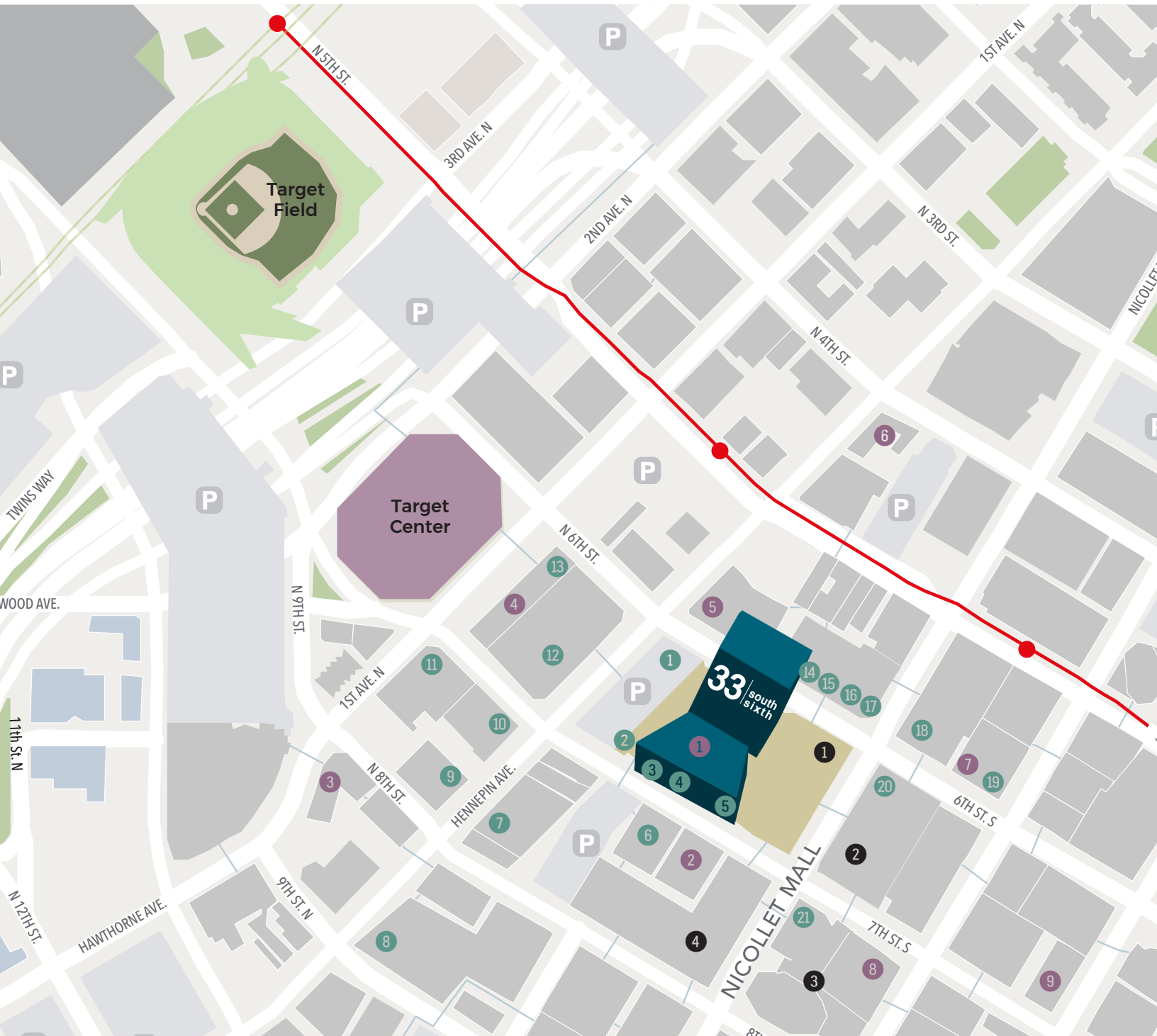
**Transit:**

33 South Sixth is centrally located to numerous public transportation options. The Nicollet Mall Light Rail station is one block from the property, offering service to 19 stations between downtown Minneapolis and Mall of America via the Hiawatha Line. Further, there are over 35 bus routes with stops within one block. A bike rack is located at the north end of the building.

**Security:**

The building lobby, elevators and parking garage are accessible on a 24 hour basis and are equipped with a key card access system. Full time on-site security personnel patrol the Building and parking garage seven days a week. The garage, ramp, loading dock and certain access halls are monitored by digital video.

# Location Map



## HOTELS

- 1 Marriott at City Center
- 2 Radisson Blu Hotel
- 3 Hampton Inn & Suites
- 4 Loews Minneapolis Hotel
- 5 Embassy Suites
- 6 AC Hotel by Marriott
- 7 Westin Hotel
- 8 Marquette Hotel
- 9 Crowne Plaza Northstar

## RETAIL | SHOPPING

- 1 Minneapolis City Center
- 2 Gaviidae Common
- 3 IDS Crystal Court
- 4 The Dayton's Project

— Light Rail  
— Skyway

## DINING | ENTERTAINMENT

- 1 Prime 6
- 2 Fogo De Chao
- 3 Firma's
- 4 Naf Naf
- 5 LeeAnn Chin
- 6 FireLake Grill House
- 7 Union
- 8 CRAVE
- 9 Pantages Theatre
- 10 SEVEN Steakhouse
- 11 First Avenue
- 12 CityWorks
- 13 Kieran's Irish Pub
- 14 Lyon's Pub
- 15 Murray's Restaurant
- 16 Ike's Food & Cocktails
- 17 Oceanaire
- 18 D'Amico & Sons
- 19 Bank
- 20 Bruegger's Bagels
- 21 Mission American Kitchen & Bar

**33** | **south  
sixth**  
city center



Leasing Information

Jon Dahl  
+1 612 217 5130  
[jon.dahl@am.jll.com](mailto:jon.dahl@am.jll.com)

Brent Robertson  
+1 612 217 5132  
[brent.robertson@am.jll.com](mailto:brent.robertson@am.jll.com)