



RIVERPLACE

< MPLS, MINN >

FIND YOUR FLOW



THE STUDIO

THE LINK



An architectural rendering of the Riverplace development in Minneapolis. The image shows a modern, multi-story building with a distinctive stepped, white facade, identified as 'THE MAIN HALL'. To its left is a smaller, more traditional building with a dark roof and large windows, identified as 'THE STABLE'. The buildings are situated in a city environment with other structures, trees, and a clear blue sky with scattered clouds. A red car is visible on the street in the foreground.

THE MAIN HALL

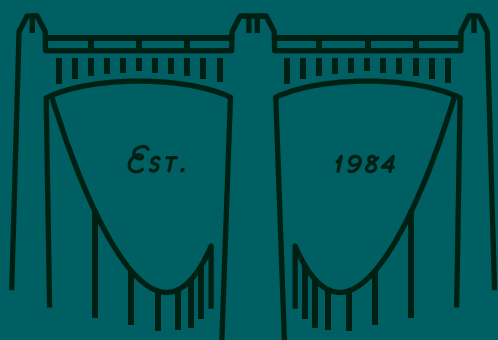
THE STABLE

FIND YOUR FLOW

Riverplace sits at the confluence of bustling downtown Minneapolis, the scenic Mississippi River, and the vibrant Northeast community. With riverfront views, outdoor spaces and numerous amenities, Riverplace offers refuge to the frenetic pace of everyday life.

Riverplace is designed as a modern, collaborative workplace for a new

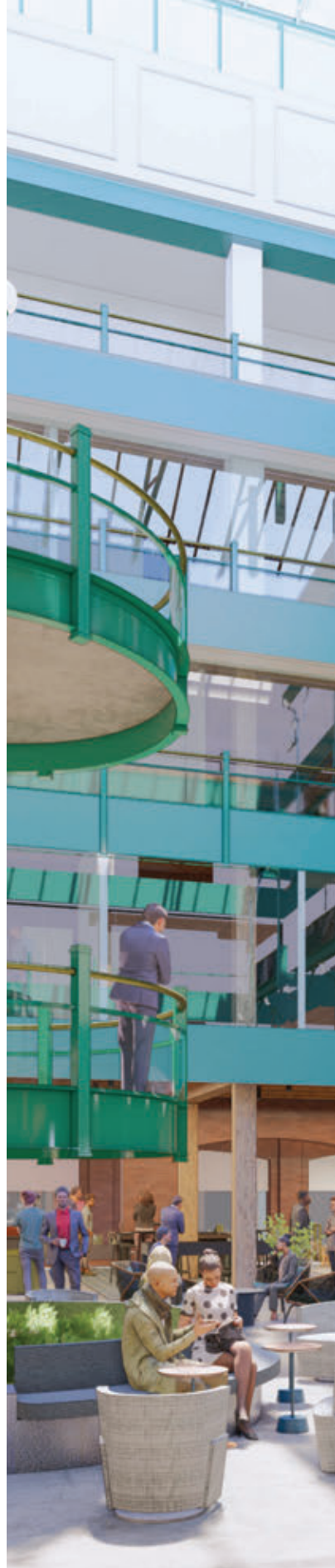
generation of entrepreneurs and innovators. Offering a place where you can achieve flow, Riverplace is a space that inspires engagement, focus and productivity. Combining forward thinking design and authentic historic architecture, Riverplace provides the ideal setting to those seeking space to think, create, and lose oneself in the joy of doing. Find your flow at Riverplace.



DESIGNED TO INSPIRE A DYNAMIC WORKFORCE

Riverplace is undergoing a dramatic transformation into a reimagined, modern office campus providing an exclusive and differentiated workplace experience. The interconnected, four-building campus offers a variety of flexible office space, an unmatched amenities package, and numerous indoor and outdoor common spaces that encourage collaboration and tenant well-being.

- Flexible floorplates appealing to a wide range of functions and workstyles
- Technology-driven collaboration spaces
- Wellness-focused amenities
- An expansive fitness center
- Multiple outdoor spaces
- Abundant on-site parking
- Immediate access to riverfront and trails



MAIN HALL







INSPIRED SPACES FOR INVENTIVE PEOPLE

The first and second floor communal spaces will include a 14 person conference room, a spacious lounge with seating for up to 17 people, four small group meeting spaces, a mother's room, a wellness room, a common area kitchenette/ café, a presentation area, and multiple seating options to enhance productivity and foster collaboration in an open atrium setting.



OPEN COLLABORATION AREA
THE STUDIO



PRESENTATION AREA
THE STUDIO

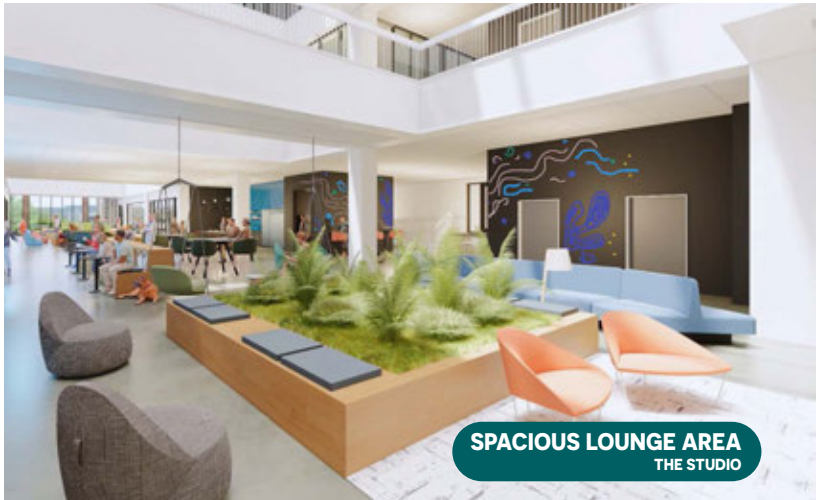


KITCHENETTE/ CAFE
THE STUDIO

A RANGE OF SUITES WITH UNRIVALED FLEXIBILITY

The Studio offers a variety of spaces from 1,100-square-foot suites to a 45,000-square-foot full floor suite across multiple floors, offering a setting for both large and small tenants.

THE STUDIO



SPACIOUS LOUNGE AREA
THE STUDIO



OPEN ATRIUM SETTING
THE STUDIO

THE MAIN HALL



Serving up craft coffee and small bites, the first floor café will provide an additional place for in a comfortable, lounge like setting.



OPEN ATRIUM
THE MAIN HALL



MULTIPLE SEATING OPTIONS
THE MAIN HALL



LIBRARY LOUNGE & GAME ROOM
THE MAIN HALL



tenants to work, meet, or relax



A TIMELESS ADDRESS TRANSFORMED FOR TODAY

The Main Hall's historical setting will be complemented by a 60 person, state-of-the-art conference and training room, a collaboration lounge, multiple seating options in the open atrium, dedicated interior bike parking for up to 40 bikes, and a 1,800 SF library and game room.

MAIN HALL





WORK & UNWIND OUTDOORS

At Riverplace, outdoor space is the ultimate company perk. The campus will feature a 4-season outdoor plaza that will include a landscaped lawn, multiple lounge spaces and seating options, and a fire pit, all with direct access to the Mississippi River and Grand Rounds Scenic Byway. Overlooking the plaza, the roofdeck on the Link will also offer additional green space, seating, and a grilling station.

Riverplace branded signage installation may vary.



OUTDOOR PLAZA
THE PLAZA



OUTDOOR PLAZA
THE PLAZA

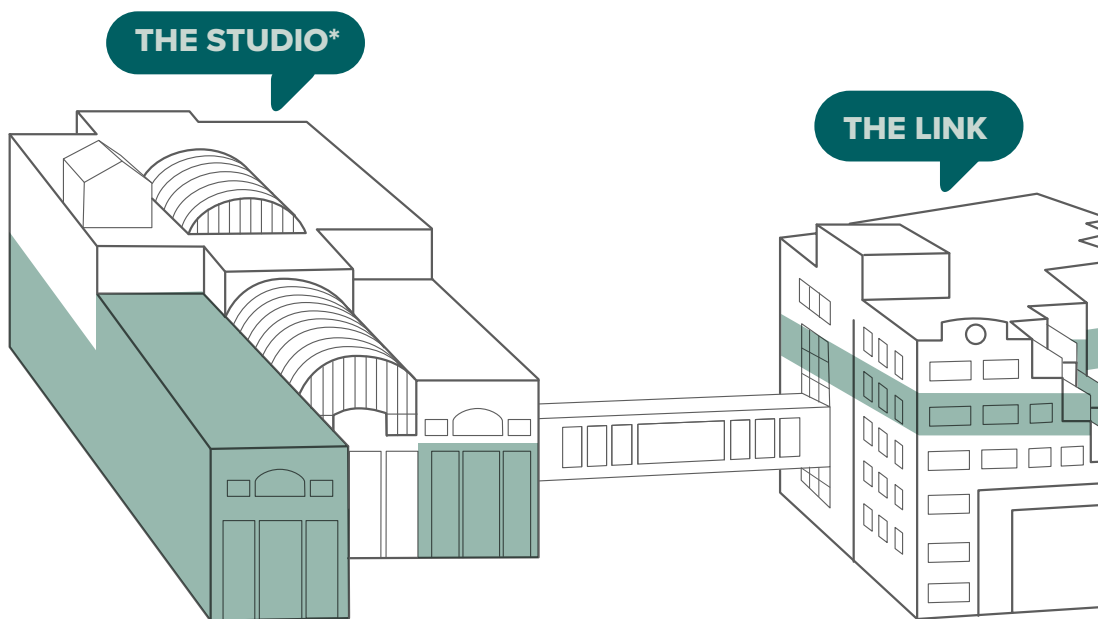


OUTDOOR PLAZA WITH FIREPLACE
THE PLAZA



OUTDOOR PLAZA WITH LAWN GAMES
THE PLAZA

FIND YOUR SPACE



EXCLUSIVE AMENITIES

OUTDOOR PATIO

- 4-SEASON OUTDOOR PLAZA
- GREEN ROOF
- IMMEDIATE ACCESS TO RIVERFRONT AND TRAILS

ON-SITE CAFE & FULL SERVICE RESTAURANT

HEALTH & WELLNESS

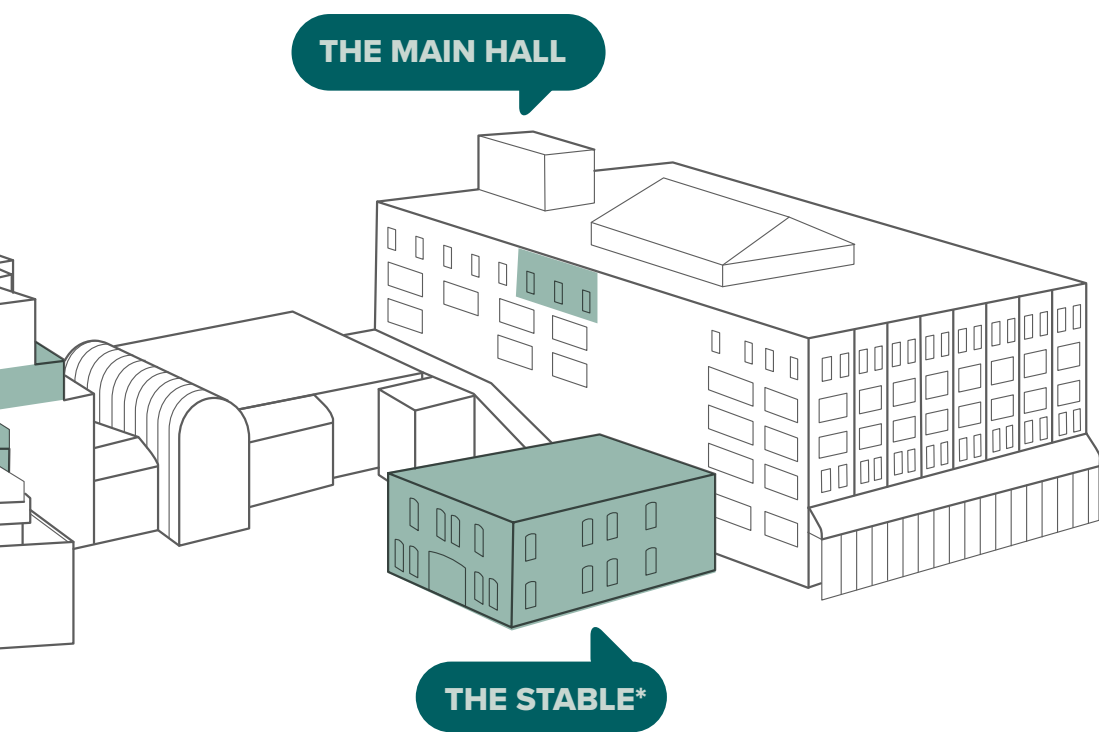
- 7,000 SF FITNESS CENTER
- MOTHER'S ROOM
- WELLNESS ROOM
- MULTIPLE BIKE PARKING OPTIONS
- BIKE RENTAL PROGRAM

COLLABORATION

- 60 PERSON CONFERENCE AND TRAINING CENTER
- 6 SMALL-TO-MIDSIZED MEETING ROOMS
- MULTIPLE SEATING AREAS AND LOUNGES
- 14 PERSON COLLABORATION LOUNGE

1,800 SF LIBRARY LOUNGE & GAME ROOM

ENCLOSED PARKING WITH 2.5/1,000 RATIO



BUILDING SPECIFICATIONS

THE STUDIO

YEAR BUILT: 1984
RENOVATED: 2022
4 STORIES
70,000 SF AVAILABLE

NET RENTAL RATE
\$18.00 - \$23.00

TOTAL
OPS/ RE TAXES
\$15.36 (2022 EST.)

THE LINK

YEAR BUILT: 1984
RENOVATED: 2016
6 STORIES
13,100 SF AVAILABLE

NET RENTAL RATE
\$18.00 - \$23.00

TOTAL
OPS/ RE TAXES
\$15.36 (2022 EST.)

THE MAIN HALL

YEAR BUILT: 1900
RENOVATED: 2022
5 STORIES
3,300 SF AVAILABLE

NET RENTAL RATE
\$18.00 - \$23.00

TOTAL
OPS/ RE TAXES
\$15.36 (2022 EST.)

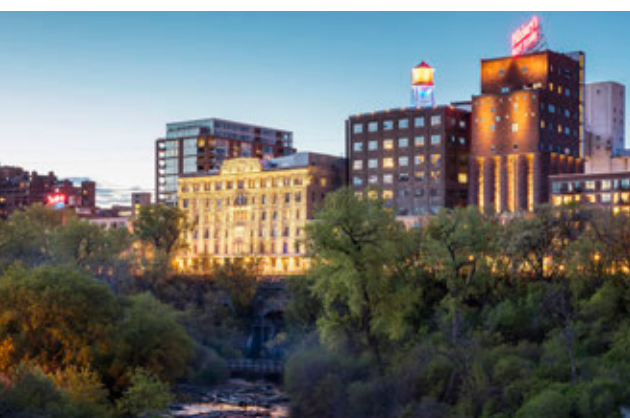
THE STABLE

YEAR BUILT: 1880
RENOVATED: 2022
2 STORIES
10,000 SF AVAILABLE

NET RENTAL RATE
\$20.00 - \$23.00

TOTAL
OPS/ RE TAXES
\$12.91 (2022 EST.)



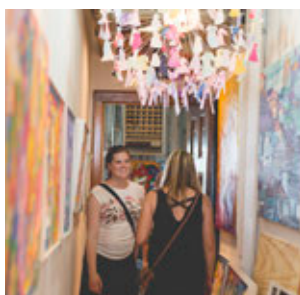


THE SPIRIT OF THE NORTHEAST

As the city's oldest neighborhood, Northeast Minneapolis has always been a destination, attracting populations new to Minnesota and drawing together diverse communities with offerings for everyone.

The Northeast boasts a rich, walkable amenity base featuring abundant art galleries, local brewpubs and restaurants, and convenience retail, as well as access to the riverfront, bike trails, and parks - all creating an urban oasis on the east bank of the Mississippi River.





The Northeast community has been growing, with over 3,000 apartment units that have been recently delivered or are under construction.

Employees, residents, and visitors alike can enjoy efficient access to the CBD and freeways, and best-in-market parking options within the neighborhood.





COFFEE
SHOPS



RESTAURANTS



RETAIL



CULTURAL
HOTSPOTS

WALK
RADIUS



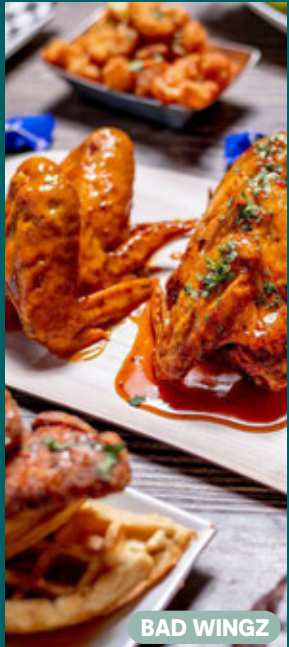
FIND YOUR SCENE

WITHIN .4 MILES OF RIVERPLACE

49 RESTAURANTS

02 COFFEE SHOPS

08 RETAIL



PRIME TRANSIT & PARKING OPTIONS

91 Walk Score.

Connected to six different large bus routes.
The closest bus stop goes to Southtown, Edina,
University of Minnesota, Uptown, Northtown, St.
Paul and Downtown Minneapolis.

97 Bike Score. Connected to the 51 mile Grand
Rounds bike loop. No bike, no problem! We have
Riverplace branded bikes on site, as well as two
Nice Ride bike stations.

SE Parking Garage

30 SE 2nd Street @ The Main Hall

450

PARKING SPOTS

NE Parking Garage

10 NE 2nd Street @ The Studio

222

PARKING SPOTS

Current Rates (subject to change):

\$149.00/mo + tax

\$2/Hour with a \$25/Day maximum

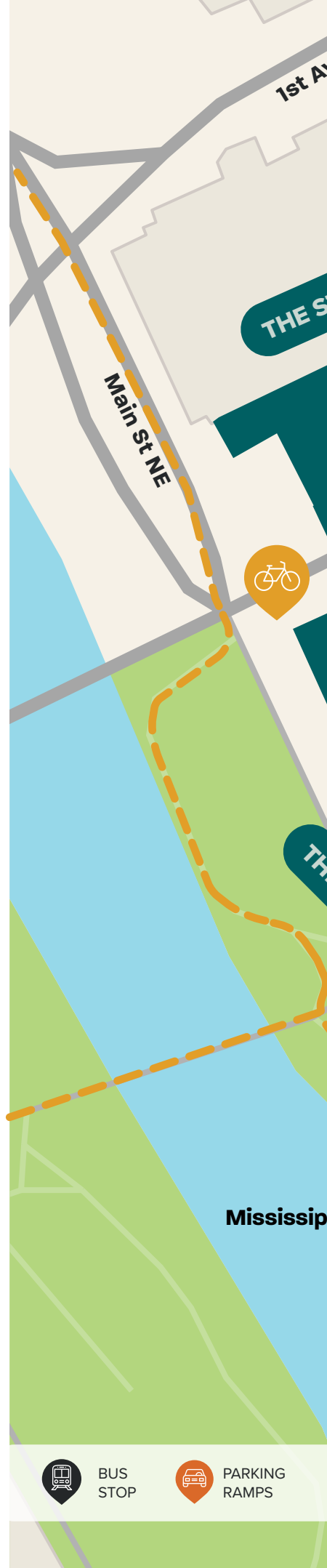
*Ask about our flex contract option to accommodate
a hybrid workforce. Pay for less – get more!

Easy guest comp pass system in place.

Have questions? Call our parking operator!

Standard Parking - Joe Madrid

651-233-7703 | jmadrid@spplus.com



BUS
STOP



PARKING
RAMPS



10 2ND ST NE



THE LINK

NE 2nd St

E Hennepin Ave



SE 2nd St

University Ave SE

30 2ND ST SE



SE Bank St

Lourdes Pl



UNDERGROUND PARKING

WALKING ROUTE

WALKING ROUTE

THE MAIN HALL

THE STABLE

pi River

Main Street Park

Main St SE

Central Ave SE



ELECTRIC CAR CHARGING STATIONS



NICE RIDE STATION



BIKE TRAILS



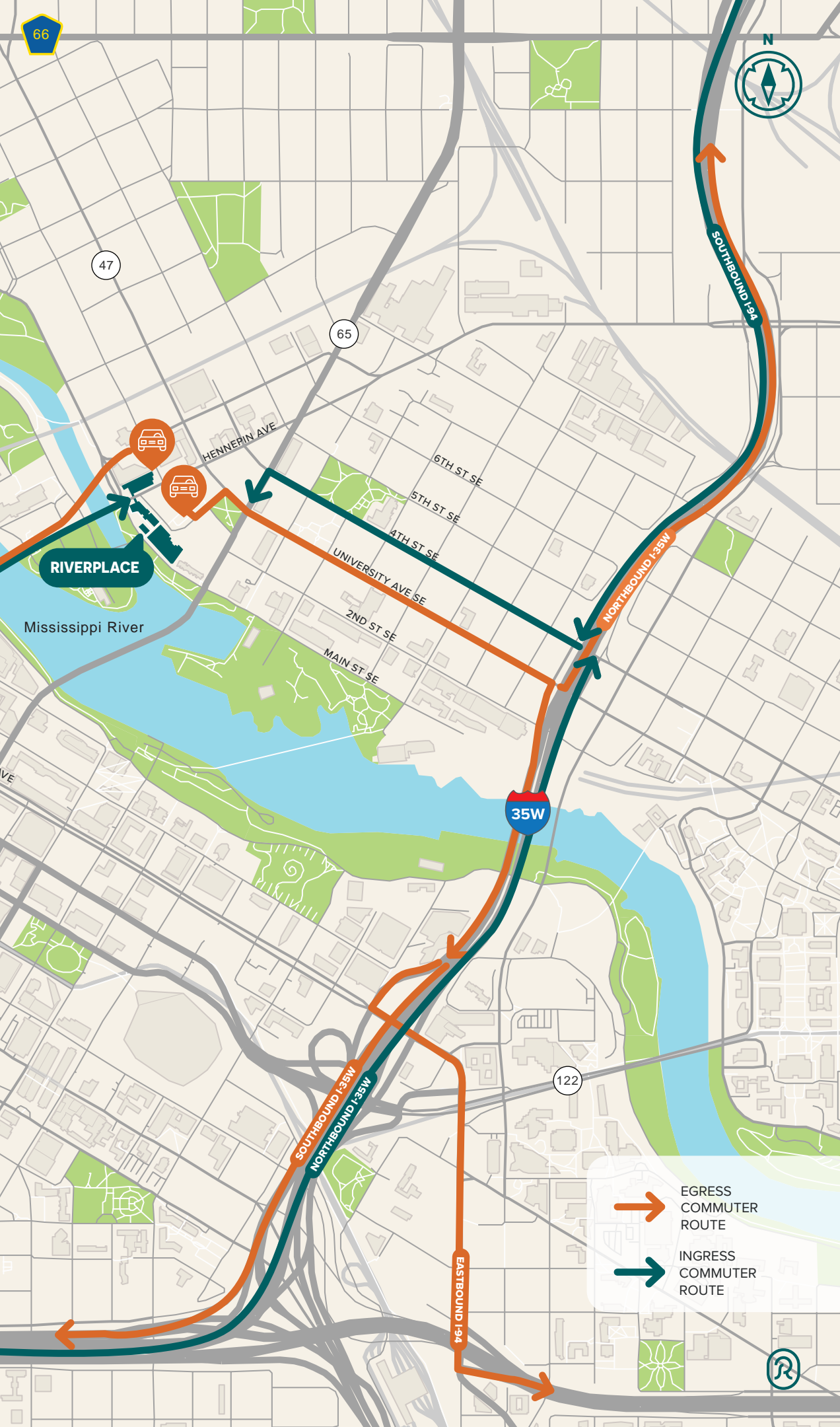
INTERNAL CONNECTIVITY





OPTIMAL COMMUTER ACCESS

Easily accessible by car from I-35 through the Northeast District and from I-94 & I-394 through Downtown.



66

47

65

RIVERPLACE

Mississippi River

HENNEPIN AVE

6TH ST SE

5TH ST SE

4TH ST SE

UNIVERSITY AVE SE

2ND ST SE

MAIN ST SE

35W

122

SOUTHBOUND I-35W
NORTHBOUND I-35W

EASTBOUND I-94

SOUTHBOUND I-94



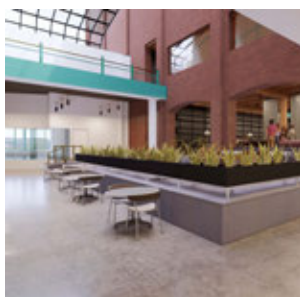
EGRESS
COMMUTER
ROUTE



INGRESS
COMMUTER
ROUTE









FIND YOUR FLOW

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