

Fifty South Sixth

NICOLLET AND 6TH



FIFTY
SOUTH
SIXTH



PREMIER SPACE AVAILABLE

- Fifty South Sixth represents the best of the Twin Cities, with exceptional office space and amenities
- Fine and casual dining options
- Daycare center, coffee shop, and convenience store
- @9: State of the art conference center and fitness facility, with tenant lounge, event space, and rooftop deck
- Direct skyway and light rail access
- World-class management
- Abundant parking ratio
- Located on newly renovated and revitalized Nicollet Mall



Management and Leasing provided by

Hines

Colliers
INTERNATIONAL

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COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402

Property Fact Sheet



FIFTY
SOUTH
SIXTH

PROPERTY ADDRESS:

50 South Sixth Street
Minneapolis, MN 55402

CURRENTLY AVAILABLE:

Opportunities from 1,500 square feet to 21,000 square feet

NET RENTAL RATES:

\$16.00 - \$22.00 net per square foot

2018 EST. CAM & REAL ESTATE TAX:

\$ 8.02 per square foot CAM

\$ 8.32 per square foot Tax

\$16.34 total per square foot

+ 3% of gross rent (management fee)

FEATURES:

- Excellent parking ratio
- 14 passenger elevators, 2 service elevators
- State-of-the-art HVAC: floor by floor air handling units, and low noise, on-floor terminal units
- 24/7 security staff
- Skyway connected at four locations
- Comprehensive life safety systems, including fully sprinklered fire management system
- Central location on Nicollet Mall
- LEED® Certified™ Gold



- Fitness center with commercial-grade machines and facilities
- Features on-demand and instructor-led classes

- Training room, with seating for up to 75 people
- Boardroom equipped with the latest in technology tools
- Tenant lounge
- Outdoor terrace looking over downtown Minneapolis
- Concierge on site to assist with event needs
- Wellness room
- Tenant events and classes



AMENITIES:



Oceanaire
Seafood Room



Chipotle Mexican Grill



Caribou Coffee



BMO Harris Bank



Ike's Food and Cocktails



Brothers' Deli



Kinderberry Hill Child
Development Center



E*TRADE Financial
Services

- Goodio's Convenience Store
- Bicycle Parking
- Farmer's Market & Pop-Up Shops



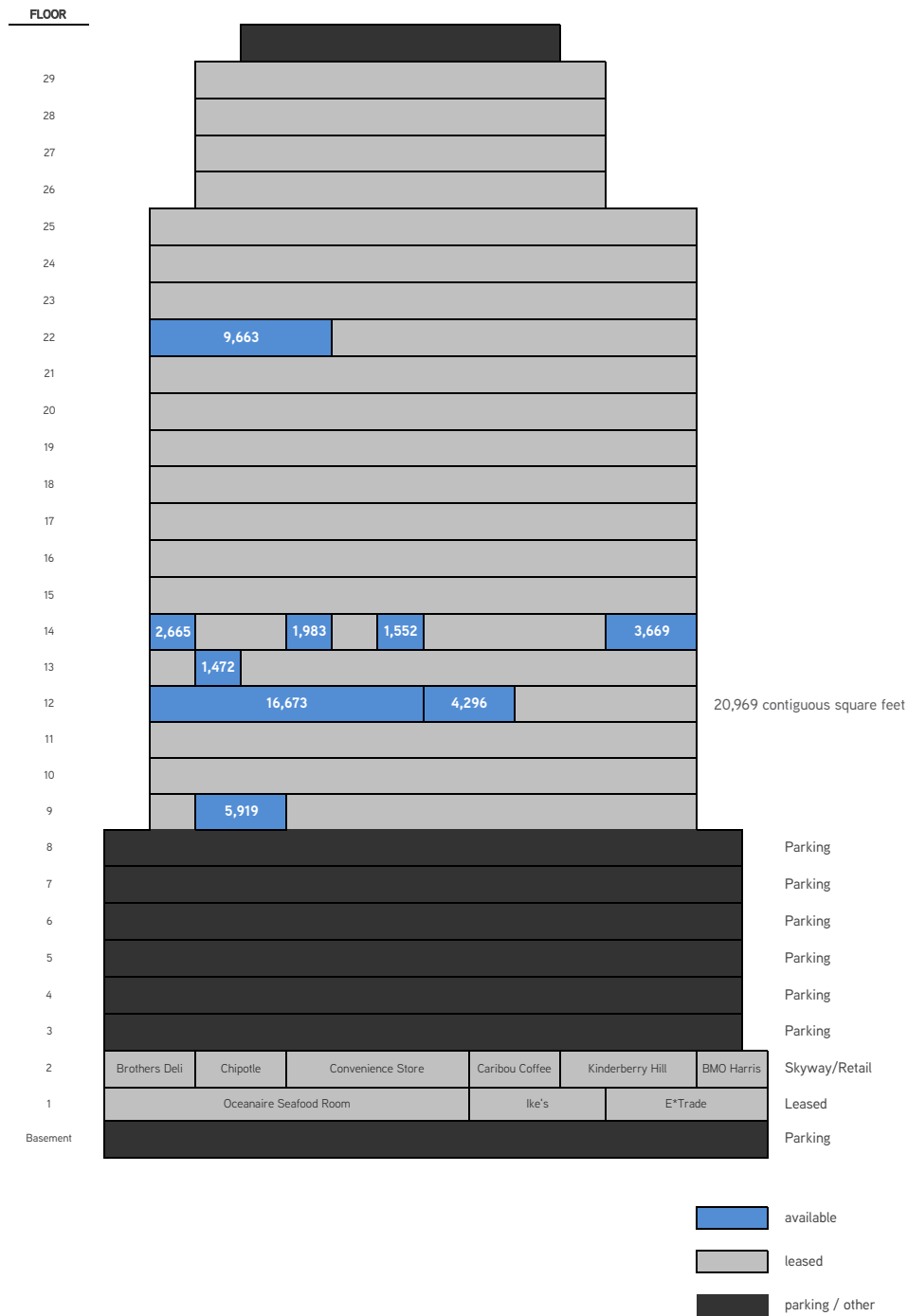
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Stacking Plan



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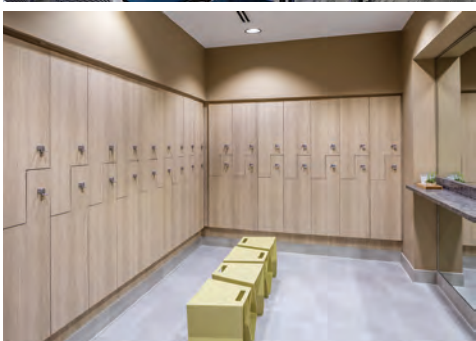
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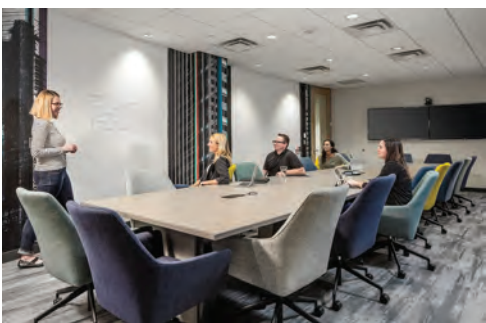
- Boardroom equipped with the latest in technology tools
- Tenant work lounge with Wi-Fi connectivity or led classes



- Fitness center with commercial-grade machines and facilities open 24 hours, 7 days per week
- Featuring on-demand and instructor-led classes



- Men's & Women's locker rooms with towel service
- Outdoor terrace overlooking downtown Minneapolis
- Amenity concierge on site to assist with event needs



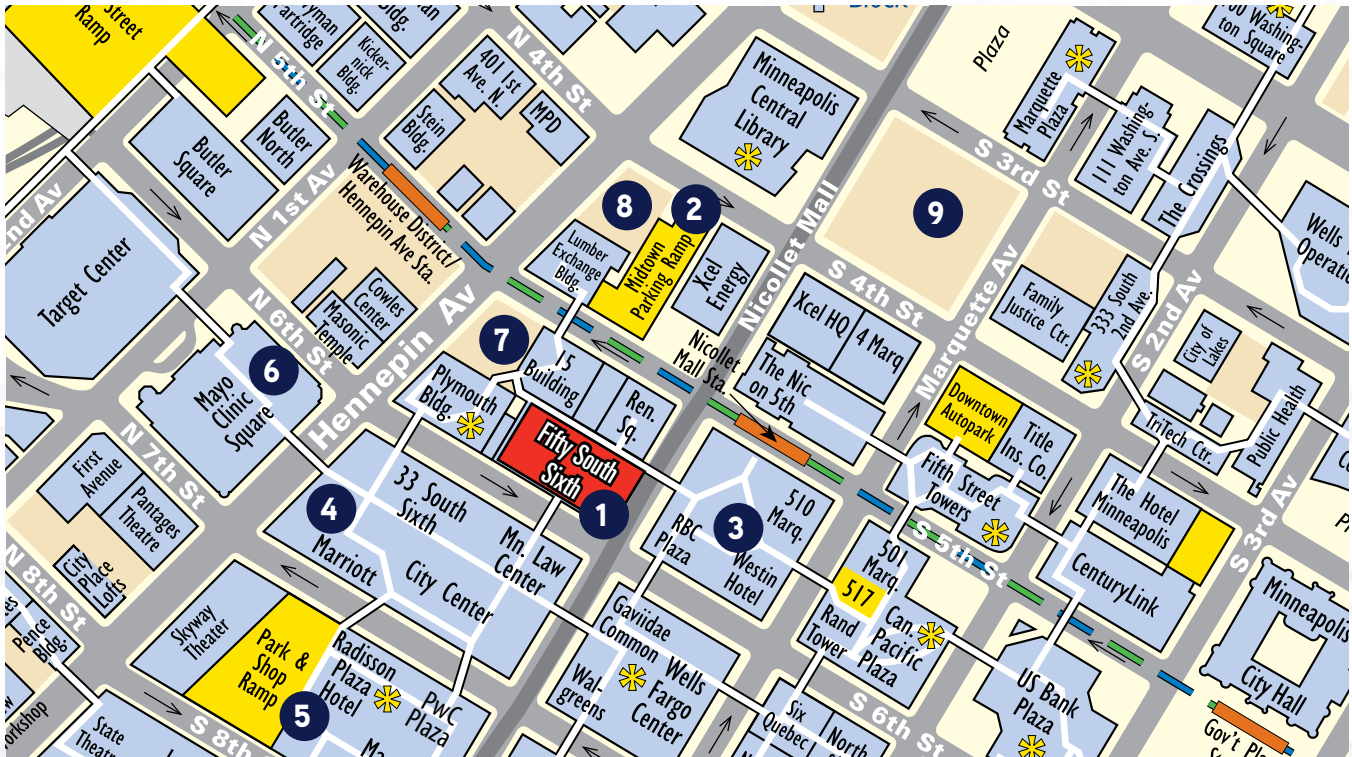
- Training room, seating up to 75 people
- Building hosted events including networking happy hours, lunch & learns, speaker series, special event celebrations, among others - free to all employees of the building





FIFTY
SOUTH
SIXTH

PARKING



FIFTY SOUTH SIXTH (1)

612 371 0938
600 Stalls

CITY CENTER (4)

612 435 3169
760 Stalls

509 HENNEPIN AVE LOT (7)

612 330 0422
100 Stalls

MIDTOWN RAMP (2)

612 332 0391
800 Stalls

PARK & SHOP (5)

612 672 0149
750 Stalls

CENTRAL LIBRARY LOT (401 HENNEPIN AVE) (8)

612 332 0391
68 Stalls

GAVIIDAE & RBC PLAZA (3)

612 490 1622
490 Stalls

MAYO CLINIC SQUARE (FORMERLY BLOCK E) (6)

612 455 0702
350 Stalls

MARQUETTE/NICOLLET LOT (9)

612 332 0391
400 Stalls

Note - Minneapolis Ramps
A, B and C are also available
- located just off First
Avenue North at Target Field
and Target Center (5th - 10th
Streets)