

FOR SUBLEASE > OFFICE SPACE



Fifty South Sixth

50 SOUTH 6TH STREET, MINNEAPOLIS, MN 55402



Premier Office Space

Fifty South Sixth is one of Minneapolis' newer Class A office towers, located on the Nicollet Mall. The 29 story Class A tower was designed from the inside out with superior mechanical, electrical and vertical transportation systems. Designed from a Tenant perspective, Fifty South Sixth was created to help tenants attract and retain quality employees. From the opening day, the Building has consistently been awarded the Energy Star Award by the Environmental Protection Agency (EPA). The on-site parking garage provides approximately twice the parking ratio of comparable properties. The Building's on-site amenities include restaurants, banking, a convenience store and a first class child care center. With its four skyway connections, Fifty South Sixth is connected to the rest of downtown.

On-Site Amenities

- > Oceanaire Seafood Room
- > Chipotle Mexican Grill
- > Caribou Coffee
- > Affinity Plus Credit Union
- > Ike's Food and Cocktails
- > Brothers' Deli
- > Goodio's Convenience Store
- > Kinderberry Hill Child Care

Professionally Managed by

Hines

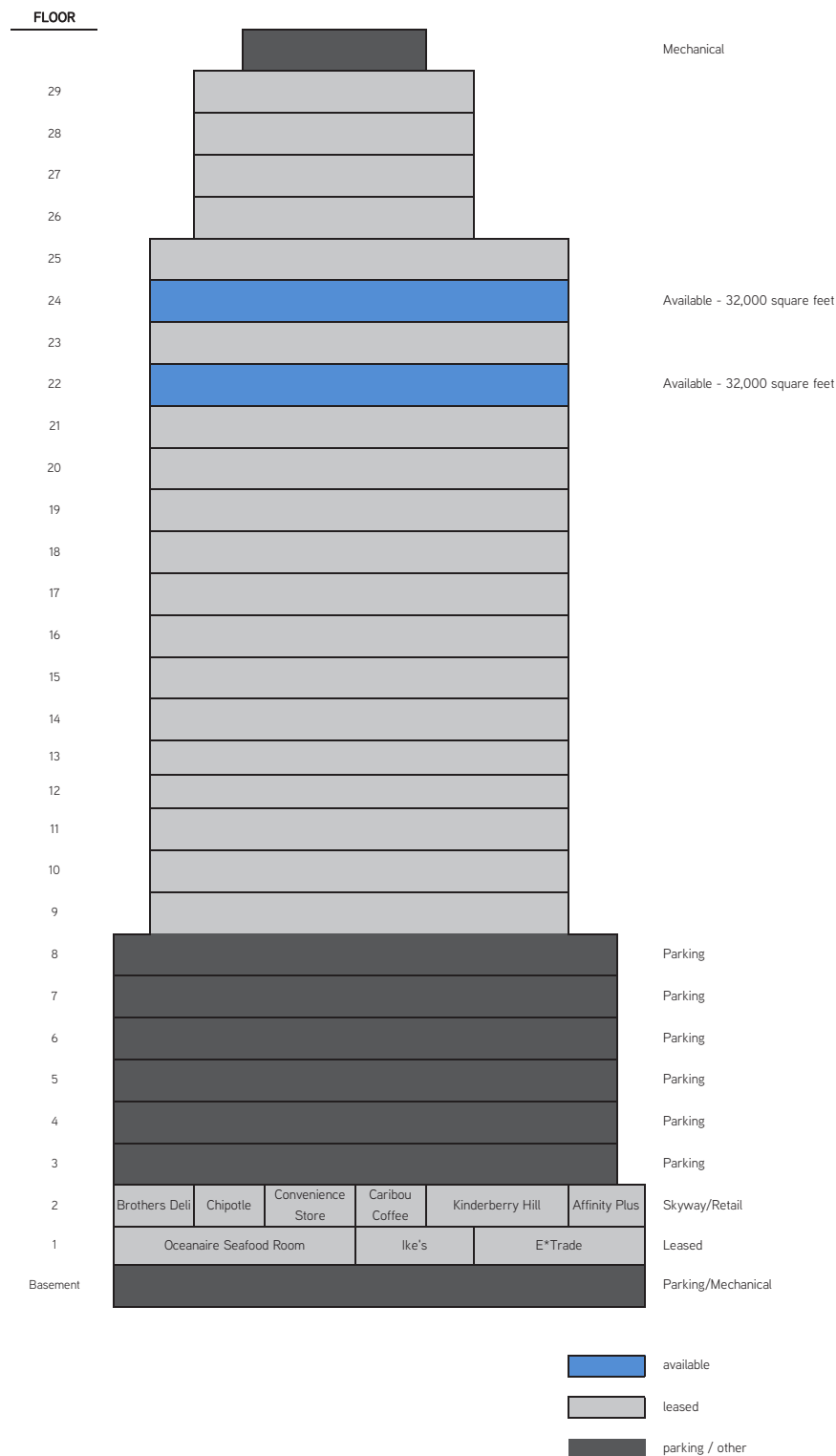
COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402

www.colliers.com/msp

NILS SNYDER, CCIM, SIOR
952 837 3020
nils.snyder@colliers.com

JIM DAMIANI, CCIM, SIOR
952 897 7731
jim.damiani@colliers.com

Fifty South Sixth > Stacking Plan



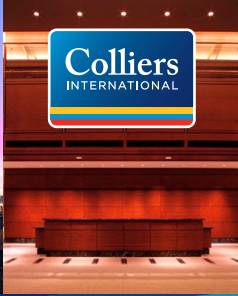
Contact Us

NILS SNYDER, CCIM, SIOR
 952 837 3020
 MINNEAPOLIS, MN
nils.snyder@colliers.com

JIM DAMIANI, CCIM, SIOR
 952 897 7731
 MINNEAPOLIS, MN
jim.damiani@colliers.com

COLLIERS INTERNATIONAL
 900 2nd Avenue South, Suite 1575
 Minneapolis, MN 55402
www.colliers.com/msp





Colliers
INTERNATIONAL

Property Fact Sheet

THE PROJECT

Fifty South Sixth represents the building for the future, where leading edge technology and timeless design come together to create an innovative and comfortable workplace environment. The Building is ideally situated on the corner of Nicollet Mall and Sixth Street, at the crossroads of downtown Minneapolis' business, dining, shopping and entertainment districts. Fifty South Sixth has consistently been awarded the Energy Star Award by the Environmental Protection Agency (EPA). With four skyway connections, Fifty South Sixth is conveniently connected to downtown.

EXTERIOR QUALITY

The exterior is composed of a combination of stone, glass and metal reflecting a sense of high quality and solidity. Light colored granite was selected for this building in order to achieve a sense of lightness, distinguish it from its neighbors, and provide a crisp highlight to the gray skies of winter. The vision glass is insulating glass and is approximately 6'-4" high and 5'-9" wide. The glazing is insulating glass and has a Low E, solar heat reflective, coating. The prominent 30-story tower is an addition and an enhancement to the impressive Minneapolis skyline.

LOBBY FINISHES

The main lobby includes a palette of wood, stone, metal and glass which combine to produce a warm, rich ambience. Design details build on and enhance time-honored traditional ideas and methods. These materials and details combine to produce a feeling of comfortable familiarity.

YEAR OPENED

2001

OWNER

Hines

LEASING AGENT

Colliers International | Minneapolis-St. Paul

MANAGEMENT TEAM

Hines

ARCHITECT

Design: Skidmore, Owings & Merrill L. L. P.

SKYWAY ACCESS

Fifty South Sixth is connected to the Minneapolis Skyway System at four locations to allow convenient conditioned access to all the amenities available in the central business district.

COMMON CONFERENCE ROOM

Fifty South Sixth provides a nicely appointed 10 person conference room, free of charge, for Tenant use.

AMENITIES

The building contains Kinderberry Hill Child Development Center, Oceanaire Seafood Room, Ike's Food and Cocktails, Chipotle Mexican Grill, Caribou Coffee, Brothers Deli, Affinity Plus Federal Credit Union and E*TRADE Financial Services.

PARKING

On-site, 646 stall enclosed parking facility featuring twice the parking ratio of comparable properties and creative parking fee arrangements designed to maximize cost efficiency for tenants.

HEATING, VENTILATION AND AIR CONDITIONING

Features floor by floor air handling units - which allow for efficient responsive climate control - and state-of-the-art low noise, on-floor, fan-powered terminal units.

LIFE SAFETY SYSTEM

A comprehensive life safety system offers tenants state-of-the-art technology with a complete, fully sprinklered fire management system, creating a safe workplace.

ELEVATORS

14 passenger elevators serve three elevator banks. Elevator cabs serving the high rise glide at 1,400 feet per minute. There are also 2 service elevators and 2 garage elevators.

CEILING HEIGHT

9'0" from floor to finished ceiling

BAY SIZE AND DEPTH

Approximately 46' from building core wall and common area corridor.

LOADING DOCK

Six truck bays and one dock lift on Floor B1, accommodating both truck and van deliveries.

SECURITY SYSTEM

24 hours a day, 7 days a week, the security staff patrols common areas, stairwells and the parking facility. With a state-of-the-art CCTV system, security has at their disposal video cameras, screech alarms and intercoms to assist in monitoring the building. After hours access is available through proximity cards.

For Leasing Information, Contact:

NILS SNYDER, CCIM, SIOR
952 837 3020
nils.snyder@colliers.com

JIM DAMIANI, CCIM, SIOR
952 897 7731
jim.damiani@colliers.com

COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

Fifty South Sixth

50 SOUTH 6TH STREET, MINNEAPOLIS, MN 55402



22ND FLOOR 32,000 SF



NILS SNYDER, CCIM, SIOR
952 837 3020
nils.snyder@colliers.com

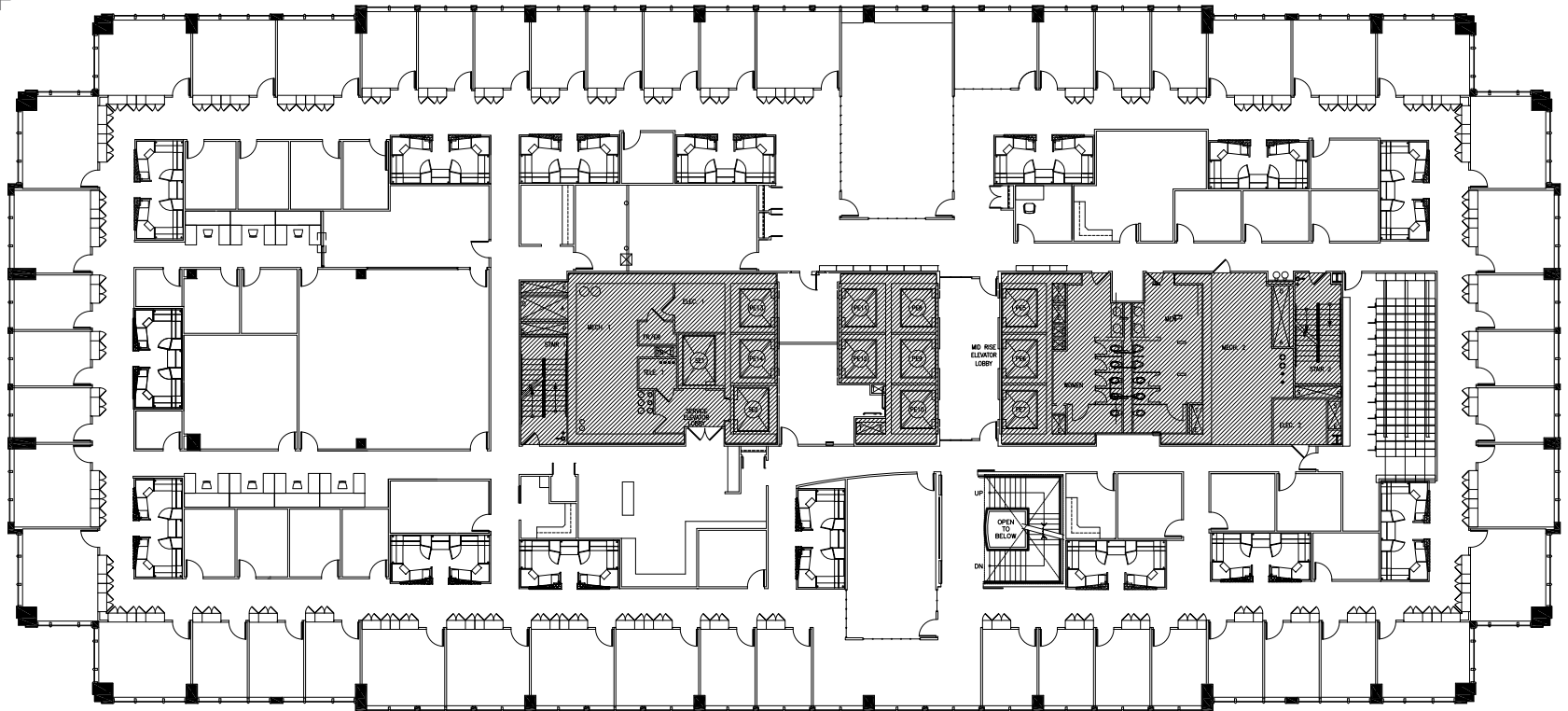
JIM DAMIANI, CCIM, SIOR
952 897 7731
jim.damiani@colliers.com

Fifty South Sixth

50 SOUTH 6TH STREET, MINNEAPOLIS, MN 55402



24TH FLOOR 32,000 SF



NILS SNYDER, CCIM, SIOR
952 837 3020
nils.snyder@colliers.com

JIM DAMIANI, CCIM, SIOR
952 897 7731
jim.damiani@colliers.com

Fifty South Sixth

50 S 6TH STREET, MINNEAPOLIS, MN 55402

