



PENTAGON
VILLAGE

URBAN INSPIRED

ELEGANT CONNECTIONS





Pentagon Village is a fully-integrated

*live, work,
play, stay*

development thoughtfully designed to enhance an active, balanced experience for tenants and visitors through connectivity to nearby parks, central gathering spaces, biking/walking paths, retail shops and restaurants.



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PentagonVillageEdina.com

Location

Gateway to Edina

At the intersection of Highway 100 and 77th Street, Pentagon Village boasts incredible visibility and exudes a timelessly modern, comfortable elegance that fosters a sense of community within a community.

Pentagon Village features retail and restaurant concepts, as well as potential multifamily housing opportunities, Marriott hotels and a Class A, urban-inspired office building with surface and covered parking for employees and visitors alike.

With immediate access to France Avenue, Pentagon Village is only minutes away from the Galleria, Southdale, Centennial Lakes and Fairview Southdale Hospital and Health System.

City of Edina Demographics

Population: 51,651 / **Daytime:** 74,769

Median Household Income: \$99,150

Average Home Value: \$600,786

Households: 75% owner, 25% renter

School District: Top 4 in Minnesota

Average Graduation Rate: 96%

Education Attainment: 69.7% Bachelor's Degree or higher



Long-term & short-term stay hotels

TOWNEPLACE
SUITES[®]
MARRIOTT

Fairfield[®]
BY MARRIOTT



Morning & evening restaurant concepts

Interconnected, tree-lined biking & walking paths



Covered ramp & surface parking



The Plaza at Pentagon Village



Modern design for connectivity & collaboration



Outdoor & patio spaces



Quick service, grab & go dining options



The Reserve Class A Co-Working Space



DESIGNED FOR

CONNECTIVITY & COLLABORATION



The Offices at Pentagon Village are intentionally constructed with the modern, vibrant workforce in mind.

This Class A office building is strategically designed with productivity, collaboration and wellness at its core. Highly visible to I-494 and Highway 100, the Offices at Pentagon Village boast urban-inspired, accessibly-elegant architecture. The building features striking glass lines, exposed raw materials and outdoor gathering areas that create a symbiotic relationship with nature, bringing the outside inside during every season. The building contains all the amenities the energized employee is seeking in their workplace—a fitness center, bike storage and direct connections to the regional biking and trail system, as well as the future Fred Richards Park. The Offices at Pentagon Village are thoughtfully created to provide tenants with the utmost flexibility and are highly adaptable so the space can easily evolve as business needs change.



Urban finishes & contemporary, clean interiors



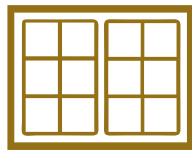
High visibility from I-494 and Highway 100



Beautifully landscaped terraces & patios



Ample covered & surface parking options



11' 6" windows & striking glass lines



Fitness center, locker rooms & bike storage



Immediately adjacent to The Plaza at Pentagon Village



Multiple tenant lounge areas & coworking spaces



Flexible floor plates





Amenities

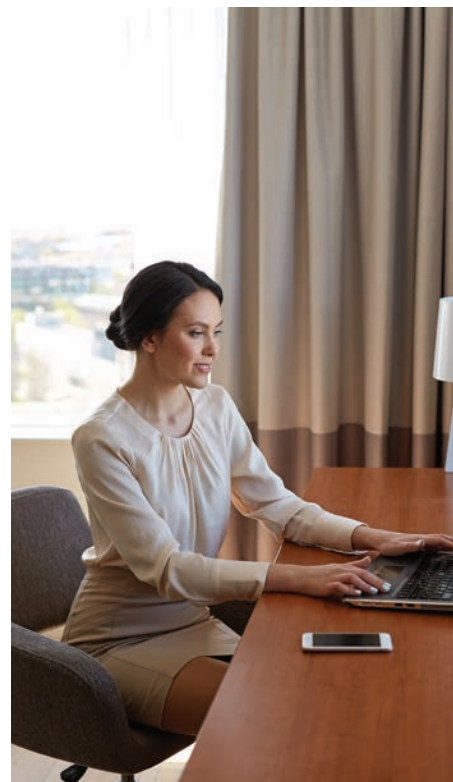
Retail

Whether stopping in for coffee with a friend, lunch with a co-worker or dinner with your family, there is an option for everyone. Office tenants enjoy the convenience of the third workspace options and happy hour choices, while hotel guests know they won't have to travel far to find just what they need.

The Plaza

The entire Pentagon Village was intentionally designed around an inviting central gathering space within the development. Lush landscaping featuring native plants help to visually accent unique public art sculptures and water features that encircle areas for community events and recreation. These features, coupled with a tree-lined and spacious walking path, make The Plaza at Pentagon Village a truly stunning spoke to the wheel of Pentagon Village.

- Public art sculpture
- Lush, native landscaping
- Water feature
- Recreation area
- Walking trails
- Contemplative and reflective spaces





Amenities

Accommodations

Guests have several options for hotel accommodations – whether staying for a short or long stay business travel, a quick weekend getaway or for an extended trip, Pentagon Village has just what you need. From family-friendly or extended stay suites, the hospitality options at Pentagon Village fit your style and budget.

TOWNEPLACE
— **SUITES**® —
MARRIOTT

Fairfield®
BY MARRIOTT

Marriott
TownePlace Suites & Fairfield Inn

5-stories, 235 rooms

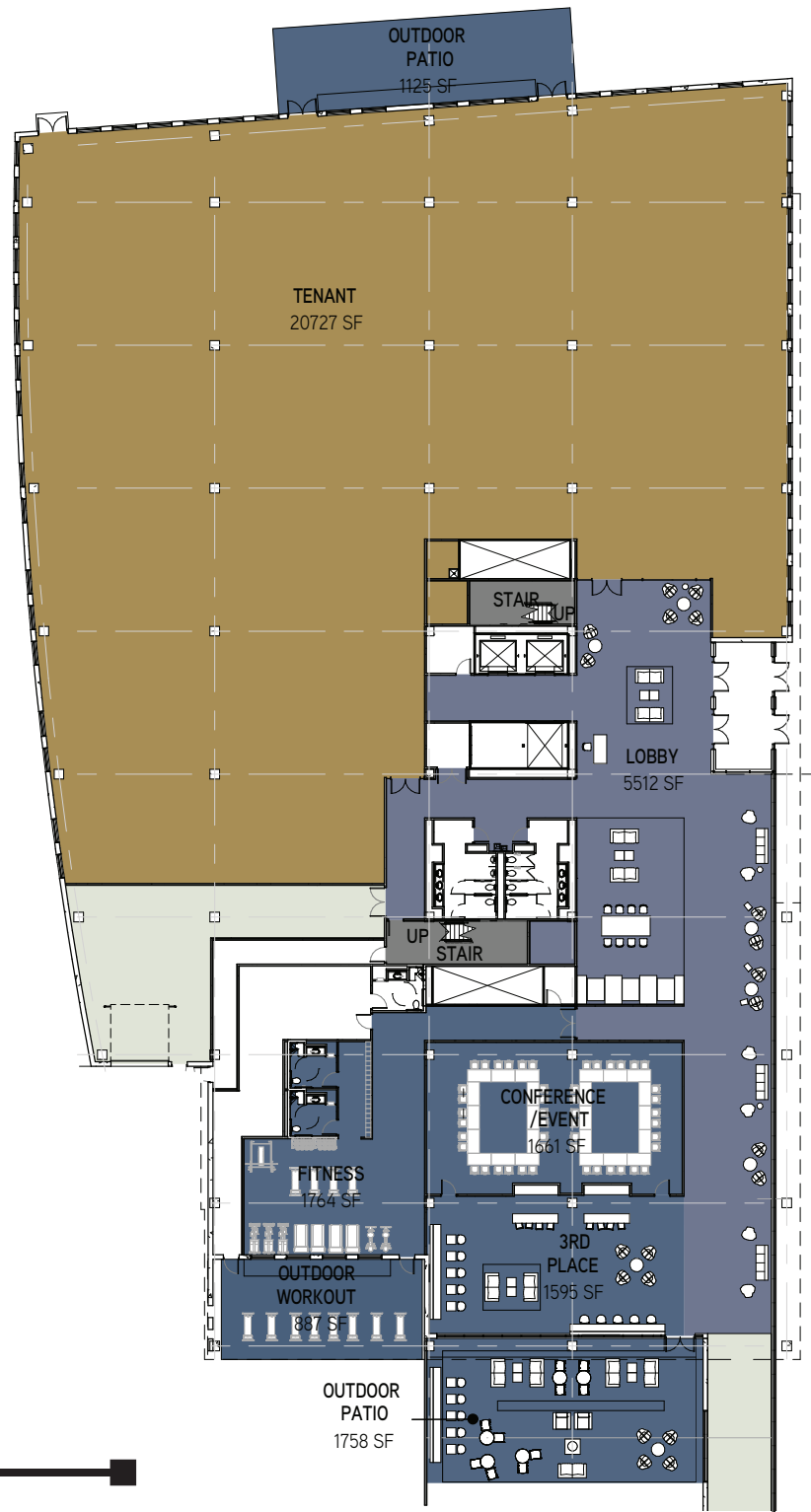


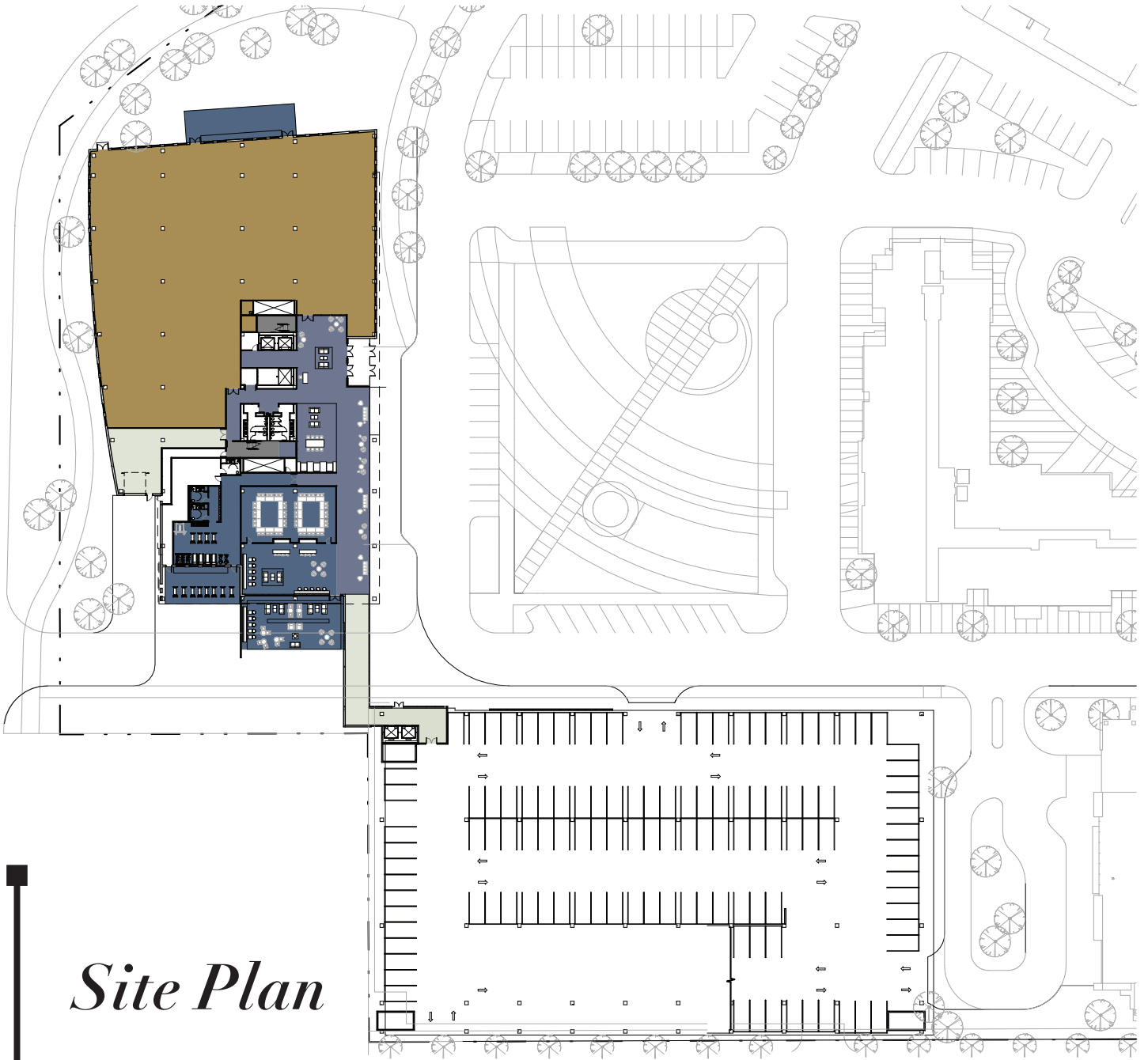
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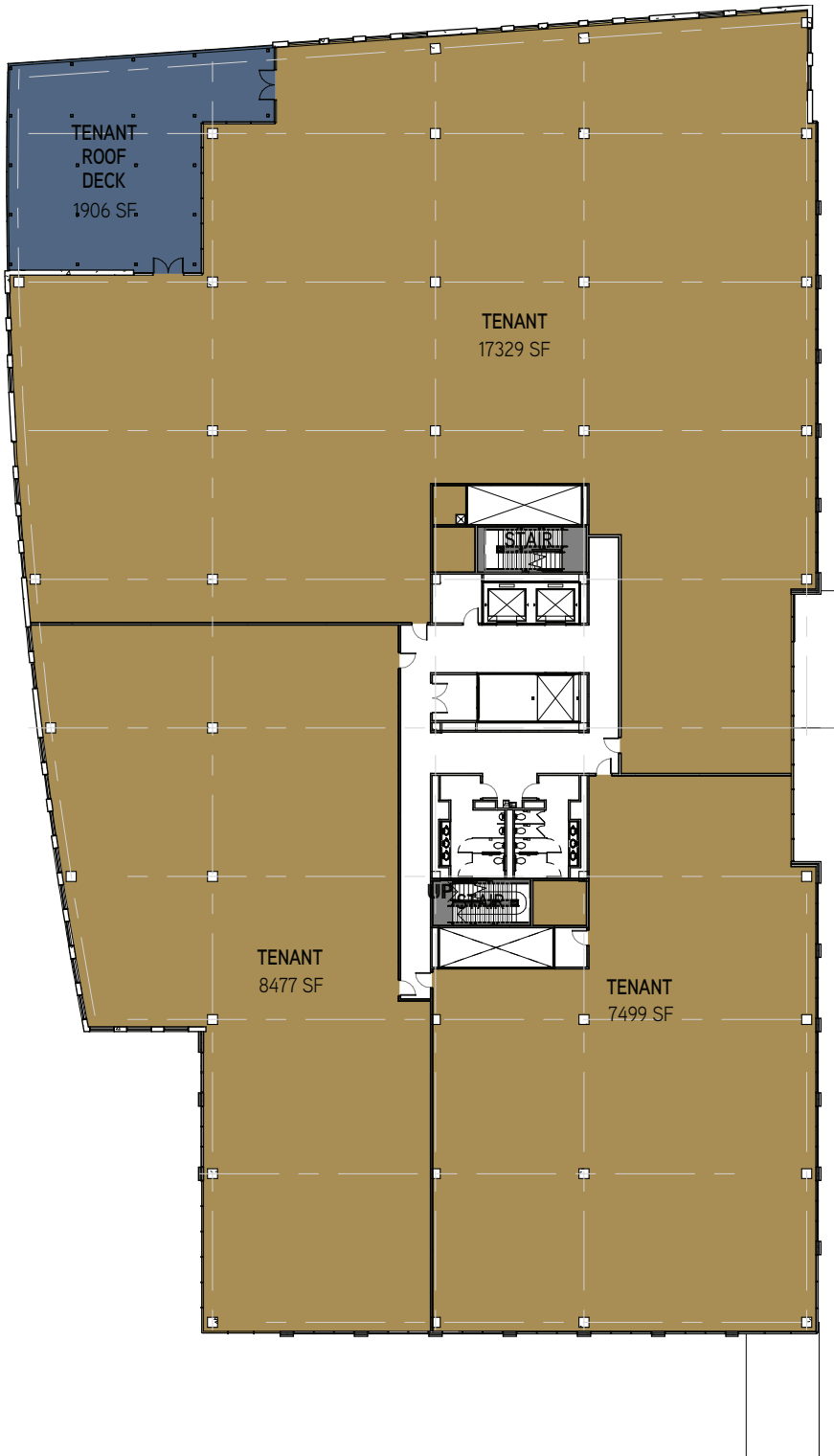
First Floor

20,727 SF





Site Plan



Second Floor

Multi-Tenant

17,329 SF
8,477 SF
7,499 SF

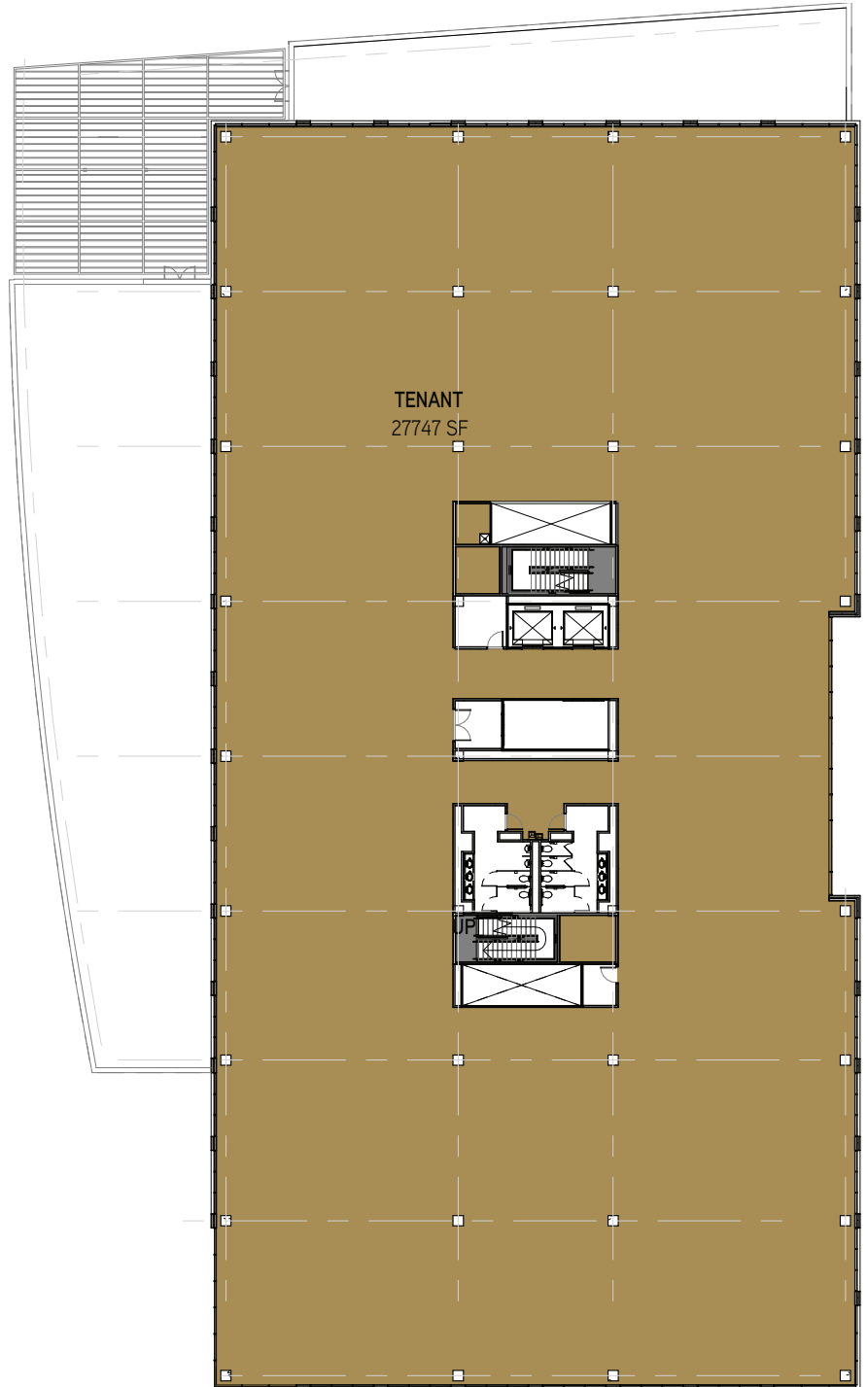


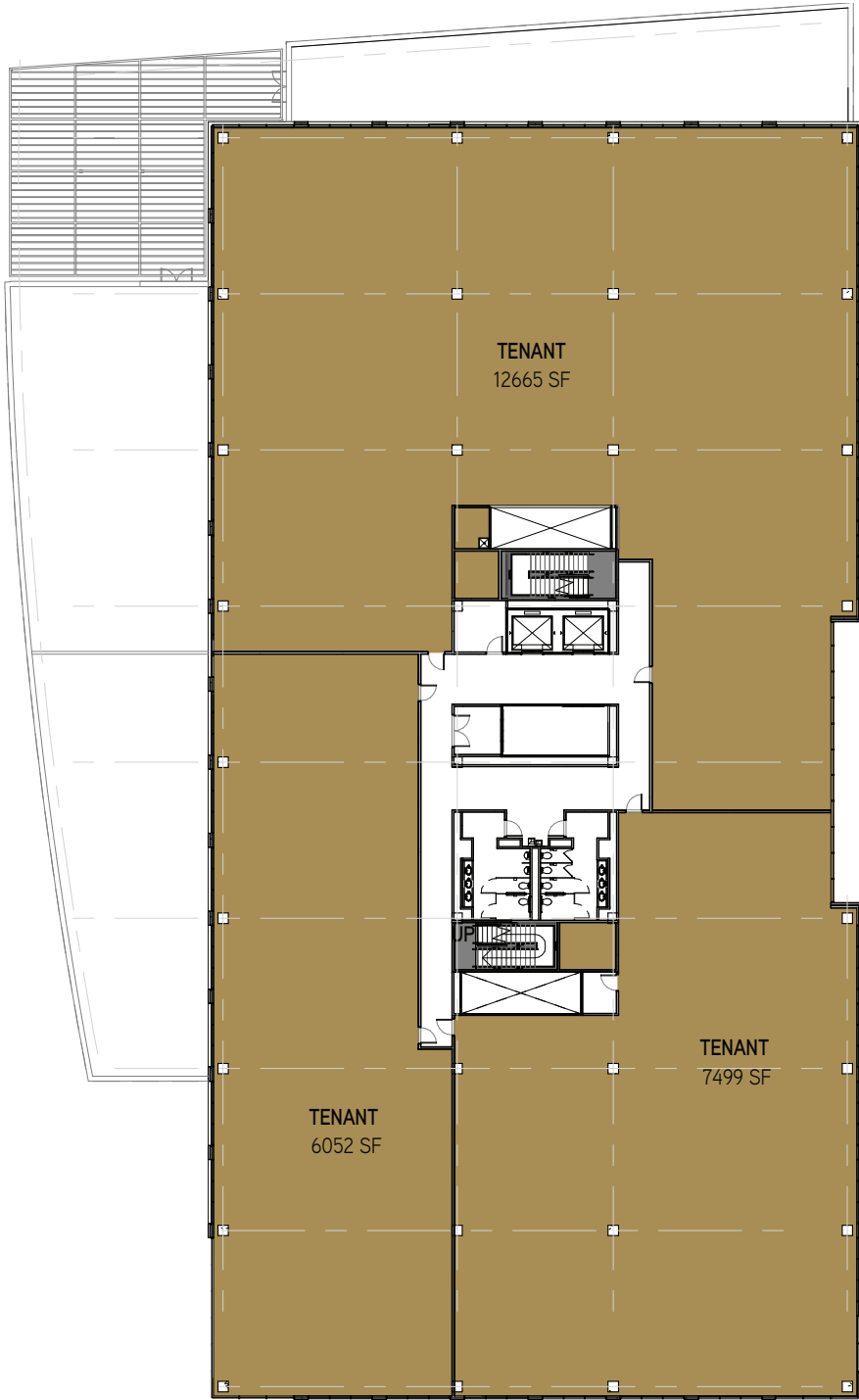
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*Third-Fifth
Floors*
Single Tenant

27,747 SF





*Third-Fifth
Floors
Multi-Tenant*

12,665 SF
7,499 SF
6,052 SF





PENTAGON
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Property Fact Sheet

PROPERTY ADDRESS:	4971 West 77th Street, Edina, MN
BUILDING TYPE:	Class A
TOTAL RENTABLE AREA:	161,817 SF (can be expanded) Floor 1: 20,727 rentable SF Floor 2: 34,850 rentable SF + 1,906 SF tenant terrace Floors 3-5: 27,747 rentable SF each
SQUARE FOOTAGE OPTIONS:	20,727 SF - 161,817 SF
NUMBER OF FLOORS:	5 floors
YEAR BUILT:	2020 estimated delivery by Solomon Real Estate Group & Pentagon Village, LLC.
PARKING:	35 surface spaces 861 covered ramp spaces in the sixth (6) level Pentagon Village Parking Ramp 896 total spaces
PARKING RATIO:	4.5 spaces per 1,000 SF dedicated to the office building (not including the shared spaces with the hotels in the ramp)
EXTERIOR FINISHES:	The exterior finishes include metal panel, floor to ceiling glass curtain walls and storefront systems and architectural precast wall panels
INTERIOR FINISHES:	Class A urban and contemporary finishes
WINDOW HEIGHT:	11'6"
DECK HEIGHT:	14' (floor to floor)
ELECTRICAL SYSTEMS:	3000 amp 480 volt service. One central electrical meter, Provide a 1200 amp riser buss going from the main switchboard to the top floor, with one 400 amp bus plug on each floor to supply power for each floor. 6 – 400 amp 480 volt panels, one on each floor. 6 – 75 kva transformers, one on each floor. 6 – 225 amp 208 volt panels, one on each floor
TELECOM:	Fiber Optic
HVAC:	Two packaged rooftop units to provide the cooling with multiple compressors, supply and return fans with vfd's, modulating gas heat and spring isolation plenum curbs. The heating will be via hydronic heating system including two (2) 96% high efficiency boilers with redundancy, redundant pumps with vfds, supply and return vertical risers with valves on floors 2 through 5. All final distribution duct work and VAV's will be part of the tenant build out. Provide a building common area toilet exhaust and a complete building automation controls system.
QUOTED NET RENTAL RATES:	\$24.00 PSF
TAX & OPERATING COSTS:	\$10.00 PSF (2020 est.)

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GROUP

"Where Wisdom and Opportunity Meet"

HILLCREST
DEVELOPMENT, LLLP

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