

A photograph of the Oracle Centre & International Centre building, a modern multi-story office building with a white facade and large glass windows. The building is situated in an urban environment with other buildings and trees visible in the background. The Oracle logo is visible on the lower part of the building.

# ORACLE CENTRE & INTERNATIONAL CENTRE

*Unique upper floor opportunities*

## OFFICE SPACE FOR LEASE

900-920 2nd Avenue South  
Minneapolis, MN | 55402

## BUILDING AMENITIES

Oracle Centre and International Centre are conveniently located in the heart of the Minneapolis Commercial Business District.

- Competitive lease rates
- Functional floor plans with excellent glass lines
- Large and small spaces available
- Light-filled, open public spaces on ground floors and skyway
- Amenities include:
  - > Restaurants
  - > Fitness center
  - > Conference rooms
  - > Convenience store
  - > On-site management
  - > Ample parking
  - > Skyway connections
  - > Easy access to I-35W and I-94





## ON-SITE AMENITIES:



Cafe Patteen

VALENTINO  
Cafe

Lindskoog  
Florist

Visit [mplsoraclecentre.com](http://mplsoraclecentre.com) for  
stacking plans, floor plans, and more  
information about everything Oracle  
and International Centres have to offer.



## FOR MORE INFORMATION

NILS SNYDER CCIM, SIOR  
952 837 3020  
[nils.snyder@colliers.com](mailto:nils.snyder@colliers.com)

MIKE DOYLE CCIM, SIOR  
952 837 3076  
[mike.doyle@colliers.com](mailto:mike.doyle@colliers.com)



COLLIERS INTERNATIONAL  
900 2nd Avenue South, Suite 1575  
Minneapolis, MN 55402  
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**BUILDING SQUARE FEET:**

622,173 square feet total

**CURRENTLY AVAILABLE:**

- Oracle Centre:  
23,696 total square feet
- International Centre:  
37,642 total square feet

**MAXIMUM CONTIGUOUS:**

18,244 square feet

**MINIMUM DIVISIBLE:**

1,000 square feet

**TYPICAL FLOOR SIZE:**

- Oracle Centre:  
19,567 square feet
- International Centre:  
18,244 square feet

**LEASE RATE:**

\$12.00 - \$16.00 psf net

**YEAR BUILT:**

- Oracle Centre:  
1984
- International Centre:  
1985

**R/U (COMMON AREA) FACTOR:**

1.18%

**2018 EST. CAM & REAL ESTATE TAX:**

\$ 7.67 per square foot CAM

\$ 3.83 per square foot Tax

\$11.50 total per square foot

**AMENITIES:**

- Restaurants
- Conference rooms
- Convenience store
- Newly renovated fitness center
- On-site management
- Ample parking
- Bike storage
- Skyway connected
- Easy access to I-35W and I-94

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## **PARKING**

Three (3) levels of below-grade parking, totalling 401 spaces, are available for Oracle and International Centre tenants' use.

## **ELEVATORS**

Eight (8) passenger elevators service all floors in each building. One (1) freight elevator in each building services all floors and is also accessible from the P1 parking lobby. Two (2) parking garage elevators run from the skyway level to all parking levels.

## **ACCESS**

Tenants have 24 hour, 7 day per week access to their premises.

## **BUILDING HOURS**

Monday - Friday 6:00am - 8:00pm  
Saturday 8:00am - 12:00pm  
Sunday Closed

## **SECURITY**

After hours card access to the two building entrances and Fitness Center are controlled in the Management Office. Elevators are secured from 6:00pm to 6:00am Monday through Friday, and are locked on weekends with code access via the floor indicator panel.

Two security officers are on site 24 hours/7 days. One guard is stationed at the guard desk on the first floor, and the other guard patrols all areas of the buildings and garage.

## **STORAGE**

Storage space for tenant use is located in the underground garage.

## **CONFERENCE FACILITIES**

Conference facilities are located on the fourth floor of Oracle Centre.

## **BIKE STORAGE**

Our new, secure bike storage facility holds over 50 bikes, and includes a restroom and changing room.

## **FITNESS CENTER**

The newly renovated Fitness Center is available to all tenants of Oracle and International Centres, located on the P1 level of the parking garage. Includes weight room, Wellbeats program, new exercise machines, and more.

## **'GREEN' OPTIONS**

■ Oracle & International Centres participate in Hennepin County's recycling and compost program, lowering costs for all tenants

■ Tenants can choose 'day cleaning' - saving electricity, and allowing more direction, better relationships, and better quality of life for cleaners

## **RESTAURANTS**

### **■ RUTH'S CHRIS STEAKHOUSE**

Ruth's Chris, famous for its delicious steaks, lends a special touch to any business meeting, luncheon or happy hour.

### **■ CARIBOU COFFEE**

Providing coffee and baked goods on site from 6:00am to 5:00pm every business day.

### **■ VALENTINO CAFÉ**

Offers by-the-slice pizza, gyros and other tasty items for your lunch on the go.

### **■ DAVE'S DOWNTOWN**

Offers fresh soups, salads, broiled burgers and cold or hot sandwiches.

### **■ CAFÉ PATTEEN**

Offers gourmet coffee, baked goods and light lunch items such as salads and sandwiches in a relaxed café atmosphere.

Catering is available from all restaurants.

### **■ CONVENIENCE STORE**

Billy & Marty's Convenience Store, located on the skyway level, is a perfect place for tenants to pick up a snack, magazine or gift item.

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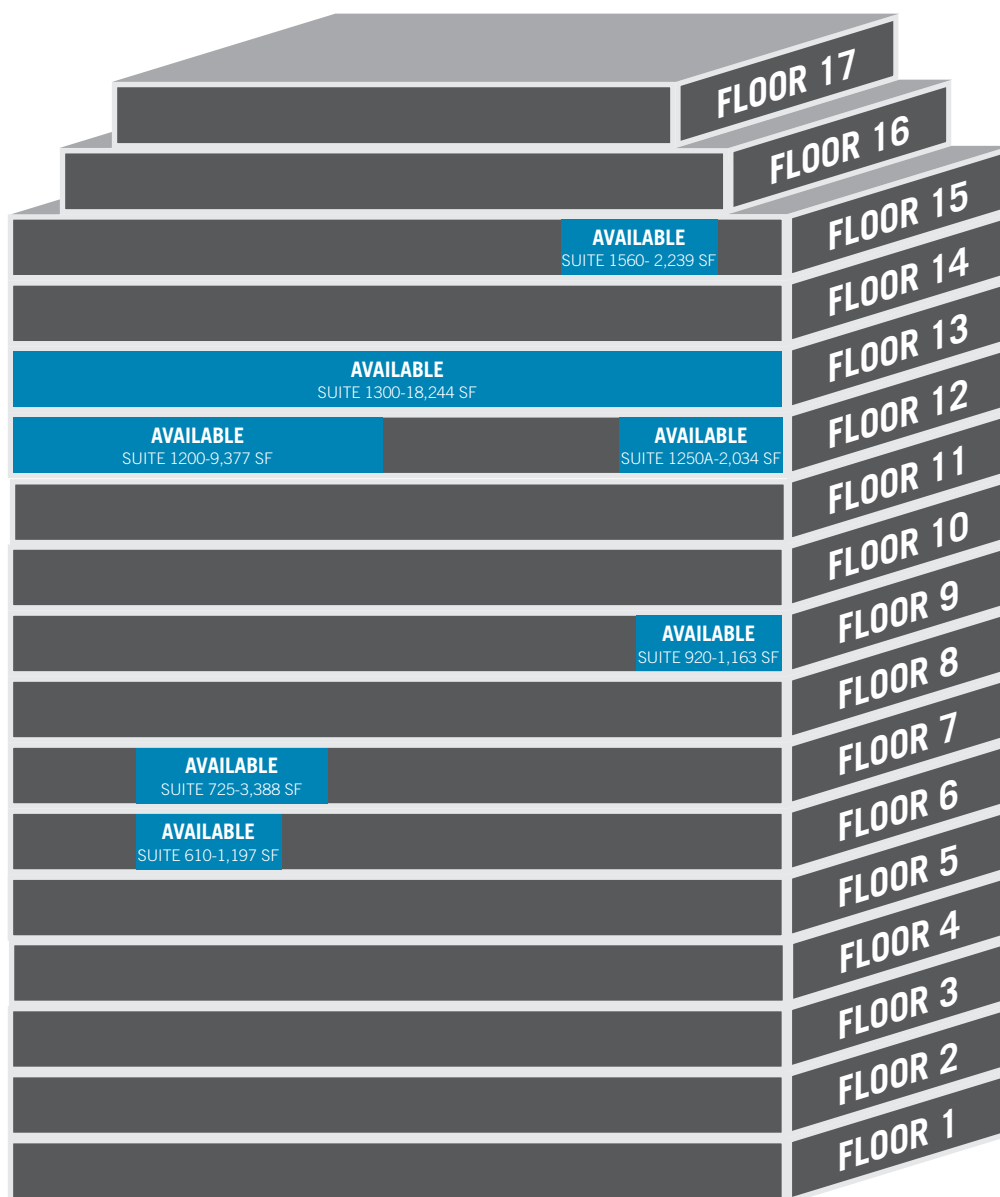
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## INTERNATIONAL CENTRE



 Available  
 Leased

\*PLAN NOT TO SCALE

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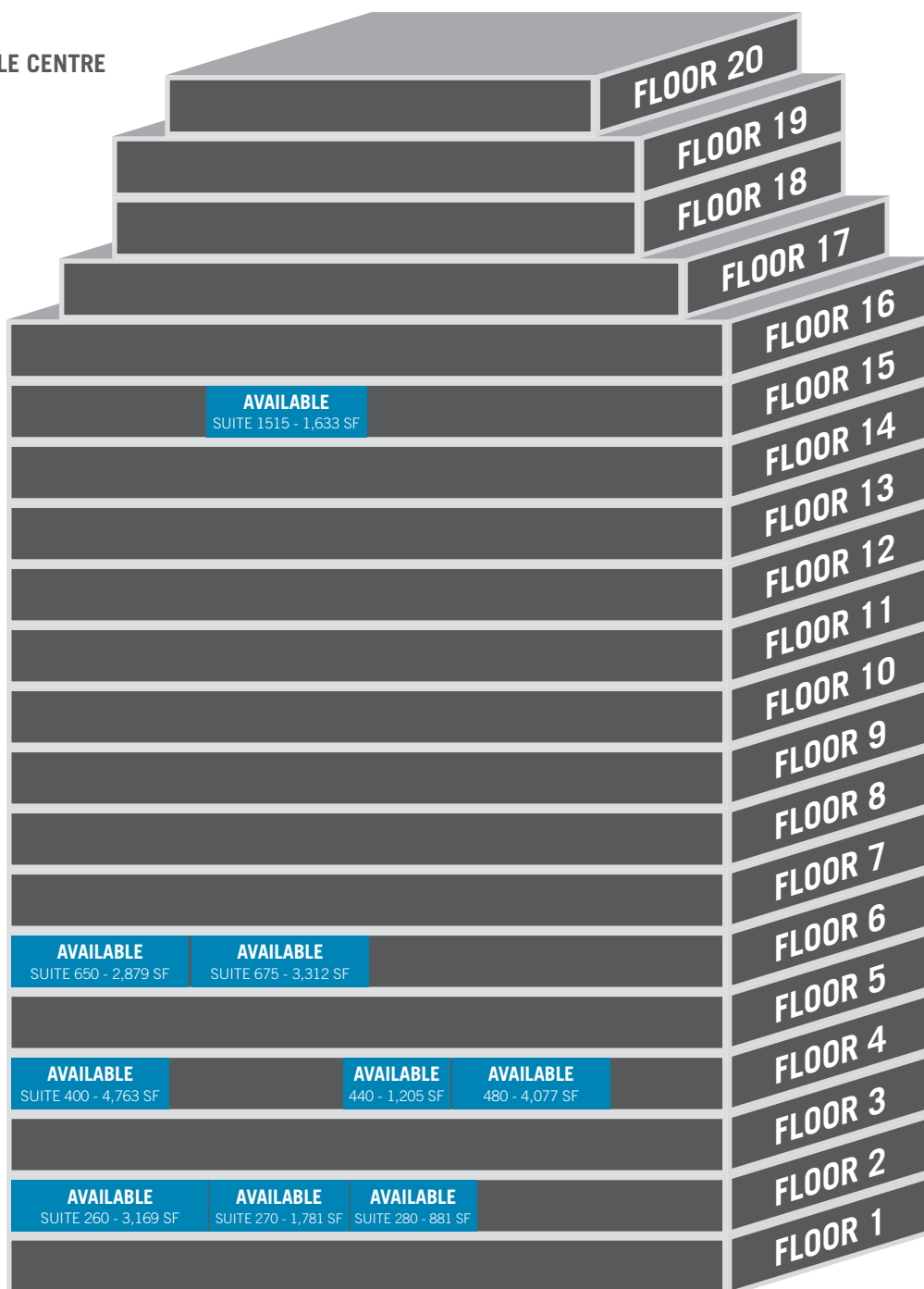
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## ■ (1) ORACLE CENTRE

900 2nd Avenue South  
612-367-8083

Rates: Early Bird (in between 5am and 9am): \$12.00  
Maximum Daily: \$22.00  
Monthly: \$238.00  
Reserved: N/A  
Event: N/A  
Weekends: \$5.00 per entry

## ■ (2) MAR-TEN

921 Marquette Avenue  
612-332-0391

Rates: Early Bird (in by 830am, out by 7pm): \$9.00  
1st 20 minutes: \$2.00  
21 - 40 minutes: \$12.00  
41 - 60 minutes: \$16.00  
Maximum Daily: \$25.00  
Monthly: \$215.00  
Reserved: \$265.00  
Event: N/A  
Weekends/Evenings after 4pm: \$5.00 per entry

## ■ (3) HILTON HOTEL (11TH ST UNDERGROUND)

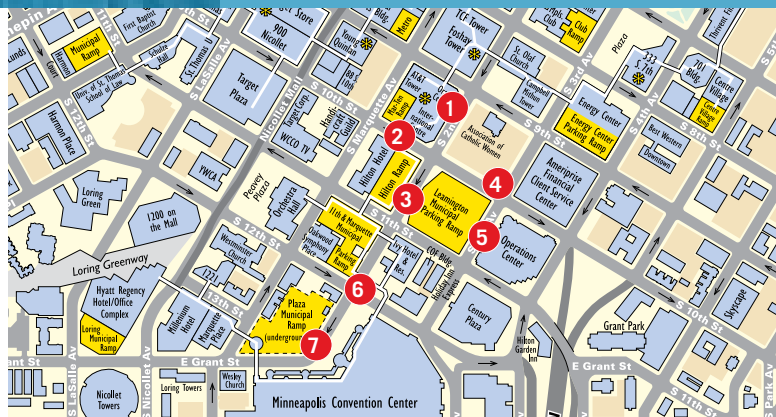
1030 2nd Avenue South  
612-673-9650

Rates: 1st Hour: \$5.00  
Daily: 5-24 hrs: \$14.00  
Monthly: \$175.00  
Reserved: \$235.00  
Event: \$7.00 - \$12.00

## ■ (4) BENSON PARKING

901 2nd Avenue South (parking lot)  
612-371-9444

Rates: 1st Hour: \$1.25  
Daily: 3 1/2 - 12 hours: \$9.00  
Monthly/Reserved: \$165.00  
Event: \$5.00



## ■ (5) LEAMINGTON

220 11th Avenue South  
612-343-7275 (City of Mpls)

Rates: Early Bird (in before 9am): \$7.25 (10 hour limit)  
1st Hour / Additional Hour: \$5.00 / \$1.00  
4 - 12 Hours: \$11.00  
Monthly / Reserved: \$165.00 / \$230.00  
RideShare/Carpool\*: \$99.00/month  
Event: \$6.00 - \$12.00

## ■ (6) 11TH & MARQUETTE (ORCHESTRA HALL)

1111 Marquette Avenue  
612-343-7275 (City of Mpls)

Rates: 1st Hour / Additional Hour: \$5.00 / \$1.00  
4 - 12 Hours: \$11.00  
Monthly / Reserved: \$150.00 / \$215.00  
RideShare/Carpool\*: \$99.00/month  
Event: \$9.00 - \$12.00

## ■ (7) PLAZA

117 South 12th Street  
612-343-7275 (City of Mpls)

Rates: 1st Hour / Additional Hour: \$6.00 / \$2.00  
4 - 12 Hours: \$14.00  
Monthly / Reserved: \$140.00 / \$230.00  
Event: \$10.00 - \$15.00

\* For information on forming carpools to qualify for these rates,  
go to <http://www.commuter-connection.org/>  
NOTE - All parking rates are verified as of June, 2017, may change  
without notice, and are not guaranteed.

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## ■ FROM THE SOUTH

I-35W North onto 5th Avenue South  
5th Avenue South to 9th Street  
West on 9th Street to 2nd Avenue South

## ■ FROM THE EAST

I-94 West to 11th Street Exit  
11th Street to 3rd Avenue South  
North on 3rd Avenue South to 9th Street  
West on 9th Street to 2nd Avenue South

## ■ FROM THE WEST

I-394 East to the 12th Street Exit  
12th Street to 3rd Avenue South  
North on 3rd Avenue South to 9th Street  
West on 9th Street to 2nd Avenue South

## ■ FROM THE NORTH

I-35W South to I-94 West  
I-94 to the 11th Street Exit  
11th Street to 3rd Avenue South  
North on 3rd Avenue South to 9th Street  
West on 9th Street to 2nd Avenue South

\* Parking entry is located on the corner of 2nd Avenue & 9th Street.



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