



# ORACLE CENTRE & INTERNATIONAL CENTRE

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

**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

## FOR MORE INFORMATION

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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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