

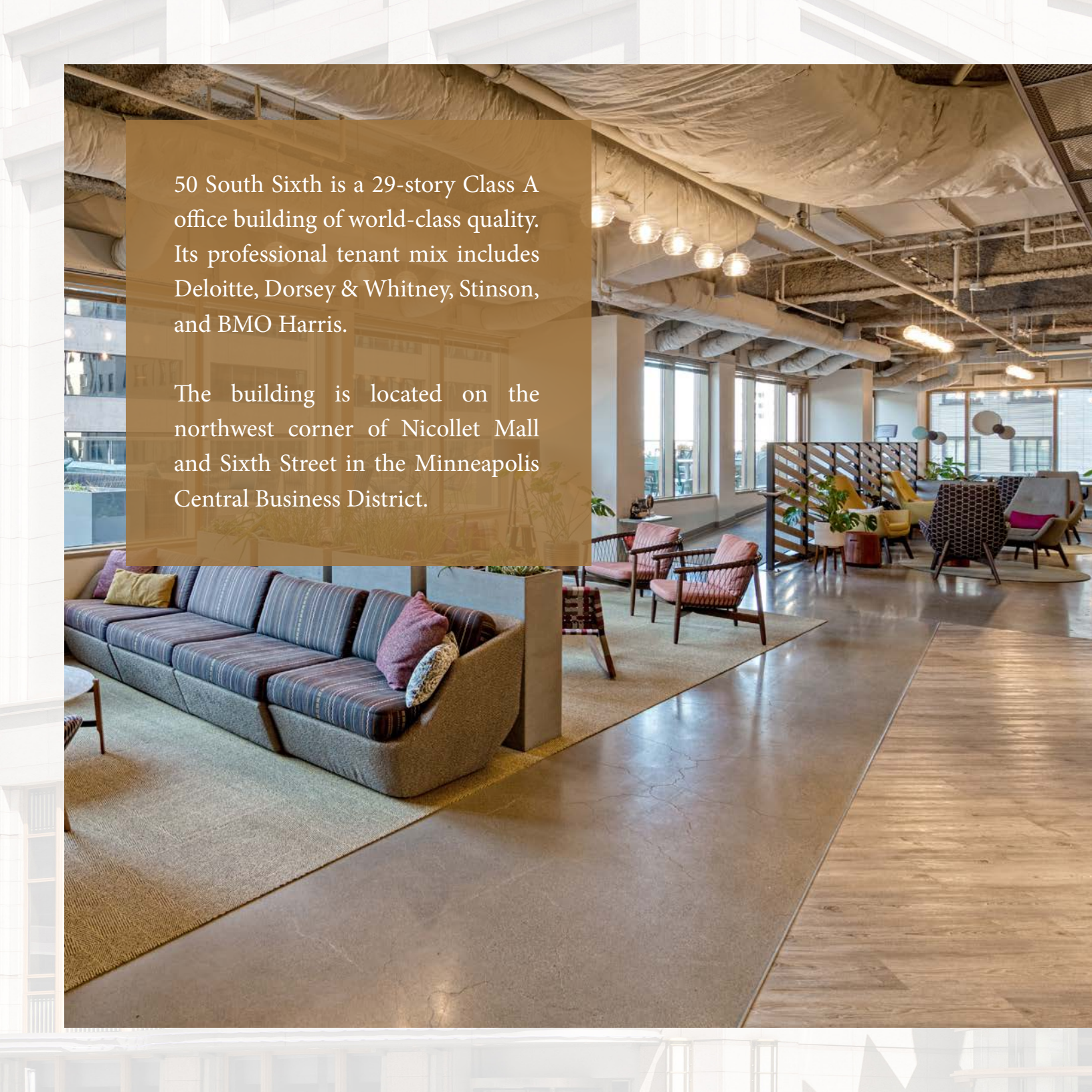


50 SOUTH SIXTH

a mapletree property



CLASS A OFFICE • EXQUISITE AMENITIES • LOCATED IN THE HEART OF NICOLLET MALL

The image shows a bright, modern office space. In the foreground, a large, low-profile sofa with dark blue and grey vertical stripes sits on a light-colored, textured rug. Several colorful throw pillows are scattered on the sofa. To the right, a wooden chair with a pinkish-red seat cushion is visible. The floor is a mix of polished concrete and light wood. In the background, there are more office chairs, some yellow and some grey, and a wooden slat partition. The ceiling is industrial, with exposed pipes and several round pendant lights. Large windows on the right side provide natural light.

50 South Sixth is a 29-story Class A office building of world-class quality. Its professional tenant mix includes Deloitte, Dorsey & Whitney, Stinson, and BMO Harris.

The building is located on the northwest corner of Nicollet Mall and Sixth Street in the Minneapolis Central Business District.



SOPHISTICATED *amenities*
UNMATCHED *convenience*



Connected to the
Minneapolis Skyway
System at Four
Locations



24 Hour Availability
with Controlled Access



Property Manager and
Experience Director
On-Site



On-Site amenities
include: The Oceanaire
Seafood Room, Caribou
Coffee, Chipotle,
Brother's Deli, BMO
Harris Retail Bank, ATM
Machine, Kinderberry
Hill Child Development
Center, and Convenience
Store



Tenant Lounge with an
Outdoor Deck



Located On Bus Line,
One Block from Light
Rail Station



Reserved and
Unreserved Parking
On-Site



State-of-the-art
Conference Center



Bike Storage



Fitness Center



ELEVATING THE CLASS A OFFICE EXPERIENCE


50 SOUTH SIXTH





50 SOUTH SIXTH PROVIDES AN
UNRIVALED OFFICE EXPERIENCE TO
CULTIVATE WORK-LIFE BALANCE
AND MAXIMIZE PRODUCTIVITY



TENANT ACTIVITIES INCLUDE:



Health & wellness
classes and seminars



Complimentary happy
hours in the amenity lounge



Charity and donation drives













Holiday breakfasts and
cocktail parties



Various summer events





-  TARGET CENTER
-  DINING
-  MUSEUM
-  HOTEL
-  DRINKS
-  THEATRE
-  RETAIL
-  COFFEE
-  GOV'T CENTER
-  50 SOUTH SIXTH

CONNECTED TO IT ALL



Steps away from dining,
entertainment and
shopping



Ten minute walk
to Target Field



Abundant
parking options



Directly located on
bus line and one block
from light rail station



Freeway accessibility
via I-394 and I-94

- | | | |
|--------------------------------------|----------------------------------|---------------------------------|
| 01 McCormick & Schmick's | 26 Living Room & Prohibition | 51 Hennepin Co. Public Safety |
| 02 Caribou Coffee | 27 Manny's Steakhouse | 52 City Hall |
| 03 Haskell's Wine Bar & Cafe | 28 Keys Cafe | 53 US District Court |
| 04 Residence Inn | 29 Hen House Eatery | 54 Emery Hotel |
| 05 Potbelly | 30 Ruth's Chris Steak House | 55 Mercury Dining & Rail |
| 06 Zelo | 31 The Local | 56 Museum Louvre It or Leave It |
| 07 Panera Bread | 32 The News Room | 57 Crowne Plaza |
| 08 8th Street Grill | 33 Dakota Jazz Club | 58 The Westin |
| 09 Target | 34 Double Tree Suites | 59 D'Amico & Sons |
| 10 The Capital Grille | 35 Brit's Pub | 60 Oceanaire |
| 11 State Theater | 36 Starbucks | 61 Murray's |
| 12 Skyway theater | 37 Minnesota Orchestra | 62 Lyon's Pub |
| 13 Bombay Palace | 38 Hyatt Regency | 63 Embassy Suites |
| 14 Union Rooftop | 39 Millennium Hotel | 64 The Pourhouse |
| 15 Marriott City Center | 40 On the Plaza | 65 City Works |
| 16 Fogo de Chao | 41 Constantine | 66 Kieran's Irish Pub |
| 17 City Center Shops | 42 Hotel Ivy | 67 Loews |
| 18 Starbucks | 43 Monello | 68 Pantages Theatre |
| 19 Marshalls | 44 Minneapolis Convention Center | 69 Seven Steakhouse & Sushi |
| 20 Walgreens | 45 Hilton Minneapolis | 70 The Depot |
| 21 Gaviidae Common Shops | 46 Caribou Coffee | 71 First Avenue |
| 22 Mission American
Kitchen & Bar | 47 Best Western | 72 Target Center |
| 23 The Marquette Hotel | 48 Hyatt Place | 73 Orpheum Theatre |
| 24 Angel Food Bakery | 49 The Armory | 74 Butcher & The Boar |
| 25 W Minneapolis - The Foshay | 50 Hennepin Co. Gov't Center | 75 Mercy Bar & Dining |



@9 Amenity floor



State-of-the-art conference room



On-Site fitness studio



On-Site fitness center

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