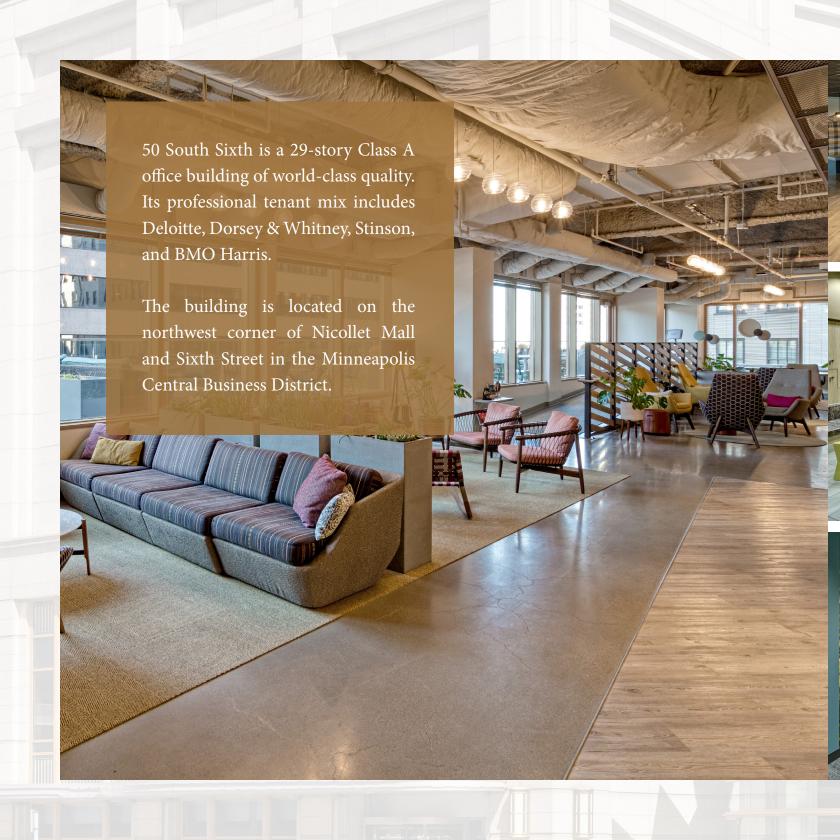


amaple tree property











SOPHISTICATED amenities UNMATCHED convenience







Connected to the Minneapolis Skyway System at Four Locations



Property Manager and Experience Director On-Site



Tenant Lounge with an Outdoor Deck



Located On Bus Line, One Block from Light Rail Station



State-of-the-art Conference Center



Fitness Center



24 Hour Availability with Controlled Access



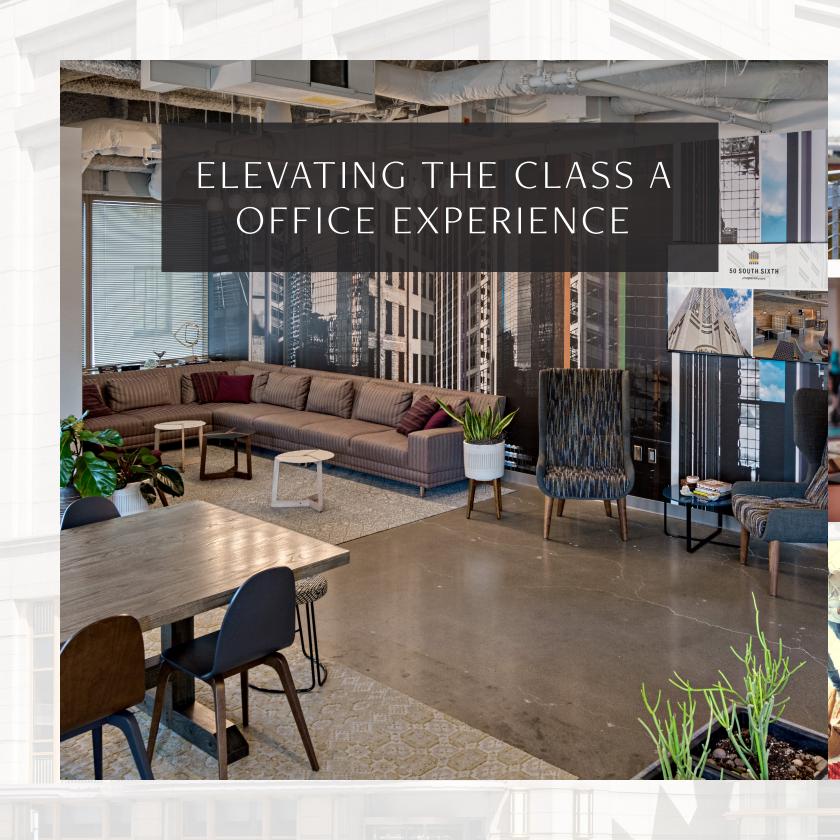
On-Site amenities include: The Oceanaire Seafood Room, Ike's, Caribou Coffee, Chipotle, Brother's Deli, BMO Harris Retail Bank, ATM Machine, Kinderberry Hill Child Development Center, and Convenience Store



Reserved and Unreserved Parking On-Site



Bike Storage









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



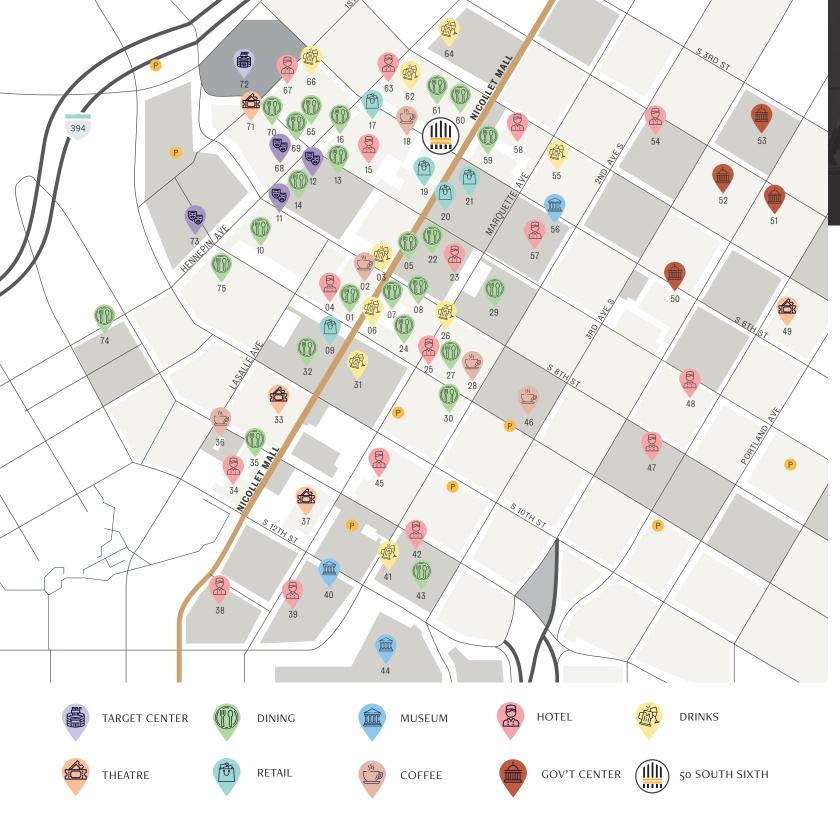
Charity and donation drives



Holiday breakfasts and cocktail parties



Various summer events



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
- 02 Caribou Coffee
- 03 Haskell's Wine Bar & Cafe
- 04 Residence Inn
- 05 Potbelly
- 06 Zelo
- 07 Panera Bread
- 08 8th Street Grill
- 09 Target
- 10 The Capital Grille
- 11 State Theater
- 12 Skyway theater
- 13 Bombay Palace
- 14 Union Rooftop
- 15 Marriott City Center
- 16 Fogo de Chao
- 17 City Center Shops
- 18 Starbucks
- 19 Marshalls
- 20 Walgreens
- 21 Gaviidae Common Shops
- 22 Mission American Kitchen & Bar
- 23 The Marquette Hotel
- 24 Angel Food Bakery
- 25 W Minneapolis The Foshay

- 26 Living Room & Prohibition
- 27 Manny's Steakhouse
- 28 Keys Cafe
- 29 Hen House Eatery
- 30 Ruth's Chris Steak House
- 31 The Local
- 32 The News Room
- 33 Dakota Jazz Club
- 34 Double Tree Suites
- 35 Brit's Pub
- 36 Starbucks
- 37 Minnesota Orchestra
- 38 Hyatt Regency
- 39 Millennium Hotel
- 40 On the Plaza
- 41 Constantine
- 42 Hotel Ivy
- 43 Monello
- 44 Minneapolis Convention Center
- 45 Hilton Minneapolis
- 46 Caribou Coffee
- 47 Best Western
- 48 Hyatt Place
- 49 The Armory
- 50 Hennepin Co. Gov't Center

- 51 Hennepin Co. Public Safety
- 52 City Hall
- 53 US District Court
- 54 Emery Hotel
- 55 Mercury Dining & Rail
- 56 Museum Louvre It or Leave It
- 57 Crowne Plaza
- 58 The Westin
- 59 D'Amico & Sons
- 60 Oceanaire
- 61 Murray's
- 62 Lyon's Pub
- 63 Embassy Suites
- 64 The Pourhouse
- 65 City Works
- 66 Kieran's Irish Pub
- 67 Loews
- 68 Pantages Theatre
- 69 Seven Steakhouse & Sushi
- 70 The Depot
- 71 First Avenue
- 72 Target Center
- 73 Orpheum Theatre
- 74 Butcher & The Boar
- 75 Mercy Bar & Dining









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mapletree

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.