




50 SOUTH SIXTH

a maple^{tree} property



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

A photograph of a modern office interior. In the foreground, a large, low-profile sofa with a blue and white striped pattern sits on a light-colored rug. To the right, several wooden chairs with pink upholstery are arranged. The ceiling is exposed, showing pipes and several spherical pendant lights. Large windows in the background provide natural light. A semi-transparent text box is overlaid on the left side of the image.

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



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

ELEVATING THE CLASS A OFFICE EXPERIENCE


50 SOUTH SIXTH
a magis office





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
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



@9 Amenity floor



State-of-the-art conference room



On-Site fitness studio



On-Site fitness center

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Leasing & Management by:



Owned by:

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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.