

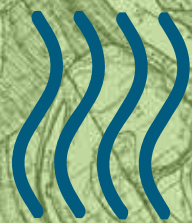
NOVA

1999 North Washington



Gensler

NEWMARK



NOVA

Innovation @RiverNorth

NOVA

1 THE OPPORTUNITY

3 THE CURRENT BUILDING

7 THE NEIGHBORHOOD

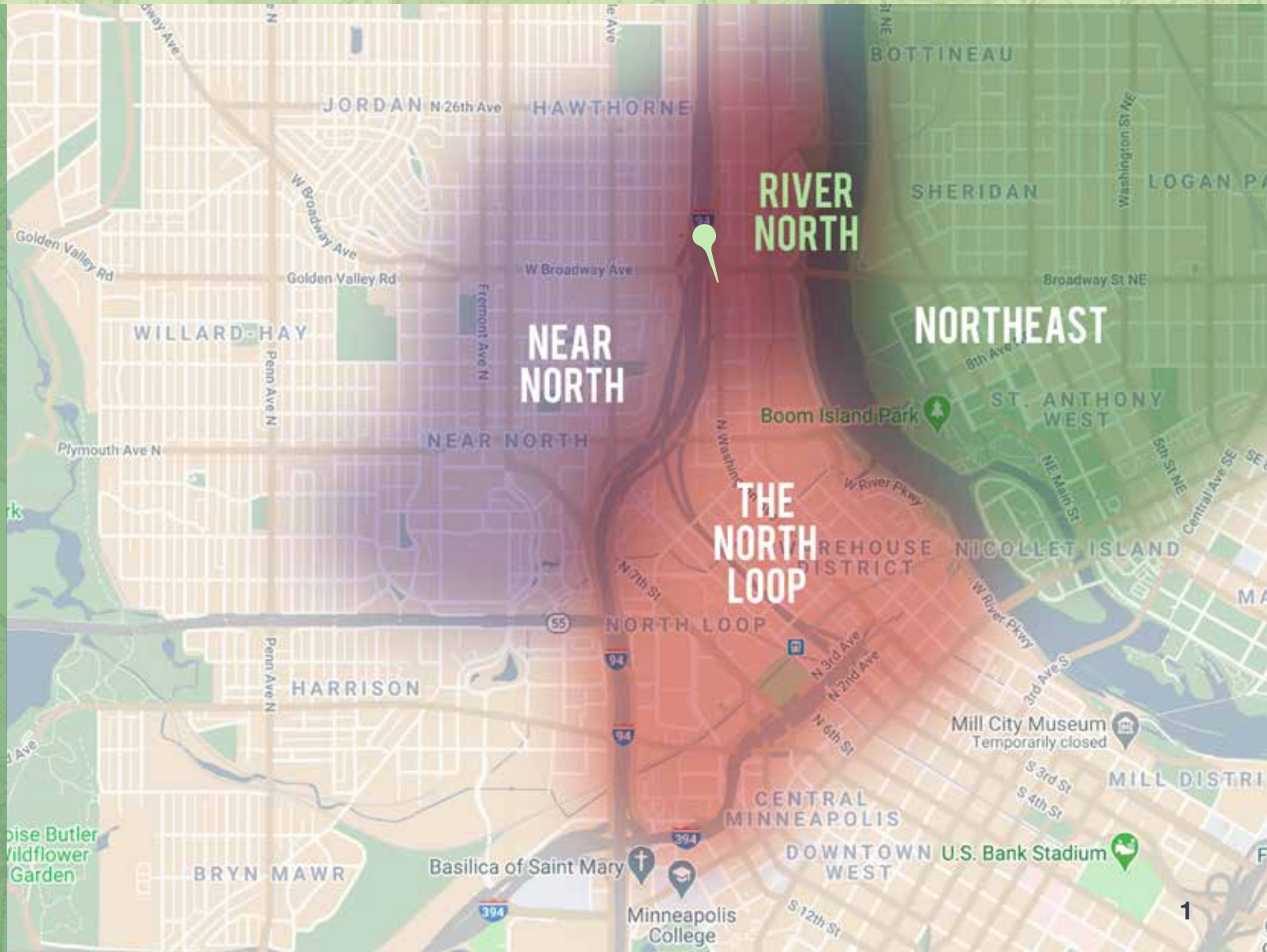
10 TRANSPORTATION

12 MINNEAPOLIS - ST. PAUL



Washington & Broadway is an exceedingly rare opportunity to be at the forefront of imagining a new neighborhood. We call it **RiverNorth**.

THE RIVER HAS
INSPIRED MANY
AN EXPLORATORY
JOURNEY, AND
SHAPES OUR OWN
EXPLORATION OF
INNOVATIVE
URBAN SPACE.



NOVA

**WE ARE A PLACE FOR THE INNOVATORS,
FOR THE BIG THINKERS.**

**WE SEEK THOSE WHO DELIGHT IN
BEING THE FIRST, WHO CREATE NEW
PRECEDENTS RATHER THAN FOLLOW
THE OLD.**

**OUR IDEALS: INCLUSIVITY, DIVERSITY,
A FOCUS ON HEALTH — PERSONAL AND
WORKPLACE, MENTAL AND PHYSICAL.**

**WITH THESE IDEALS WE SEEK TO
CREATE A COMMUNITY OF CHANGE.**

Innovation @RiverNorth





1999 IN WASHINGTON



Class A



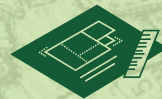
Systems and construction to accommodate office, tech, labs and production



10 Stories



Parking Stalls: 600



Building Size: 180,000 SF



Typical Floor: 30,000 SF



Market-leading outdoor green space





AIR

- Independent horizontally configured HVAC systems featuring increased air exchange rates, humidity control, and economizing mode
- Operational windows in every floor and suite
- Filtering capability to accommodate clean rooms



WATER

- Access to touchless drinking water stations
- Water features for stress relief
- Multiple plumbing access points



NOURISHMENT

- Rooftop gardens for individuals/tenant groups



LIGHT

- Tons of natural daylight
- Circadian lighting controls
- Glare control



COMFORT

- Individual Temperature Controls
- Safe keeping features such as distributed entries, destination dispatched elevators and social distancing rest facilities – all touchless
- Lobby and reception areas with thermal screening, holding space and flexibly prepared for health safety events
- Fully automated, touchless parking and security systems



MIND

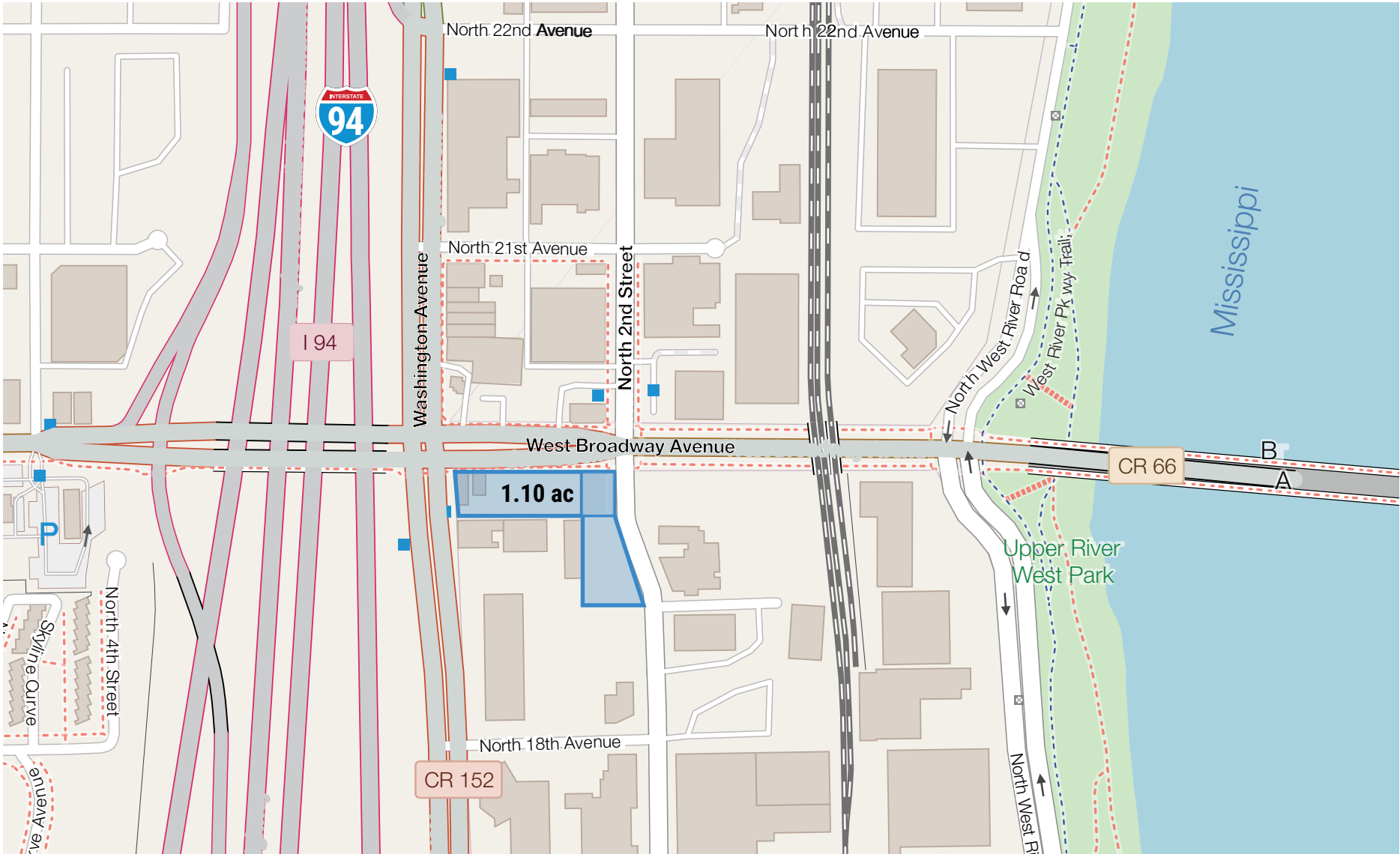
- Extraordinary green spaces at mezzanine at rooftop with a solar covered canopy
- Individual green outdoor space on every floor



FITNESS

- Miles of riverfront trail access steps away
- Visible, secure bike facilities with touchless handwashing, showers, and digital lockers
- State of the Art fitness facility

THE SITE



THE NEIGHBORHOOD



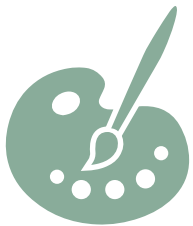
FASTEST-GROWING NEIGHBORHOOD, GROWING FROM 1,500 RESIDENTS IN 2000 TO 5,760 IN 2017



MEDIAN AGE 31 WITH 84% OF RESIDENTS BETWEEN AGES 18-64



RANKED 3RD BEST STATE FOR MILLENNIALS BY WALLETHUB



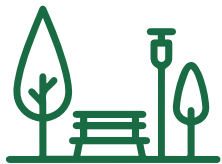
RANKED #5 IN THE NATION FOR DENSITY OF ARTISTIC AND CULTURAL CREATIVES



RATED BEST BIKING CITY BY BIKE SCORE, AND #3 BICYCLING CITY BY BICYCLING MAGAZINE



TARGET FIELD STATION SERVES THE METRO BLUE AND GREEN LINES AND NORTHSTAR COMMUTER RAIL



28 PARKS AND TRAILS WITHIN TWO MILES



OVER 70 RESTAURANTS AND COFFEE SHOPS



25 BREWERIES AND TAPROOMS



The Evolution of RiverNorth

During the past decade, the RiverNorth neighborhoods have experienced explosive growth.

The North Loop's catalytic transformation of old warehouses along Washington Avenue into housing kick started the interest in living downtown. Today, the neighborhood is home to over 3,000 residential units, Whole Foods, tap rooms, nationally recognized restaurants, fashionable boutiques, and more than 600,000 square feet of new office space.

Northeast Minneapolis is an embodiment of old meets new. New businesses open next to historic shops while neighborhoods offer old and new residents a place to call home. Northeast boasts the historic Grain Belt Brewery complex, award-winning restaurants like Young Joni, vintage dive bars, river-view patios, and the amazing Northeast Arts District that showcases the talents of over 400 local artists.

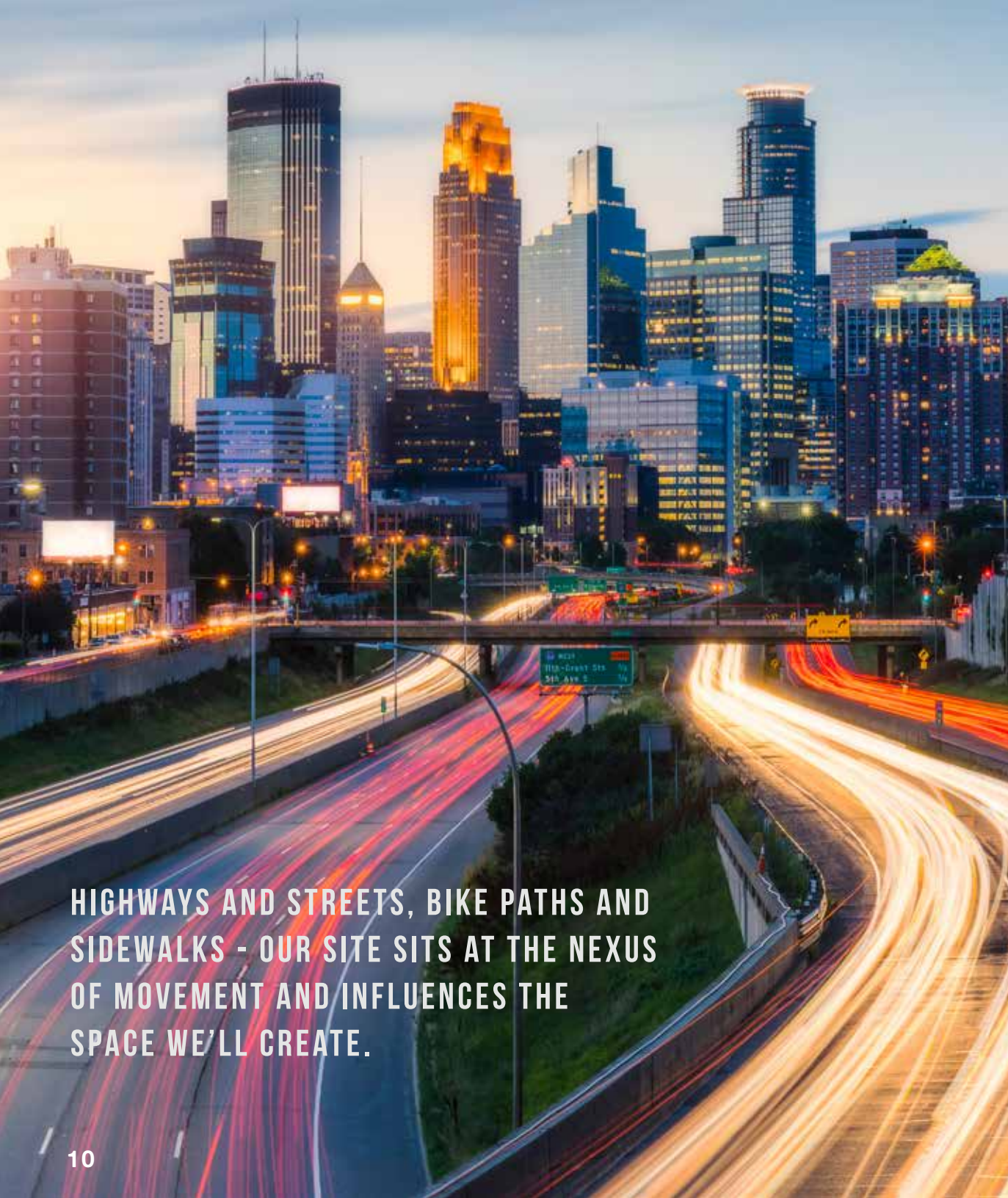




Northside/Near North is one of Minneapolis' most diverse neighborhoods. Prince spent some formative years in this area. Local businesses like Juxtaposition Arts, the Capri Theater and Sammy's Avenue Eatery are bringing new life and energy to the area with a focus on community-led growth and innovation.

All three neighborhoods have coalesced into a new urban gateway; **RiverNorth**. A community where desirability and connectivity have united. Lundstrum Performing Arts, Pries Brewing, and Coloplast's North American Headquarters all blend seamlessly with existing businesses like Vogel Paints and Garelick Steel. Target Field and the adjacent Target Station multi-modal transit hub nearby; make **RiverNorth** the ideal place to live, work and play.





HIGHWAYS AND STREETS, BIKE PATHS AND SIDEWALKS - OUR SITE SITS AT THE NEXUS OF MOVEMENT AND INFLUENCES THE SPACE WE'LL CREATE.

HOW PEOPLE OF MINNEAPOLIS COMMUTE TO WORK



Drive Alone

61%



Public Transit

13%



Carpool

9%



Walk

7%



Bike

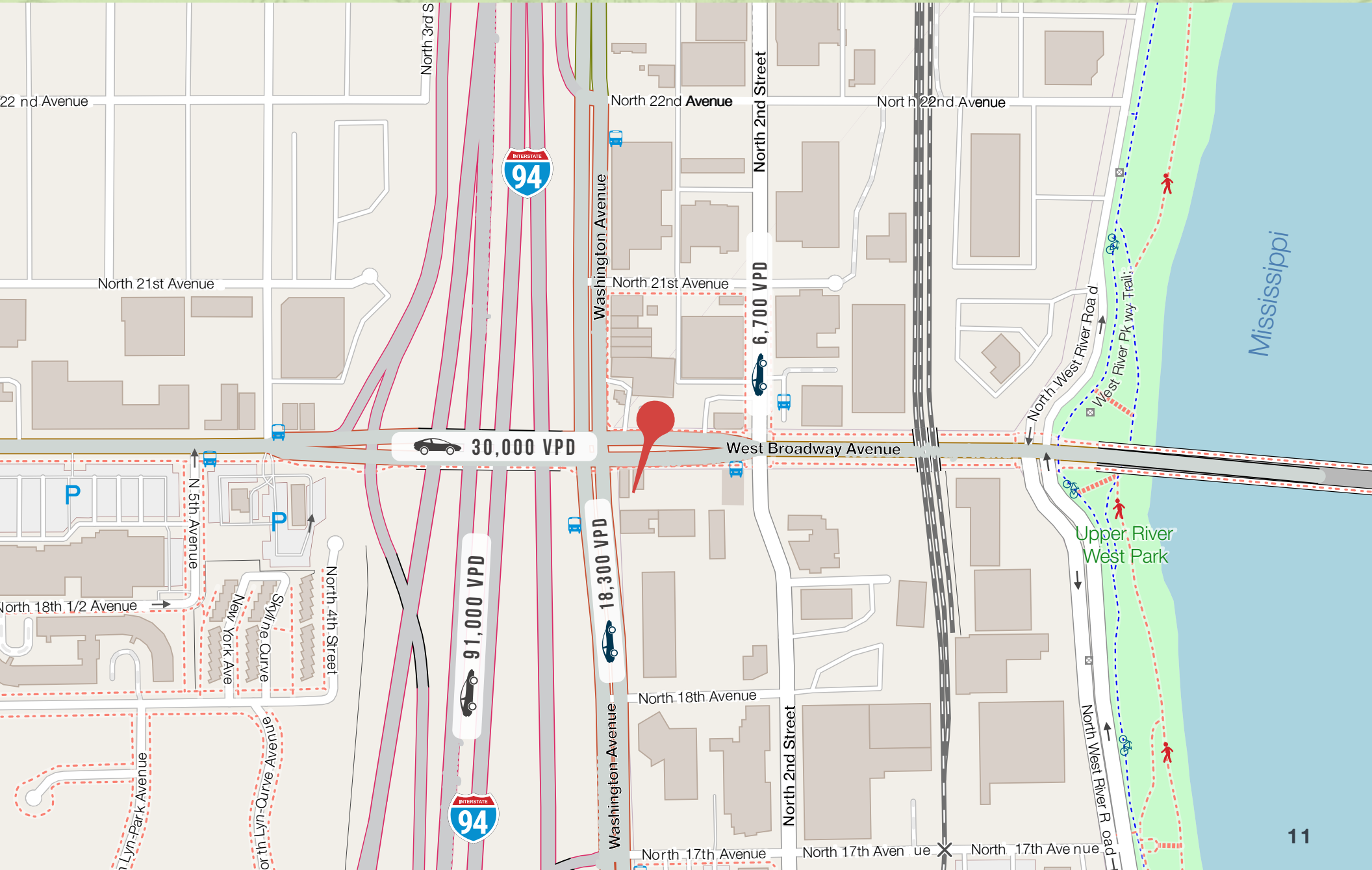
5%



Other

5%

TRAFFIC COUNTS



MINNEAPOLIS - ST. PAUL



#3 METRO AREA
for quality of life

9TH BEST METRO
AREA FOR STEM
PROFESSIONALS



4.6%-5 YEAR
labor growth rate

#1 TECH JOB
GROWTH



2ND in U.S. for **HIGHEST**
MEDIAN EARNINGS for
FEMALE EMPLOYEES

#3 IN THE NATION
as best market for
startups



TOP 10 BEST
job market in the U.S.

6TH BEST
infrastructure



#1 PARK SYSTEM
IN THE U.S.

10TH MOST
Economically Diverse



MORE THEATER SEATS PER
CAPITA than any other
U.S. city outside of NYC

Leads the nation in
VOLUNTEERISM &
CIVIC ENGAGEMENT

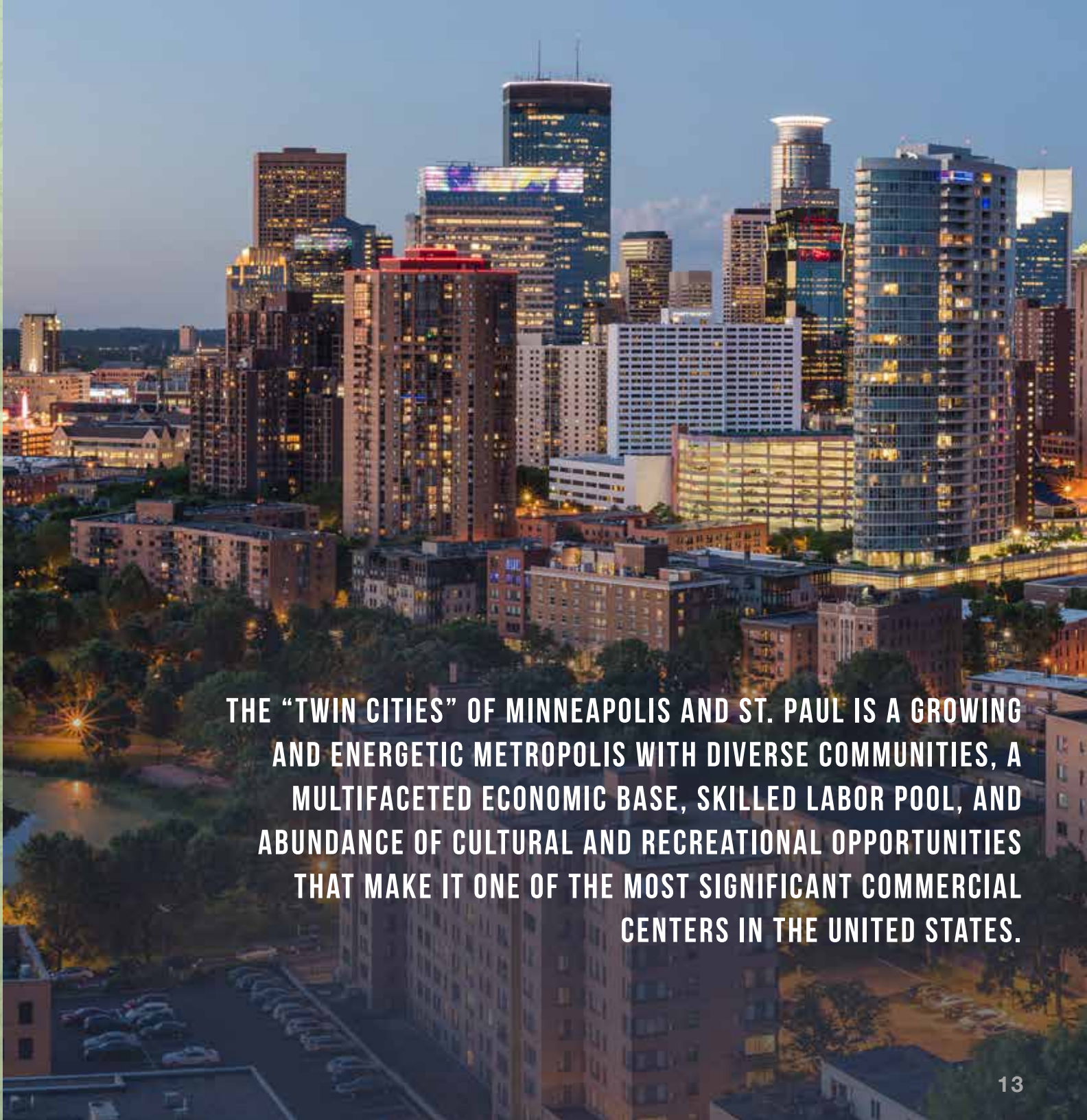


#1 STATE
for business by CNBC

3.3%
UNEMPLOYMENT RATE



HEALTHIEST CITY
with plenty of doctors per
capita and access to hospitals



THE “TWIN CITIES” OF MINNEAPOLIS AND ST. PAUL IS A GROWING AND ENERGETIC METROPOLIS WITH DIVERSE COMMUNITIES, A MULTIFACETED ECONOMIC BASE, SKILLED LABOR POOL, AND ABUNDANCE OF CULTURAL AND RECREATIONAL OPPORTUNITIES THAT MAKE IT ONE OF THE MOST SIGNIFICANT COMMERCIAL CENTERS IN THE UNITED STATES.



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NEWMARK