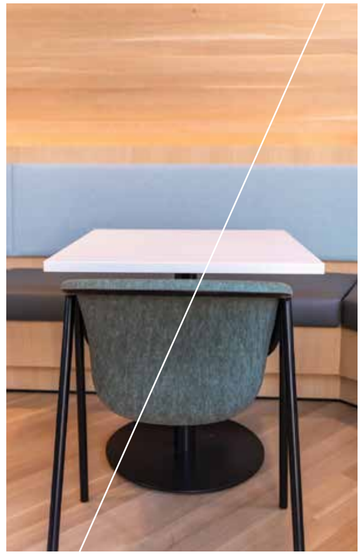

GET
THERE
FROM
HERE.
901 MARQUETTE











Here you are.

WELCOME TO THE CENTER OF ALL THINGS CONVENIENT, PRODUCTIVE AND ENERGIZING. 901 MARQUETTE REIMAGINES WHAT AN OFFICE TOWER CAN BE.

When you are here, we are here for you. 901 Marquette is centered at the heart of business, and specifically designed to meet the needs of today's modern workforce...you.

Our community is rich with amenities both onsite and in the neighborhood around us. From the fireplace lounge to the coffee bar; the fitness center to the conference center; we strive to bring inspiration and connection to all our tenants.

Community • Amenities • Location
You are in the heart of it all.

24/7/365

JUST FOOTSTEPS AWAY FROM WORK, PLAY, AND EVERYTHING IN BETWEEN.

Downtown Minneapolis is the home to more than 218,000 employees, 51,000 residents and is part of a community that welcomes more than 30 million visitors annually. There's an extraordinary experience for everyone right at our doorstep (and skyway!).

















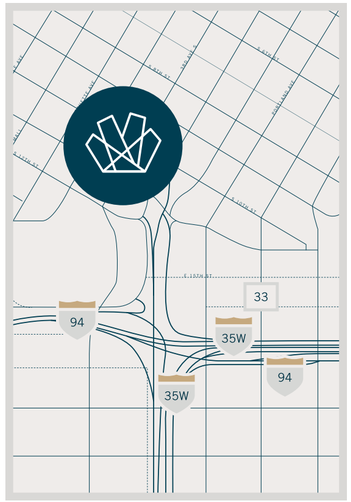
Here we are.

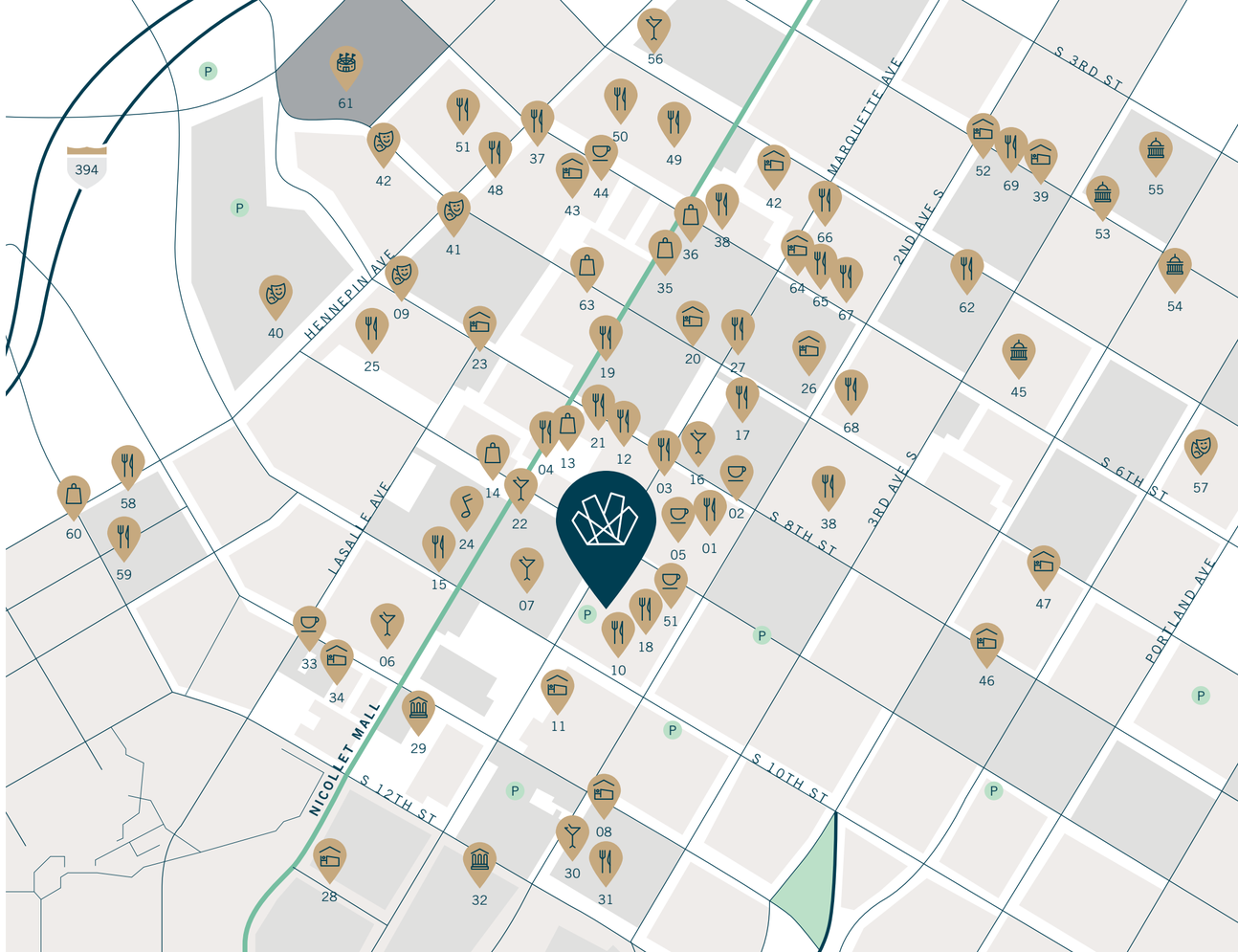
The heart of downtown

01 Manny's Steakhouse
02 Keys at the Foshay
03 Prohibition Bar
04 Zelo
05 Gray Fox Coffee & Wine Bar
06 Brits Pub
07 The Local
08 Hotel Ivy
09 State Theatre
10 Ruth's Chris Steakhouse
11 Hilton
12 8th Street Grill
13 Panera Bread
14 Target
15 The News Room
16 Living Room
17 Hen House Eatery
18 Jacques
19 Potbelly
20 Marquette Hotel
21 McCormick & Schmick's
22 Haskells' Wine Bar & Cafe
23 Residence Inn by Marriott
24 Dakota Jazz Club
25 Crave American & Sushi Bar
26 Hotel Indigo
27 Star Bar
28 Millenium Hotel MPLS
29 Minnesota Orchestra
30 Constantine
31 Monello
32 On the Plaza
33 Starbucks
34 Double Tree Suites by Hilton
35 Walgreens
36 Gaviidae Common
37 Tom's Watch Bar
38 Five Guys
39 Emery Autograph Hotel
40 Orpheum Theatre
41 Skyway Theatre
42 Westin
43 Marriott City Center
44 Starbucks
45 Hennepin County Government Center
46 Best Western
47 Hyatt Place
48 Fogo de Chao
49 Oceanaire Seafood Room
50 Murray's
51 City Works
52 The Hotel Minneapolis
53 Minneapolis City Council
54 Hennepin County Public Safety Facility
55 US District Court
56 The Pourhouse
57 The Armory
58 The Butcher's Table
59 Buca de Beppo Italian
60 Lunds & Byerlys
61 Target Center
62 Green and the Grain
63 Dayton's Project Food & Shopping
64 Rand Tower Hotel
65 Blondette
66 Bar Rufus
67 Miaou Miaou
68 Hyatt Centric
69 Giulia

Easy come, easy go

901 Marquette's prime downtown location offers a stress-free commute to and from the building with quick freeway access and ample parking facilities in between.





Never out of site.

WE ARE FULLY EQUIPPED WITH THE PREMIUM AMENITIES, SERVICES AND EXCEPTIONAL PEOPLE TO MEET YOUR NEEDS.

There is a buzz at 901 Marquette, and it's more than the caffeine coming from Gray Fox Coffee. We provide comfortable lounges, meeting areas, and community spaces throughout our first floor and skyway levels to bring our tenants and neighbors together – encouraging interaction and building an energy at 901 Marquette unlike any other building downtown. When we make a good impression, so do you.

Fitness Center

Our fully staffed, private health club is open five days a week, offering fitness assessments, personal training, group classes, massage therapy, and fully equipped locker rooms.

Gray Fox

Our first floor coffee bar serving exceptional-tasting, organic fair-trade coffee, and locally made pastries.

Tenant Engagement

From providing a variety of events that get you away from your desk, to assisting with planning your company's event - there's no task too large or too small. Our dedicated management staff is here to help.

Conference Facilities

Our state-of-the-art audio/video and teleconferencing technology will ensure you wow your presentation audience. From two to 120, we can handle it.

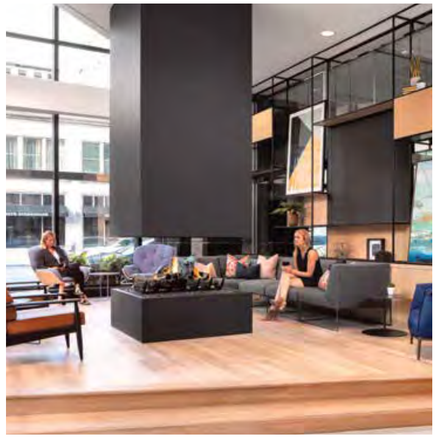
Bike Storage

A variety of options are available for bike commuters, including two bike rooms, bike lockers, & fix it stations.

Lounge

901 Marquette's first floor includes several lounge seating areas, a fireplace, and free WiFi. Perfect for casual meetings, head down space, or company gatherings.

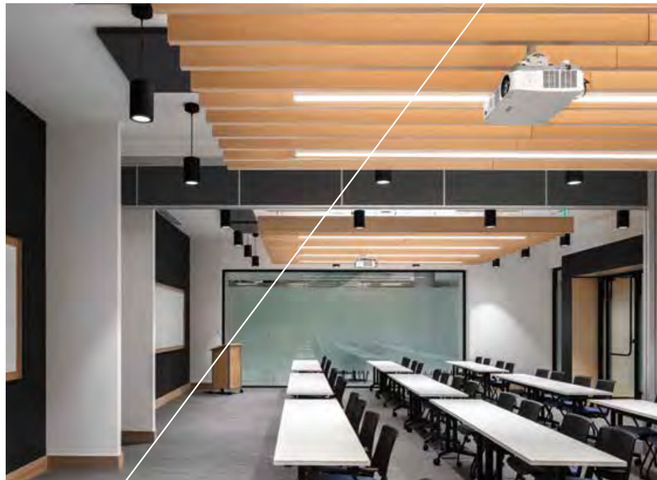












Plan to prosper.

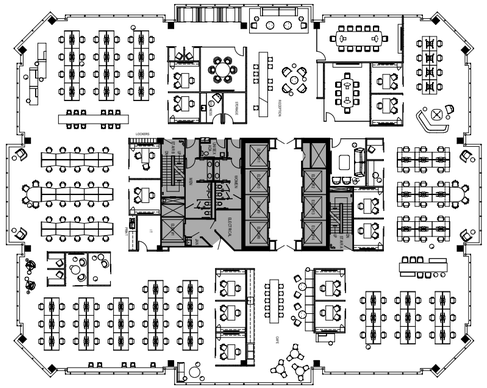
CONNECT TO THE CITY AND EACH OTHER WITH SMART, COLUMN-FREE AND LIGHT ABUNDANT SPACES.

Options & Opportunity

Our full floors can be built-out for both wide-open plans and private office layouts, and everything in-between.

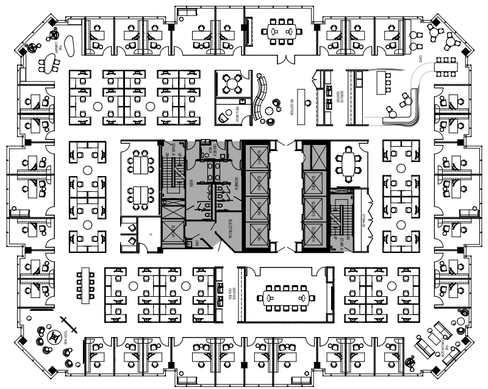
120 SF/ Employee

145 Employees
132 Workstations
13 Offices
4 Meeting Rooms
15 Breakout Areas
8 Focus Rooms
80 Touchdown Seats



206 SF/ Employee

84 Employees
52 Workstations
32 Offices
5 Meeting Rooms
6 Breakout Areas
2 Focus Rooms
1 Wellness Room
45 Touchdown Seats
2 Service Centers









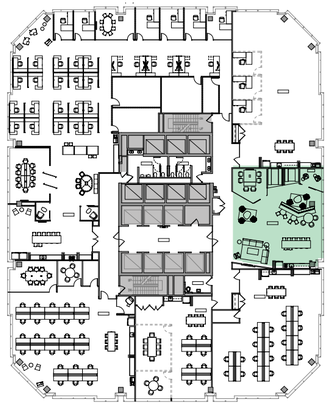




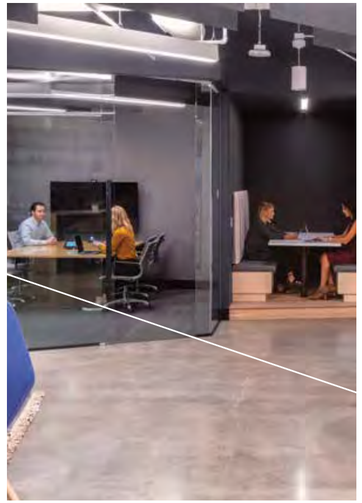
Flexibility, for the win.

OUR FLEX FLOORS ARE DESIGNED TO CATER TO THE NEEDS OF COMPANIES WITH EVOLVING SPACE NEEDS.

These floors allow tenants to reduce dedicated leased space by sharing collaboration areas with other tenants on the floor. Dedicated suites are designed to focus on individual work spaces, workstations, and offices while the shared lounge area provides conference rooms, booth seating, high top meeting tables, and other collaboration areas. The Flex Floors enable companies the ability to maximize their leased space, without trading the comforts of modern workplace design.















Situate yourself for success.

WE'VE POSITIONED OURSELVES, BOTH GEOGRAPHICALLY AND PHILOSOPHICALLY, TO HELP YOU SUCCEED.

Sustainability

Happier healthier employees are more productive employees. It's just a fact! Better indoor air quality through environmentally friendly cleaning and maintenance practices – just one of the many happier and healthier practices we've incorporated as a part of 901 Marquette's sustainability strategy. Lower energy bills, lower water bills, great recycling program, better air and less chemicals all around.

Awards & Recognition

LEED Gold Certified Since 2011
Energy Star Rated 83
BOMA 360 Certified Since 2012
WELL Certified
TOBY Awards
Local & Regional 2015, 2016, 2019
International 2019

Building Details

Building Address:
901 Marquette Ave S Minneapolis MN 55402

Building size: 610,154 rsf

Floors: 33

Year built/renovated: 1991/2018

Parking: 1 Stall/4,400 SF Leased.

HVAC: The HVAC system is Climate Master water to air Electro-Hydronic heat pumps. Each zone is individually controlled and is approximately 1,300 square feet.

Telecommunications, High-Speed Internet, & Fiber: Telephone/data wire runs up the risers to telephone rooms on each floor. Building approved providers include:

- Comcast
- Allstream
- CenturyLink
- Verizon
- Cogent
- Zayo
- Supranet

Entry

Welcoming and accessible for you and your visitors.

Public Access
Monday-Friday 6:00 a.m • 6:00 p.m
Saturday-Sunday 6:00 a.m • 1:00 p.m

Elevator Turnstiles
Tenants have 24 hour elevator access via secured turnstiles. Guests have access through our visitor management system.

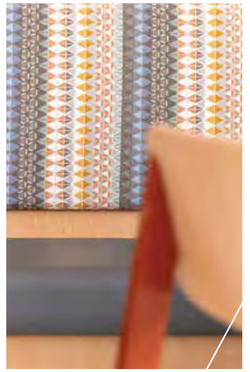
Parking: Underground parking ramp with 400 spaces. Within just two blocks are a total of 4,800 additional parking spaces.

Access: A card-key system allows after-hours access 24/7/365 to the building and elevators.

Security: Security personnel are onsite around the clock. The parking ramp, elevators and public areas are monitored by digital closed-circuit television.







Our Team

Our collaborators working well to help you work better.

Building Management
Ryan Companies US, Inc., a nationally recognized developer, design-builder and real estate manager, has specialized in fully integrated solutions for more than 80 years. Ryan builds lasting relationships with a project delivery model based on full–service customized solutions and total collaboration.

Ownership
ASB Real Estate Investments (ASB), a division of ASB Capital Management, LLC, is a leading US real estate investment management firm with more than $7.8 billion* in gross assets under management from over 340 institutional clients. Headquartered in the Washington DC area, ASB invests in major urban markets across the United States, concentrating in office, multifamily, retail and industrial properties.

For more information about the company, visit www.asbrealestate.com.

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55402

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