



# U.S. BANCORP CENTER





# Newly Renovated Trophy Office







## AWARD-WINNING OFFICE SPACE IN THE HEART OF THE MINNEAPOLIS CENTRAL BUSINESS DISTRICT

U.S. Bancorp Center is located at the main & main intersections of 8th St. and Nicollet Mall in the center of the Minneapolis CBD. It has multiple skyway connections giving tenants easy access to everything Minneapolis has to offer. As an Energy Star Partner of the Year, TOBY International award winning building, and managed and owned debt-free by Piedmont Office Realty Trust, U.S. Bancorp Center offers a first-class tenant experience.







An Elevated,  
Hospitality-  
Infused  
Office  
Experience







- Skyway connected in three directions
- All-tenant access to newly constructed penthouse amenities
- Conference rooms with technology available for groups of 2-100 by reservation and tech concierge
- 20 ft. ceilings and floor to ceiling windows provide expansive views from the penthouse tenant lounge
- 337-stall, secured, well maintained parking ramp with controlled temperature
- Underground parking available - monthly and hourly
- Modern fitness center with group exercise space, towel service, locker rooms & showers
- Bike storage, locker and shower facilities located in the building
- Best-in-class tenant engagement program delivers unparalleled work environment
- Game room with golf simulator
- On-site management by Piedmont Office Management, LLC
- 24-hour on-site security with controlled access to loading dock

# Prime Retailers On-Site

U.S. Bancorp Center is home to the prestigious seafood restaurant 801 Fish. In 2025, the building will welcome additional food and beverage options, including Mother Dough, Nicollet Grille, and La Botana, revitalizing the Minneapolis skyway and offering an unmatched variety of dining and coffee experiences.

801 | 

**LA BOTANA**  
STREETCARTERS (BY)



**NICOLLET**  
GRILLE

downtown eyes  
MINNEAPOLIS



## LOCATED IN THE HEART OF DOWNTOWN MINNEAPOLIS

Situated along Minneapolis' bustling Nicollet Mall at 8th Street, U.S. Bancorp Center really is at the center of it all. Tenants and clients are steps away from numerous shopping, dining and entertainment options.

### Restaurants

- 01 **801 Fish (On-Site)**
- 02 Subway
- 03 Green + The Grain
- 04 CRAVE American Kitchen
- 05 The Capital Grille
- 06 The News Room
- 07 Barrio
- 08 Zelo
- 09 Hell's Kitchen
- 10 801 Chophouse
- 11 8th Street Grill
- 12 noa Minneapolis
- 13 Roti Mediterranean
- 14 Union Rooftop
- 15 Ruth Chris Steak House
- 16 Dave's Downtown
- 17 Manny's Steakhouse
- 18 Hen House Eatery
- 19 Vellee Deli
- 20 Fhima's Minneapolis
- 21 Fogo de Chao
- 22 Blondette
- 23 BANK Restaurant
- 24 Oceanaire
- 25 Murray's
- 26 Devil's Advocate

### Coffee Shops

- 01 Starbucks
- 02 People's Organic Cafe
- 03 Gray Fox Coffee
- 04 Keys at the Foshay
- 05 Vitality Roasting
- 06 Caribou Coffee
- 07 Mother Dough Bakery
- 08 Spyhouse Coffee

### Bars/Breweries

- 01 The Local
- 02 Prohibition Bar
- 03 Living Room
- 04 The Marquette Lounge
- 05 Tom's Watch Bar
- 06 Lyon's Pub
- 07 Kieran's Irish Pub
- 08 The Depot Tavern
- 09 Brit's Pub
- 10 Six15 Bar & Lounge
- 11 Bar Rufus
- 12 Finnegans Brew Co.

### Shopping

- 01 Target
- 02 Gaviidae Common Shops
- 03 Walgreens
- 04 City Center Shops
- 05 Lunds & Byerlys

### Theatres/ Event Venues

- 01 Bad Axe Throwing
- 02 Skyway Theatre
- 03 Pantages Theatre
- 04 First Avenue
- 05 State Theatre
- 06 Orpheum Theatre
- 07 Dakota Jazz Club
- 08 Minnesota Orchestra

### Stadiums

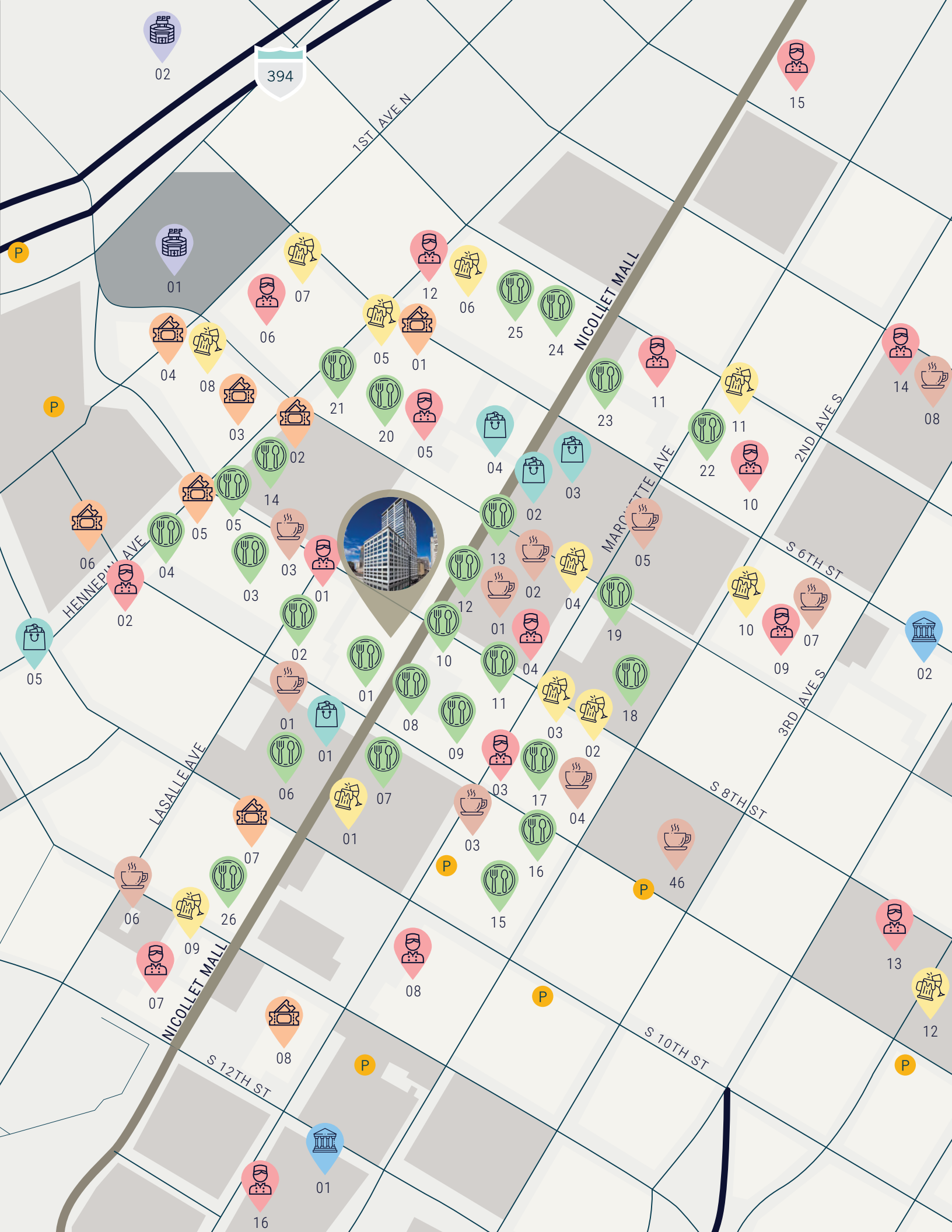
- 01 Target Center
- 02 Target Field

### Hotels

- 01 Residence Inn
- 02 The Chambers Hotel
- 03 W Minneapolis - The Foshay
- 04 The Marquette Hotel
- 05 Marriott City Center
- 06 Loews Minneapolis
- 07 Double Tree Suites
- 08 Hilton Minneapolis
- 09 Hyatt Centric Downtown
- 10 Rand Tower Hotel
- 11 The Westin
- 12 Embassy Suites
- 13 Best Western
- 14 Emery Hotel
- 15 Four Seasons Hotel
- 16 Hotel Ivy

### Public Buildings & Parks

- 01 On the Plaza
- 02 Hennepin Co. Gov't Cntr.





# State-of-the-Art Amenities With a View









# Work and Play



Our Penthouse level amenity floor boosts a stunning floor to ceiling glassline overlooking the Minneapolis-Twin Cities including Target Field and the Mississippi River.

The space is a favorite place for Tenants to enjoy their early morning coffee, get in 9-holes at the golf simulator, run a couple of miles in the health club, meet with clients, host events or utilize one of the buildings many collaborative work spaces.









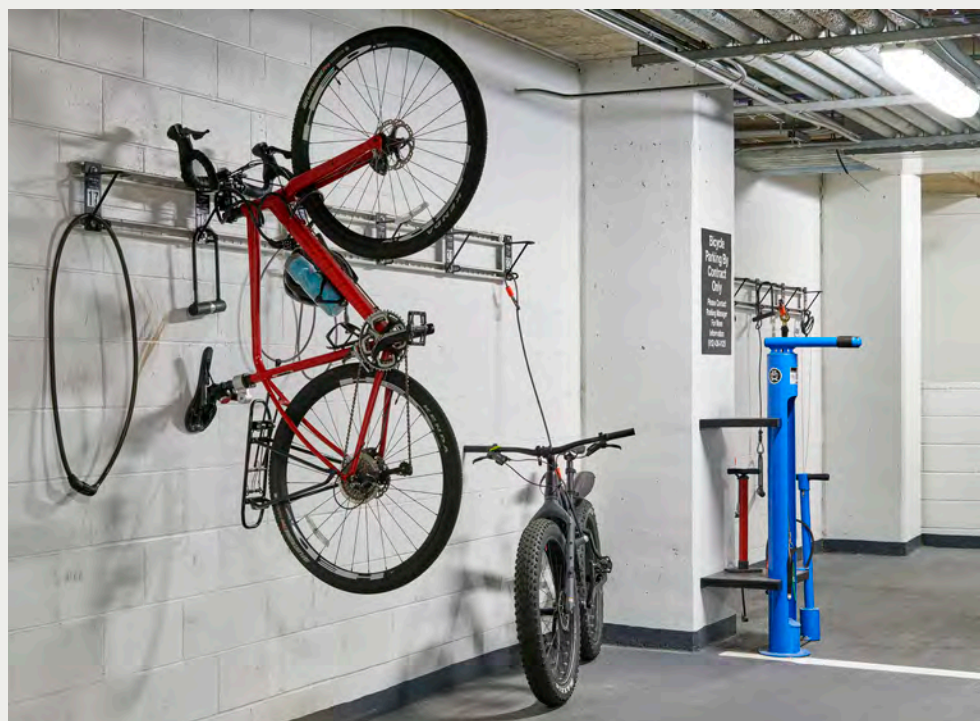
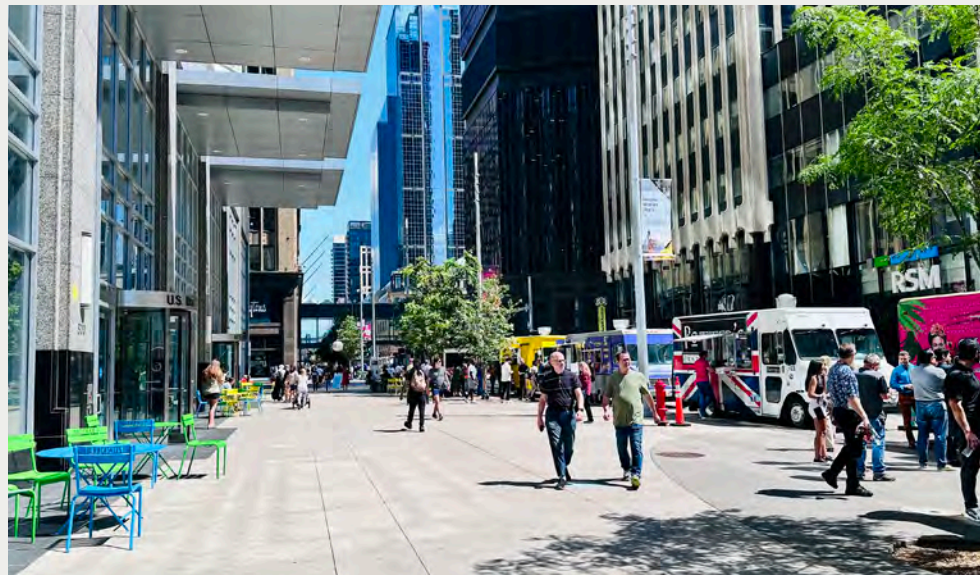
# Amenities from Entry to Penthouse





The clean and modern design of U.S. Bancorp Center offers an unmatched tenant experience that fosters collaboration, comfort and convenience.

The newly designed tenant lounge with 14 foot tall windows deliver maximum sunlight, and the new mezzanine features a third work space with WiFi and integrated media. The high-tech recreation room offers a number of gaming options. Tenants are also steps away from the Seasonal Farmers Market and Makers Market on Nicollet Mall, and enjoy access to a secure, indoor bike storage and repair station.





# A Diverse Base of Top-Notch Tenants

As a tenant of U.S. Bancorp Center, you'll work and socialize among top financial, professional service and consulting firms along with Target Corporation vendor companies.







# U.S. BANCORP CENTER

---

For more  
information,  
contact:

**CALLIE RONKOWSKI**

612.430.9975

[callie.ronkowski@nmrk.com](mailto:callie.ronkowski@nmrk.com)

**BRENT ERICKSON**

612.430.9970

[brent.erickson@nmrk.com](mailto:brent.erickson@nmrk.com)

100 S. Fifth Street, Suite 2100

Minneapolis, MN 55402

**[nmrk.com](http://nmrk.com)**

---

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**

OWNED AND MANAGED BY:

