

80 South Eighth Street | Minneapolis, MN 55402-2113

IDS | center

612.376.8000 phone | www.ids-center.com

“One of the finest skyscrapers built in any American city.”

New York Times

The IDS Center is more than a landmark, it is the centerpiece of the Minneapolis skyline. World renowned architect Philip Johnson completed this award winning architecture in 1972 and it remains one of the most prominent properties west of the Mississippi River. Located at the core of the Minneapolis central business district, the IDS Center boasts the highest traveled skyways and serves as the social networking hub of business and commerce in downtown Minneapolis.

- 57-story office tower with 8-story annex
- 2-story retail center
- 19-story, four diamond, Marquette Hotel (owned/operated by Hilton Properties)
- Enclosed indoor 8-story Crystal Court

Energy Conservation is a top priority to IDS Center



- IDS awarded Energy Star Certification
- Awarded four Green Globes in 2015 - a "green building" guidance and assessment program
- Coordinated energy initiatives with IDS Center Tenants
- Closed loop cooling system saved an average of 52% of water consumed at the IDS Center
- Ongoing preventative maintenance and enhancements

Architect:	Philip Johnson
Building Size:	1,405,420 sf Office: 1,239,310 sf / Retail: 166,110 sf
Year Built:	1972
Number of Stories:	57
Rate Range:	\$16.00 – \$25.00
OE/CAM:	\$8.68 psf
Tax:	\$5.96 psf
Total Tax & OE/CAM:	\$14.64 psf
Building Hours:	Monday - Friday: 7am to 6pm Saturday: 8am to 1pm
Building Security:	24/7, 365 days per year
Parking:	655 Stalls Heated, underground
Potential Corner Offices:	32 per floor

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PROPERTY MANAGEMENT



Professionally managed by Accesso Services, LLC

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LEASING



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CRYSTAL COURT



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The city's "Symbolic Times Square"

As the center of the city, the Crystal Court frequently hosts over 50,000 visitors per day enjoying the restaurants, retailers, and tranquil setting the Court provides. The white park benches, the 18 olive trees and the soothing sound of water dancing from a 105-foot floor-to-ceiling fountain reinforce why the Crystal Court serves as the most recognized meeting place in Minneapolis.

Throughout the year, the IDS Crystal Court is host to a multitude of non-profit events and charitable fundraisers. Each winter holiday season, the Crystal Court is alive with the sounds of spirited music presented by the metro area's talented choirs, orchestras and performers in the annual Holidays Under Glass event.

A center of exceptional retail stores, casual and fine dining and five major banks

- 123 Sushi
- Banana Republic
- Bank of America
- Basil's Restaurant
- Bogart's Doughnut Co
- Bremer Bank
- Charles Schwab
- Cosi
- Fed-Ex Office / Kinkos
- Hubert H. White
- Kuik-e-Mart
- Love from Minnesota
- Mission American Kitchen & Bar
- NY Jewelry
- Peoples Organic Cafe
- Potbelly
- Rocco Altobelli
- St. Croix Cleaners
- Starbucks
- TCF Bank
- T-Mobile
- US Bank
- Wells Fargo Bank
- Yogurt Lab

CONFERENCE | FITNESS



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Accesso Services is proud to provide a tenant exclusive fitness and conference facility far beyond the market standard. The newly expanded amenity package caters to the needs of tenants and their employees, especially those that focus on employee health and collaboration. Paired with the amenity rich Crystal Court, the IDS Center offers the most comprehensive amenity package within downtown Minneapolis.

Conference Center:

- Board Room – formal seating up to 12 people; video conference capable
- Training Center – theatre seating up to 135 people; classroom seating up to 74 people
- No reservation charge to tenants for use
- Event/Reception area for catered meals/social hours
- Phone/Tablet charging stations
- Direct connection to Basil's Restaurant for easy catering solutions

Fitness Center:

- State-of-the-art fitness facility
- Cardio and strength equipment
- Tenant use only; no charge to individual users
- Third party operator who provides classes and consulting
- Full locker rooms, including showers with complimentary towel service

AMENITIES



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Concierge: The IDS Center was the first to provide dedicated full time concierge service for our tenants. Through an extensive network of contacts, the IDS Center concierge provides tickets to Broadway shows, major events, and is also responsible for planning and executing many of the tenant and community events held throughout the year.

Conference Rooms: Complementing the 3rd floor Conferencing Center, the IDS Center provides two additional conference rooms for tenants' exclusive free use on the 49th floor. Each room is equipped with a large conference table, comfortable seating, internet access, 46" HD color monitor and conference phone.

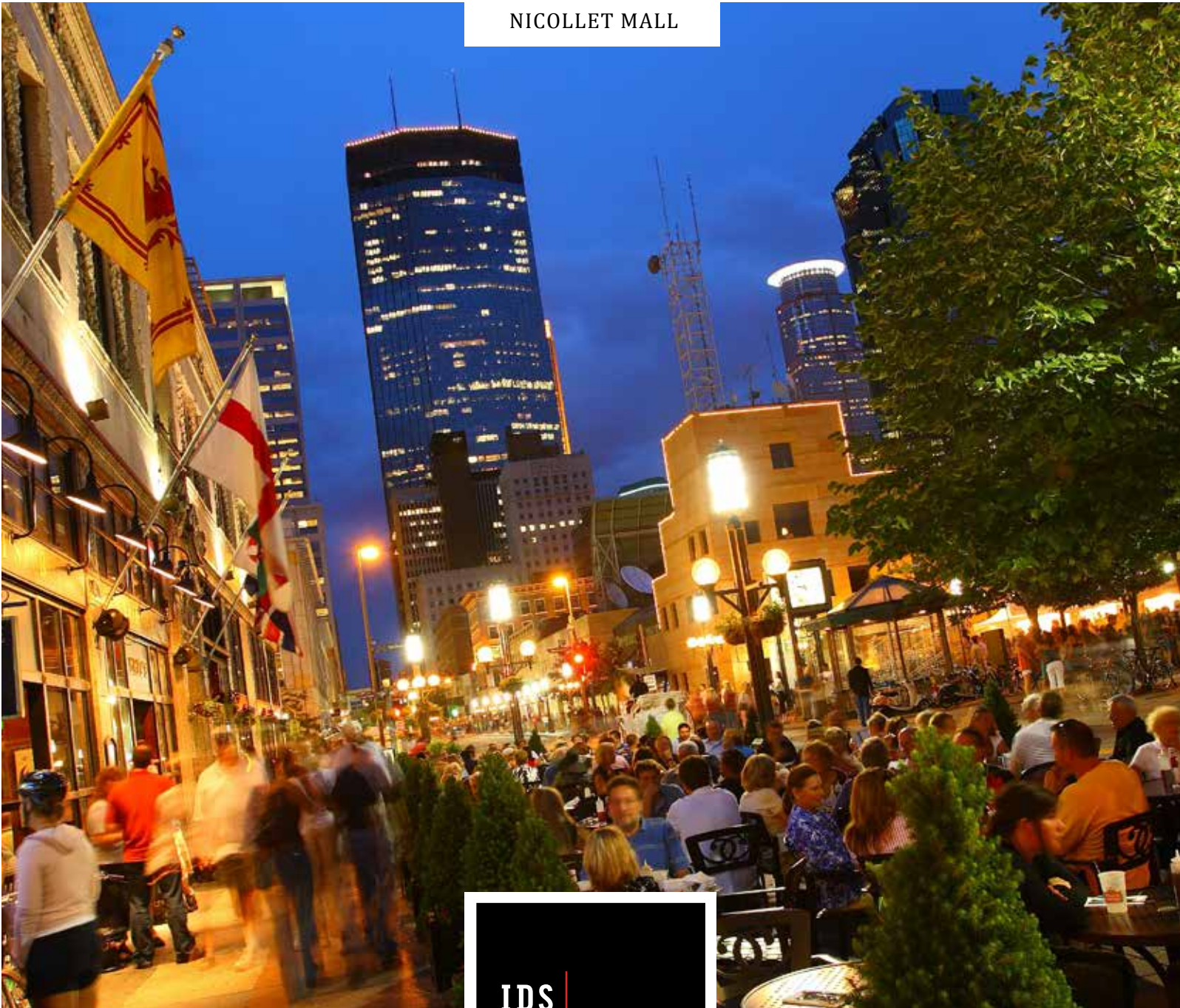
Control Center: 24/7/365 on-site Control Center with security escorts within one block of the property.

Marquette Hotel: On-site Four Diamond hotel provides tenant privileges for room reservations and conference facilities.

Parking: Daily or monthly climate controlled underground parking.

Crystal Court: Retail shops, restaurants, banks, ATMs, Fed Ex, UPS and USPS boxes and shoe care.

NICOLLET MALL



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Life along Nicollet Mall is a year-round adventure!

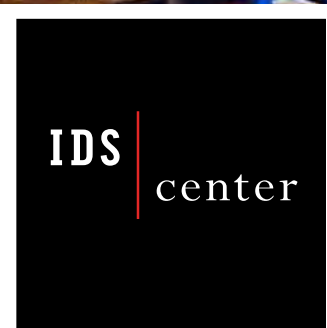
Located on 8th Street between Marquette Avenue and Nicollet Mall, the IDS Center stands in the middle of all the action. With many opportunities for shopping, dining, entertainment and sight-seeing, Nicollet Mall has something for everyone at any time of the day or year!

- Meandering walkways
- Outstanding eateries
- World class shopping
- Exciting night time entertainment
- Street musicians and food vendors

WINDOWS ON MINNESOTA



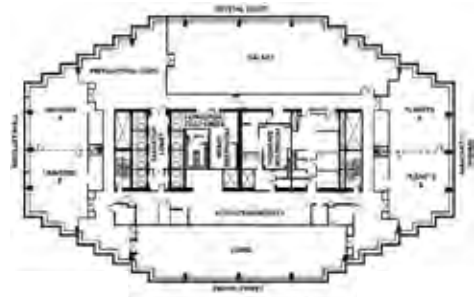
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Windows on Minnesota

Located on the 50th floor of the IDS Center, Windows on Minnesota offers a premier event and conferencing environment for all tenants and guests. Fully hosted and catered by the Marquette Hotel, Windows on Minnesota offers a variety of venues to satisfy any need. Surrounded by unparalleled views of the Twin Cities metro, Windows on Minnesota can accommodate groups ranging from 50 to 500 in one of four main rooms.



612 376 7455
www.marquettehotel.com

LOCATION MAP



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AREA ATTRACTIONS

- 1 Orpheum Theatre
- 2 State Theatre
- 3 Cowles Center
- 4 First Avenue
- 5 Pantages Theatre
- 6 Brave New Workshop
- 7 Target Center
- 8 Target Field
- 9 Future Vikings Stadium
- 10 Convention Center

RESTAURANTS

- 1 Mission American Kitchen & Bar
- 2 Basil's
- 3 Manny's Steakhouse
- 4 McCormick & Schmick's
- 5 Zelo
- 6 Barrio
- 7 The Dakota
- 8 Crave
- 9 Capital Grille
- 10 Il Foro
- 11 Fogo de Chao
- 12 Rosa Mexicano

HOTELS

- 1 Marquette Hotel
- 2 Radisson Blu
- 3 W Mpls-The Foshay
- 4 Hilton Hotel
- 5 Marriott at City Center
- 6 Le Meridien Hotel
- 7 Loews Minneapolis Hotel
- 8 Westin Hotel
- 9 Crowne Plaza
- 10 The Grand Hotel
- 11 The Hotel Minneapolis

PARKING

- LIGHT RAIL STATION
- DEDICATED BUS ROUTE
- NICE RIDE BIKE STATION