

CANADIAN PACIFIC PLAZA

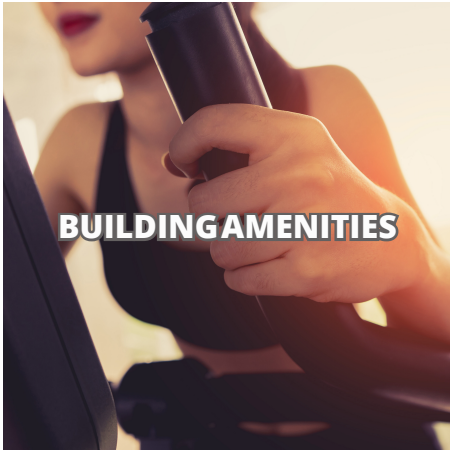


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CANADIAN PACIFIC PLAZA



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Building Public Lobby



AVAILABLE OFFICE SF:	Suite 101	2,620 sf
	Suite 175	1,262 sf
	Suite 300	38,538 sf
	Suite 1300	10,455 sf
	Suite 1420/1475	4,623 sf
	Suite 1600	5,139 sf
	Suite 1951	1,293 sf
	Suite 2150	3,614 sf
	Suite 2190	2,024 sf
	Suite 2480	2,117 sf
	Suite 2550	3,554 sf

LEASE RATE: \$15-\$18 / sf net, office
\$25-\$30 / sf net, retail

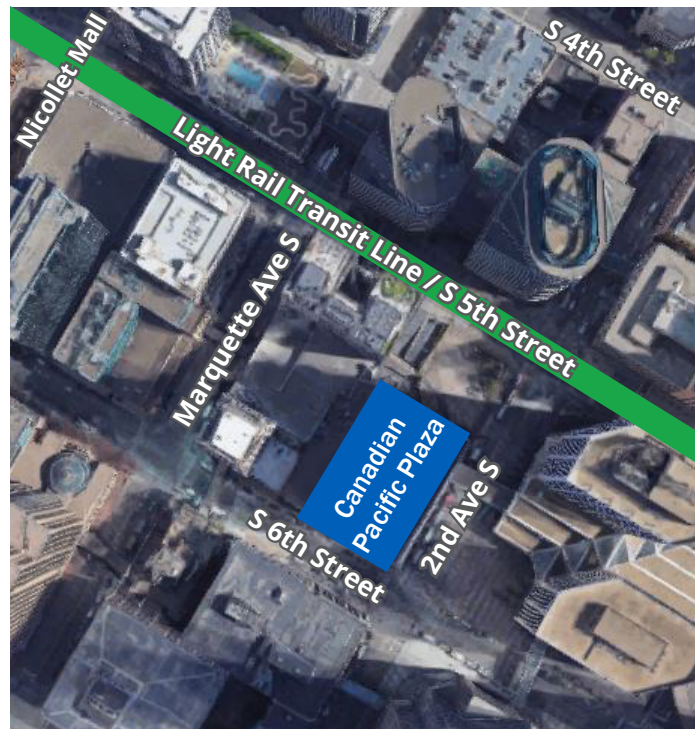
2019 CAM AND TAX: \$15.45 / sf

Located in the heart of the Minneapolis CBD, Canadian Pacific Plaza is a 26-story, 393,902 square foot office building with efficient floor plates, excellent glass lines, and great views. Tenants enjoy the use of exceptional facilities at no additional cost. Canadian Pacific Plaza offers a state of the art conferencing and training room facility, a large fitness center with locker rooms, and on-site property management services.

Building Training Room



Building Fitness Center



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PARKING

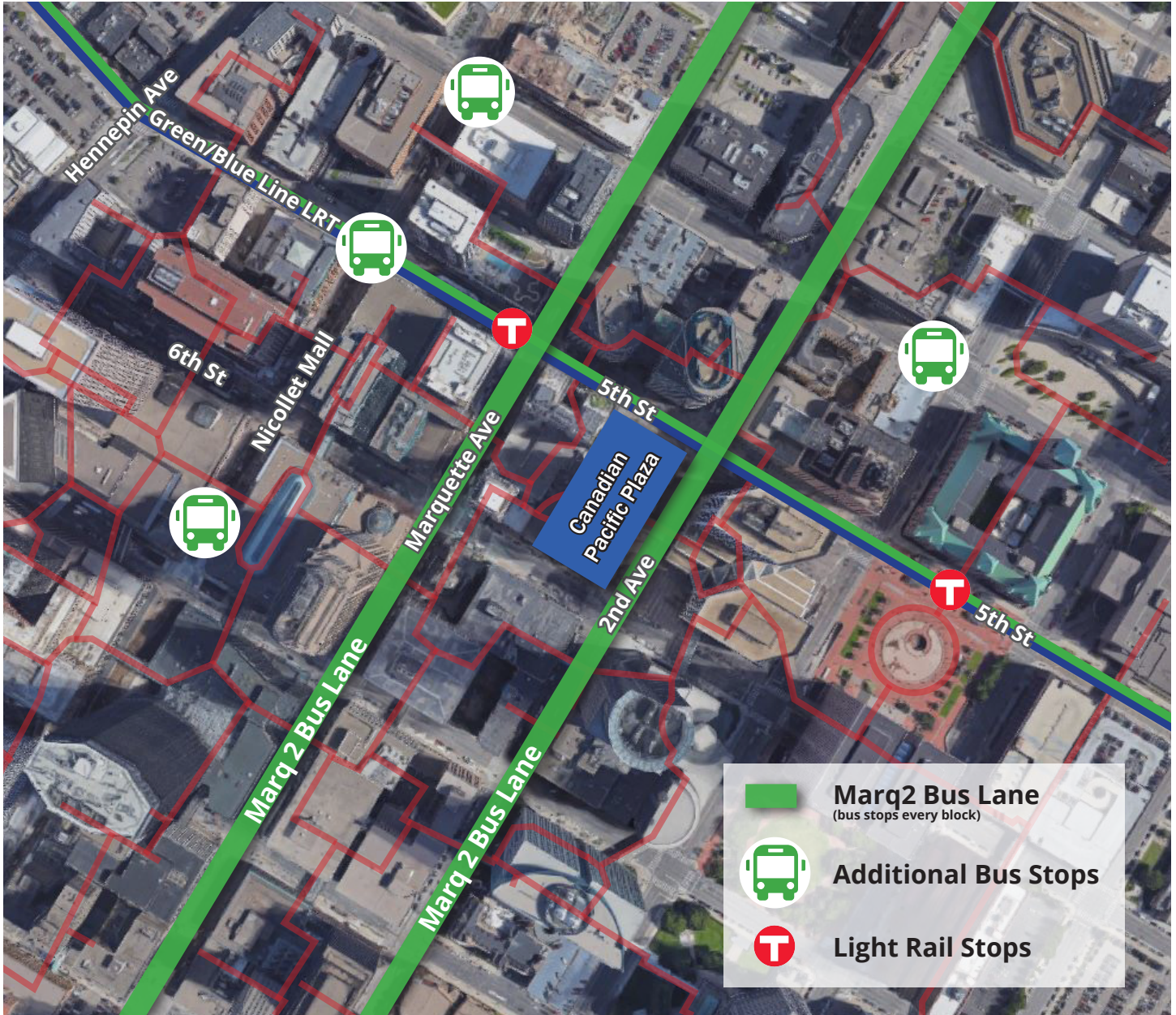


Parking options to suit your needs

- Valet, **underground, heated parking** at CPP
- More than **8,000 stalls** in a three block radius
- Monthly, hourly, and daily parking options



BUS | LIGHT RAIL STOPS



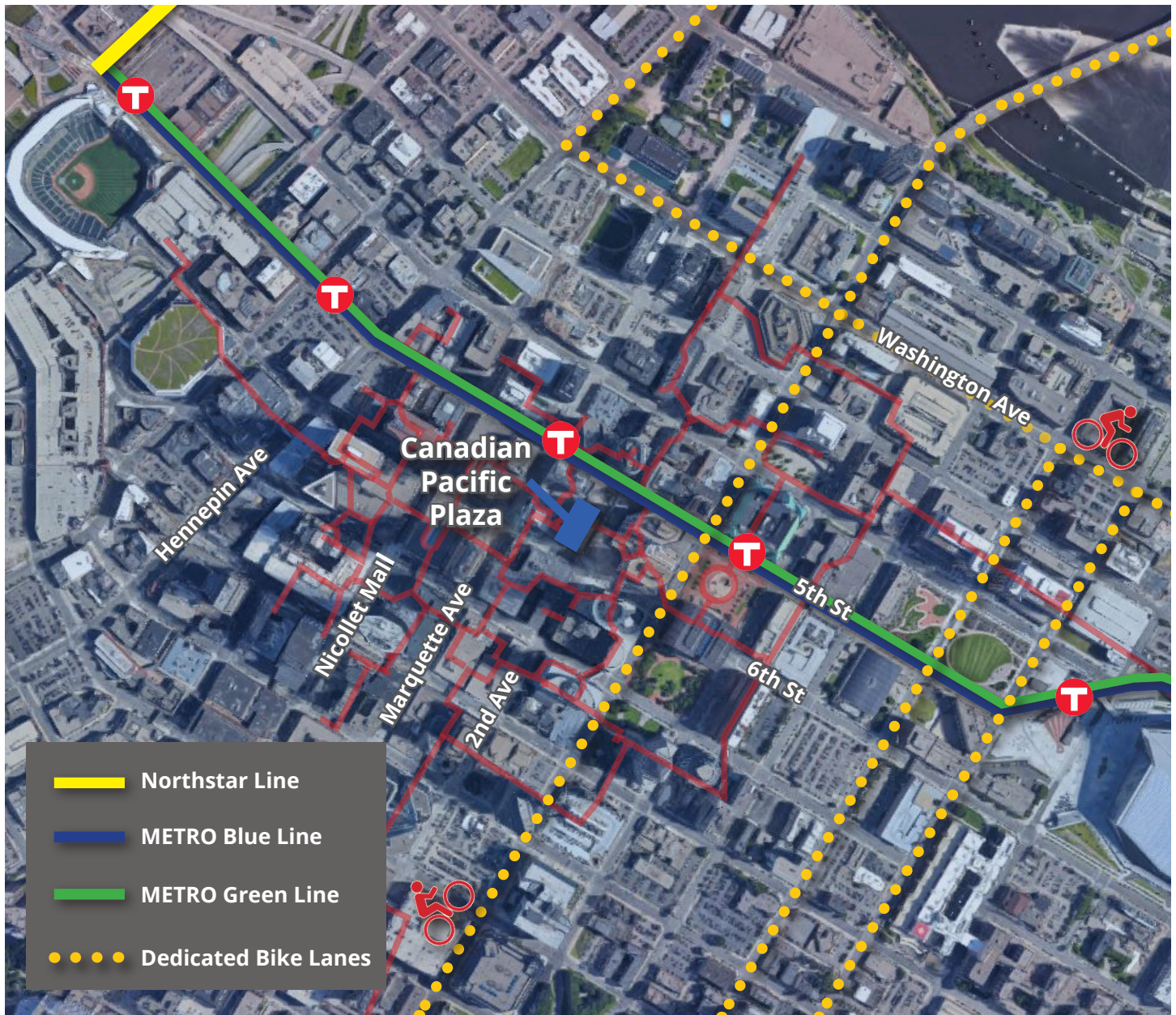
Always a bus to hop on

Dedicated Bus Lanes on Marquette and 2nd Avenue. The Marq 2 Bus Lanes are double contraflow bus lanes, which increases bus efficiency without impacting traffic.

More than 100 different suburban routes are available in a 1 block radius of Canadian Pacific Plaza, with stops every other block on the Marq 2 Bus Lane routes.



PEDAL | RIDE | EXPLORE



Northstar Line

Service from Big Lake to Target Field with stops at Elk River, Ramsey, Anoka, Coon Rapids, and Fridley. Commute without stress or hassle at speeds up to 79 miles per hour.

LRT Blue Line | LRT Green Line

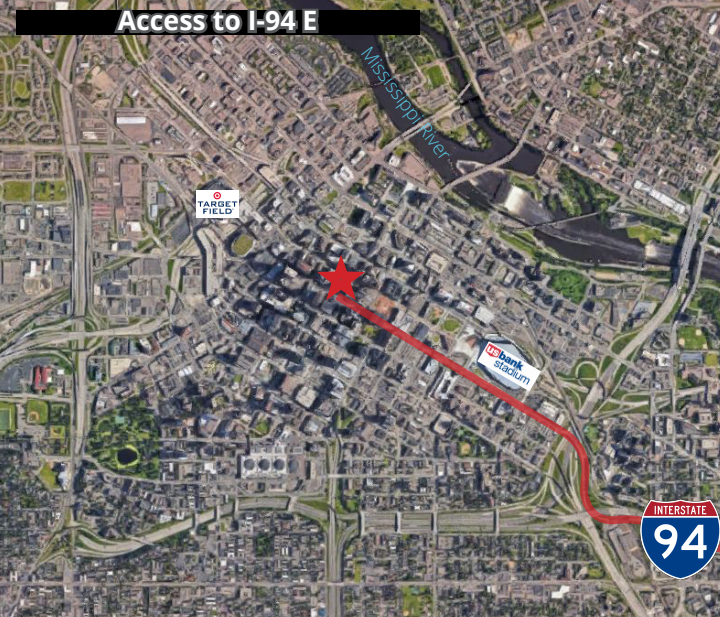
Light Rail Transit Blue and Green Lines share 5 stops Downtown. The Blue line travels to the MSP Airport and Mall of America, while Green Line travels to the Union Depot in Downtown St. Paul.

Dedicated Bike Lanes

Pedal power! Minneapolis is one of the most bike friendly cities in the nation, with multiple dedicated bike lanes to get you anywhere you want to go. Also has Bird/Lime Scooters everywhere!

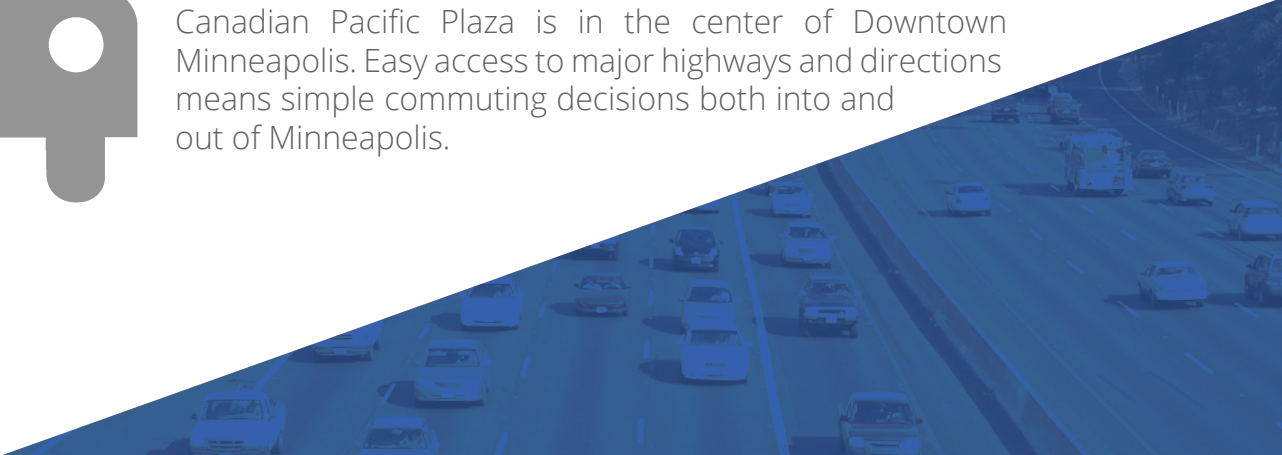


HIGHWAY ACCESS



Multiple options for easy freeway access

Canadian Pacific Plaza is in the center of Downtown Minneapolis. Easy access to major highways and directions means simple commuting decisions both into and out of Minneapolis.



EFFICIENT SPACES - STACKING PLAN

SKYWAY



- Leased
- Spec Suites Available
- Available
- Building Amenities

FLOOR PLANS



Efficient office layouts

- Floor plates suited for small to mid-size businesses
- Optimal glass lines with significant opportunities for three sided glass in suites
- Shallow suite depths on all upper floors means no one is more than 25' from a window

Vacancy Plans

Suite 175

Suite 300

Suite 1300

Suite 1420/1475

Suite 1600

Suite 1951

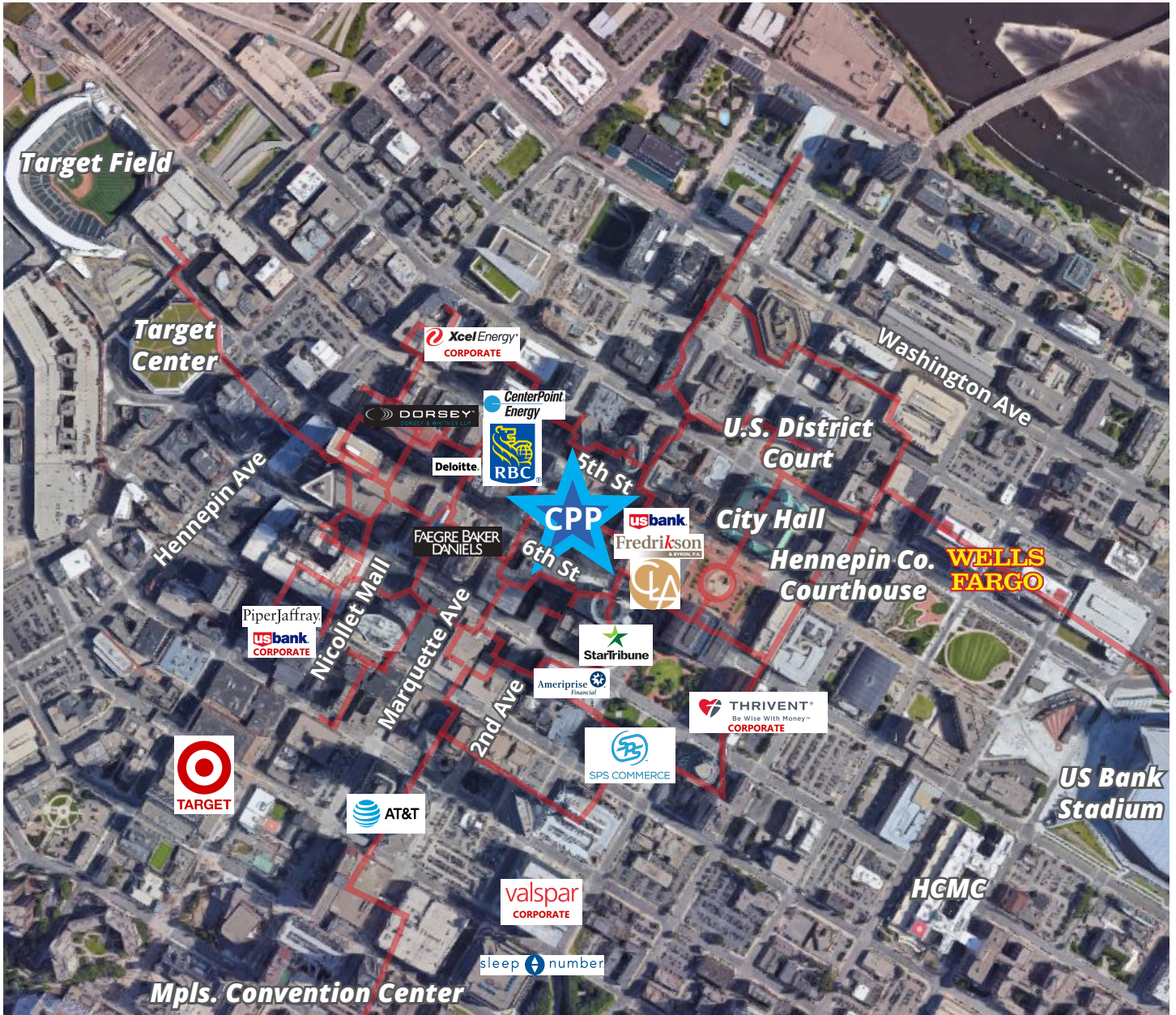
Suite 2150

Suite 2190

Suite 2480

Suite 2550

BUSINESS SYNERGY



Minneapolis is home to many Fortune 500 companies, large law firms, financial services, and a retail giant. Known as one of the hardest working and most friendly communities, it is ripe for your business' success.

Target Headquarters
 US Bankcorp
 Xcel Energy Corporate
 Ameriprise Financial Corporate
 Thrivent Financial Corporate
 SPS Commerce
 RBC Wealth Management
 Piper Jaffray
 AT&T
 Star Tribune
 Faegre Baker Daniels

Dorsey & Whitney LLP
 Deloitte
 Fredrikson & Byron
 Clifton Larson Allen
 Sleep Number Headquarters



AREA ATTRACTIONS



US Bank Stadium

Minnesota Vikings Home Games

Apr 6-8: NCAA Final Four

May 3-4: Garth Brooks

Jul 31: X Games



Target Center

Lynx and Timberwolves Home Games

Jan 24: Jeff Dunham

Feb 8-9: Eric Church

Feb 21-22: Elton John

Mar 4: KISS

Hennepin Theater Trust

State, Orpheum, and Pantages Theaters

Mar 7-9: Jim Gaffigan

Mar 13: Mariah Carey

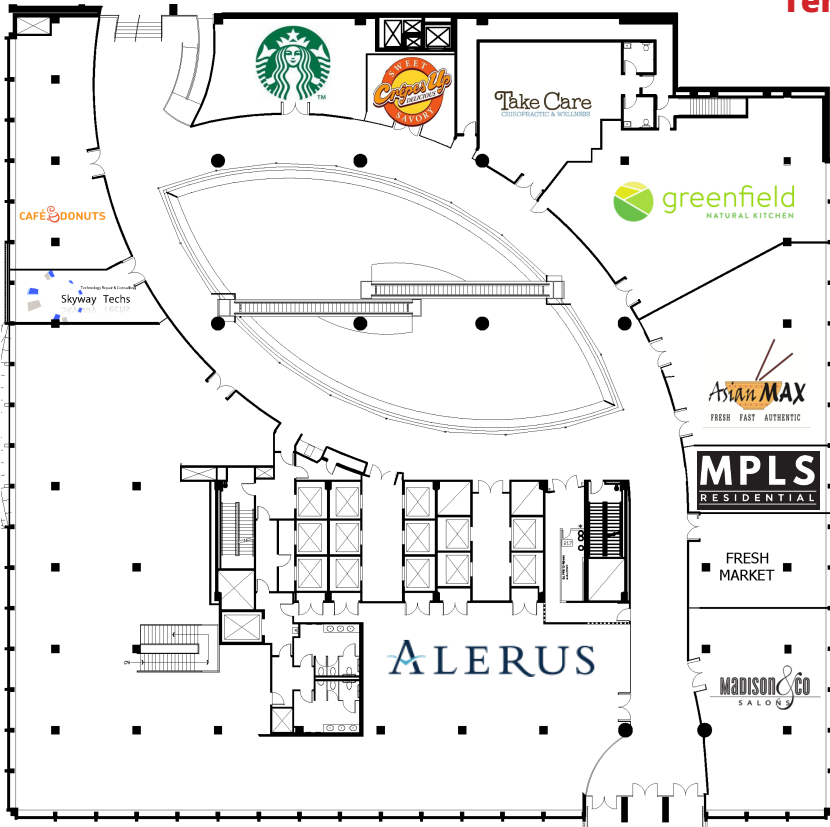
July 30 - Aug 4: Fiddler on the Roof



BUILDING AMENITIES

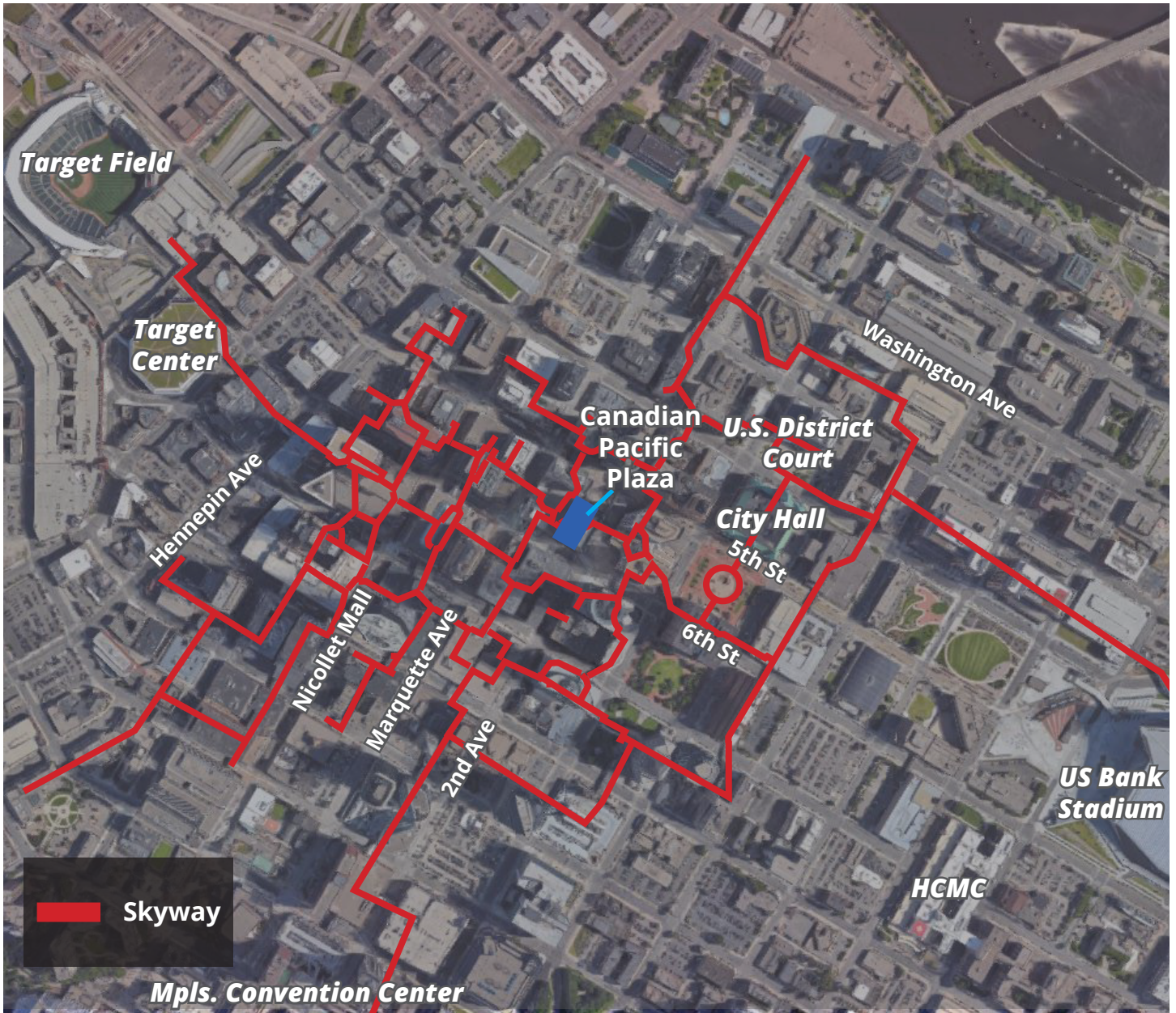


Tenants enjoy breadth of amenity options



- Conference room seats more than 40 people
- Full video conferencing suite
- 24-hour security
- On-site management and engineering
- Massive outdoor plaza
- Fitness gym with showers and complimentary access
- Vibrant skyway level with numerous restaurants and services including Starbucks, Alerus Bank, plus multiple quick-service food options

SKYWAY CONNECTED

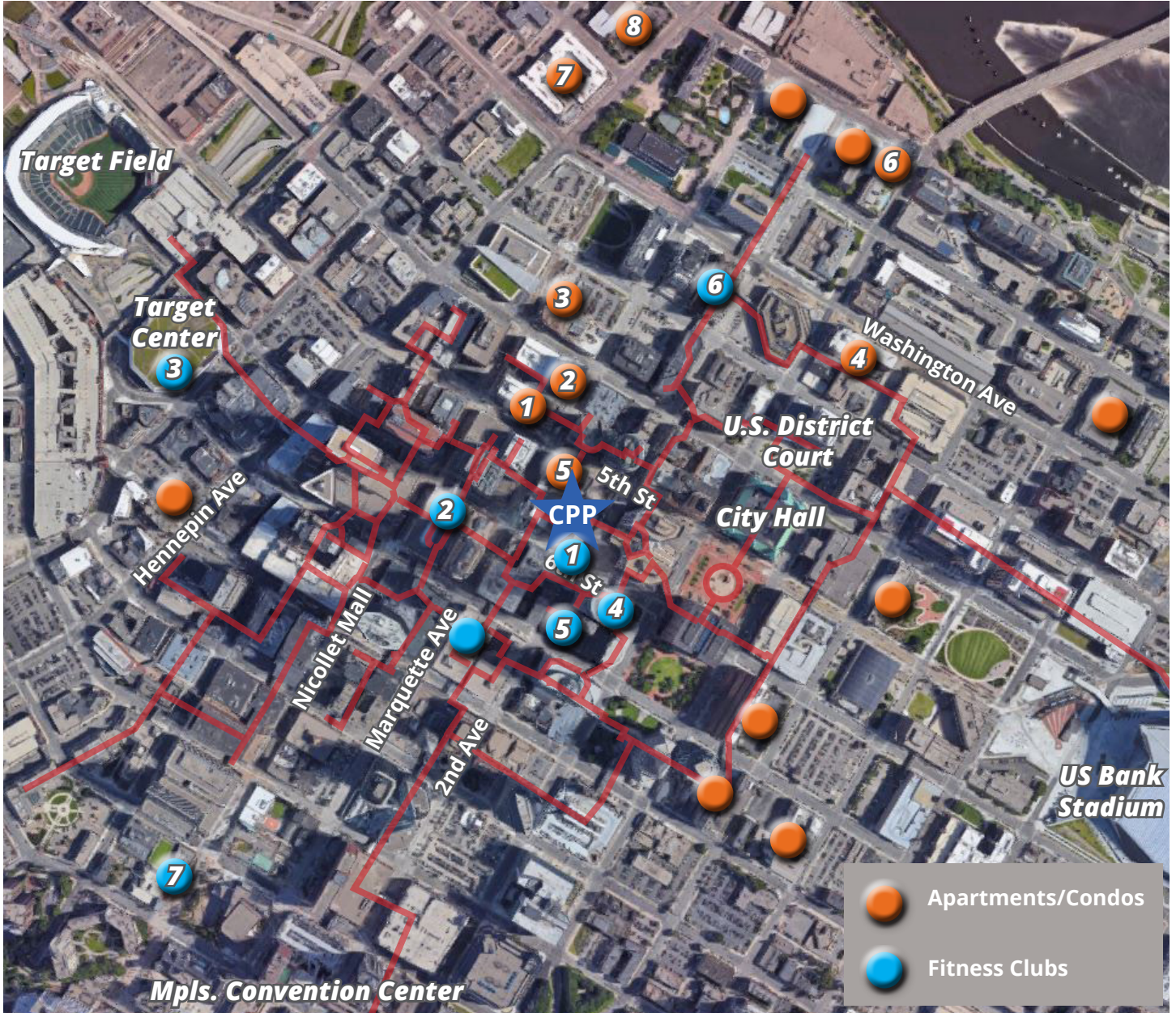


At the center of the skyway connected Minneapolis CBD

- Access to amazing food and beverage options in the building and in the skyway system
- Large number of services available via skyway connection, including the post office, hair salons, massage, chiropractor, dentist, fitness clubs, parking, and much more!
- Stay dry and warm in inclement weather



COMMUNITY



Live

- 1 Nic on 5th
- 2 4Marq
- 3 365 Nicollet
- 4 Latitude 45
- 5 Soo Line Apts
- 6 Carlyle
- 7 222 Hennepin
- 8 Maverick

Workout

- 1 Discover Strength (CPP)
- 2 YMCA Gavidae Commons
- 3 LifeTime - Target Center
- 4 Steele Fitness
- 5 LifeTime - Mpls Club
- 6 Snap Fitness
- 7 YWCA



EATS



Catch a quick bite or enjoy fine dining within a five block radius

From Minneapolis classics, such as Manny's Steakhouse, to trendy joints like HopCat, you can catch a quick meal, enjoy a business lunch, or grab a drink with new acquaintances, all within a five-block radius of Canadian Pacific Plaza.

