



MOzaic

THIS IS UPTOWN

PLUG INTO THE UPTOWN VIBE



 ACCESS TO
TOP TALENT

 UNMATCHED AREA
AMenities

 CLOSE PROXIMITY TO
EXECutive
Housing

 CONVENIENT LOCATION
BETWeen
Downtown
and 1st ring suburbs

 WALK SCORE OF 98
 BIKE SCORE OF 99

 DIRECT access
to the Midtown Greenway,
Chain of Lakes, and outdoor
activities - a combination
unparalleled in the urban core



ACCESS TO OVER
12 MILES
OF RUNNING &
BIKING PATHS
SURROUNDING
MINNEAPOLIS
CHAIN OF LAKES

VIBRANT URBAN CENTER

OVER
25
RESTAURANTS
AND BARS WITHIN
3-BLOCK RADIUS



UPTOWN

NEIGHBORHOOD EVENTS

TWIN CITIES MARATHON
LUMINARY LOPPET
BASTILLE DAY BLOCK PARTY
LYN/LAKE STREET FESTIVAL
CALHOUN SQUARE MARKET
MINNEAPOLIS AQUATENNIAL
MONDAY NIGHT MINGLE
NORTH STAR BICYCLE FESTIVAL

POLAR PLUNGE
UPTOWN COFFEE FESTIVAL
MINNESOTA FOOD TRUCK FAIR
UPTOWN PRIDE BLOCK PARTY
ROCK THE GARDEN
GORILLA YOGIS
UPTOWN ART FAIR
GREENWAY GLOW
UPTOWN COFFEE FESTIVAL

ACCESS TO TOP TALENT

\$91,630
MEDIAN
HOUSEHOLD
INCOME



20,142
HOUSEHOLDS
WITHIN 1 MILE

2,500
NEW HOUSING UNITS

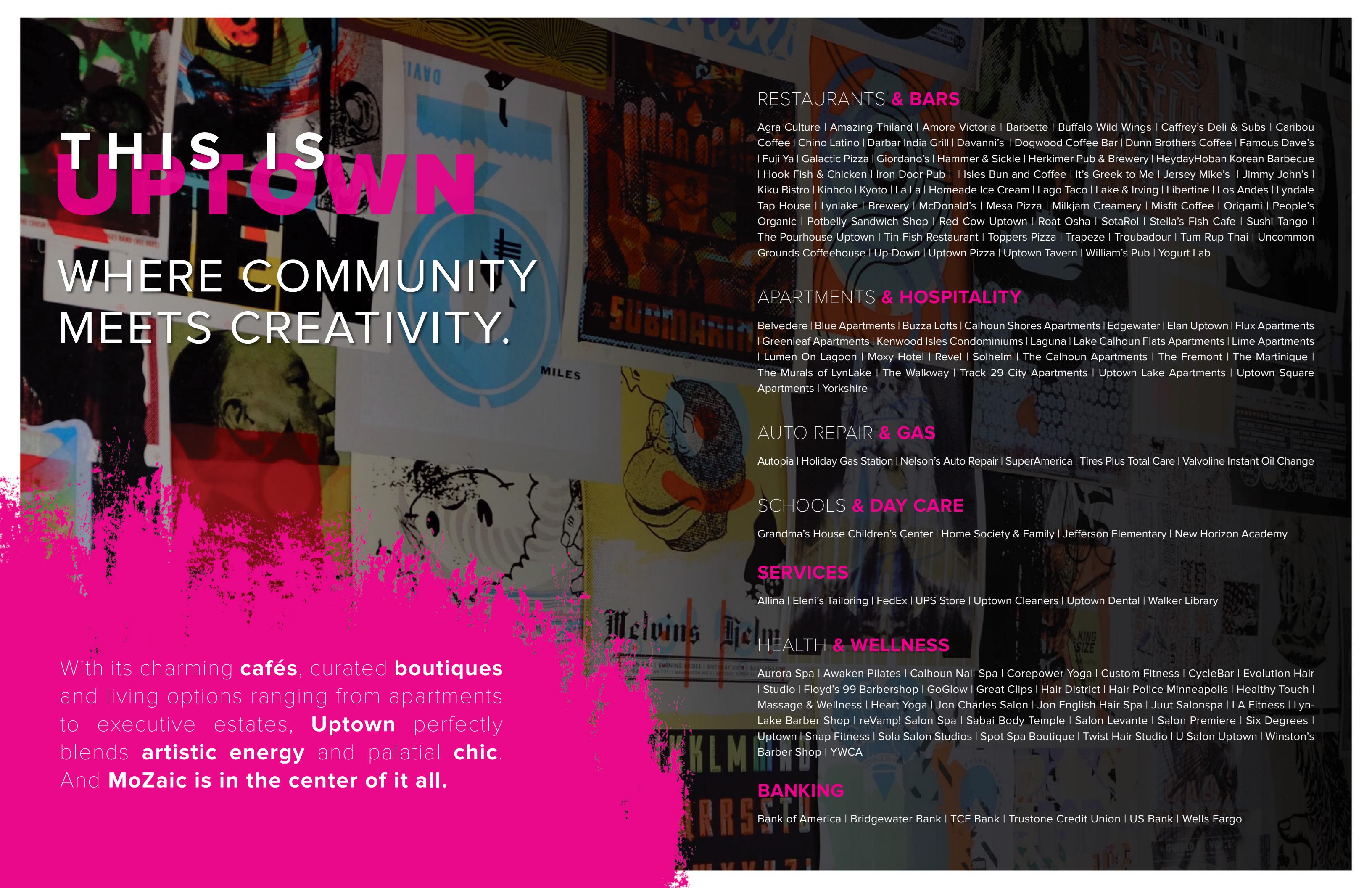


500
HOUSING UNITS
PLANNED OR UNDER
CONSTRUCTION



32
MEDIAN AGE

AREA AMENITIES



THIS IS UPTOWN WHERE COMMUNITY MEETS CREATIVITY.

With its charming **cafés**, curated **boutiques** and living options ranging from apartments to executive estates, **Uptown** perfectly blends **artistic energy** and palatial **chic**. And **MoZaic** is in the center of it all.

RESTAURANTS & BARS

Agra Culture | Amazing Thiland | Amore Victoria | Barbette | Buffalo Wild Wings | Caffrey's Deli & Subs | Caribou Coffee | Chino Latino | Darbar India Grill | Davanni's | Dogwood Coffee Bar | Dunn Brothers Coffee | Famous Dave's | Fuji Ya | Galactic Pizza | Giordano's | Hammer & Sickle | Herkimer Pub & Brewery | Heyday Hoban Korean Barbecue | Hook Fish & Chicken | Iron Door Pub | Isles Bun and Coffee | It's Greek to Me | Jersey Mike's | Jimmy John's | Kiku Bistro | Kinhdö | Kyoto | La La | Homeade Ice Cream | Lago Taco | Lake & Irving | Libertine | Los Andes | Lyndale Tap House | Lynlake | Brewery | McDonald's | Mesa Pizza | Milkjam Creamery | Misfit Coffee | Origami | People's Organic | Potbelly Sandwich Shop | Red Cow Uptown | Roat Osha | SotaRol | Stella's Fish Cafe | Sushi Tango | The Pourhouse Uptown | Tin Fish Restaurant | Toppers Pizza | Trapeze | Troubadour | Tum Rup Thai | Uncommon Grounds Coffeehouse | Up-Down | Uptown Pizza | Uptown Tavern | William's Pub | Yogurt Lab

APARTMENTS & HOSPITALITY

Belvedere | Blue Apartments | Buzz Lofts | Calhoun Shores Apartments | Edgewater | Elan Uptown | Flux Apartments | Greenleaf Apartments | Kenwood Isles Condominiums | Laguna | Lake Calhoun Flats Apartments | Lime Apartments | Lumen On Lagoon | Moxy Hotel | Revel | Solholm | The Calhoun Apartments | The Fremont | The Martinique | The Murals of LynLake | The Walkway | Track 29 City Apartments | Uptown Lake Apartments | Uptown Square Apartments | Yorkshire

AUTO REPAIR & GAS

Autopia | Holiday Gas Station | Nelson's Auto Repair | SuperAmerica | Tires Plus Total Care | Valvoline Instant Oil Change

SCHOOLS & DAY CARE

Grandma's House Children's Center | Home Society & Family | Jefferson Elementary | New Horizon Academy

SERVICES

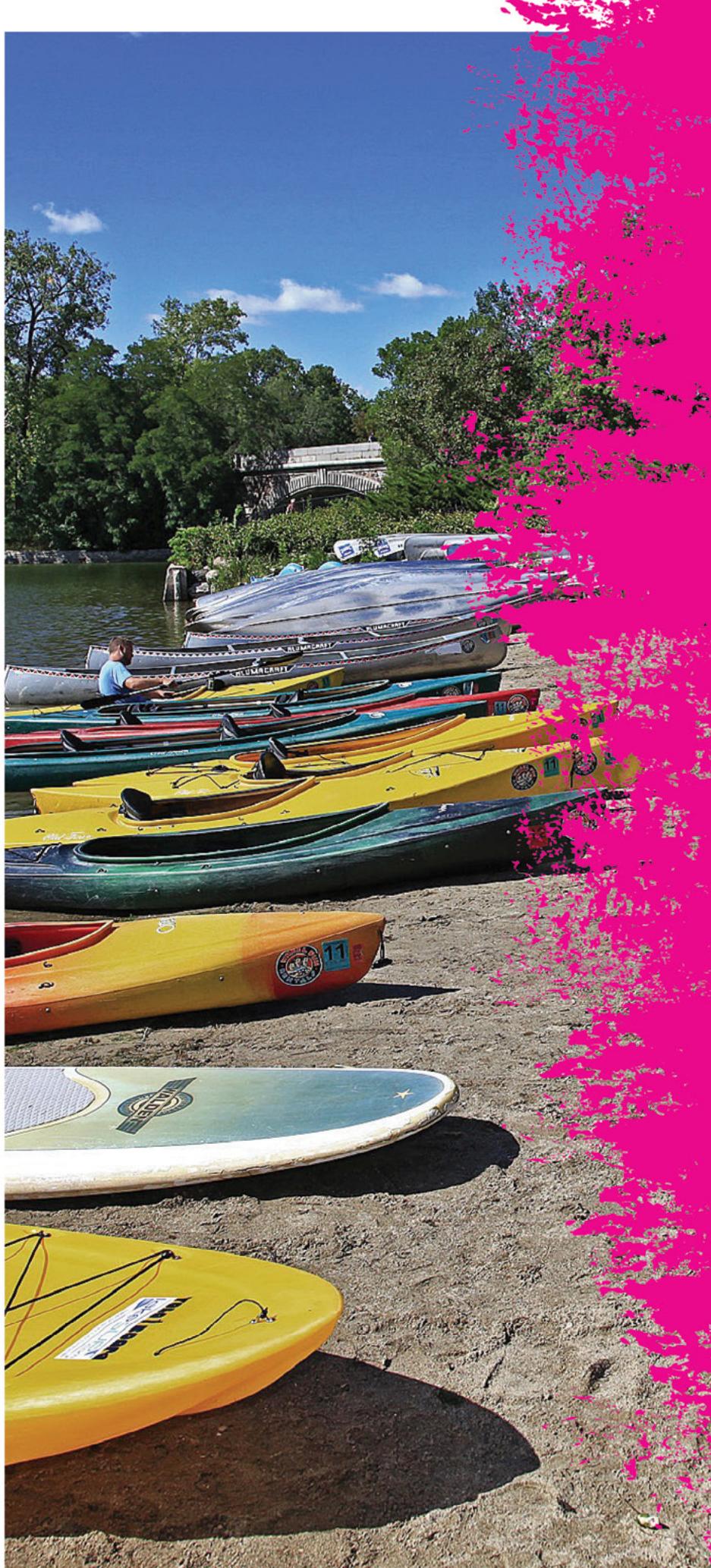
Allina | Eleni's Tailoring | FedEx | UPS Store | Uptown Cleaners | Uptown Dental | Walker Library

HEALTH & WELLNESS

Aurora Spa | Awaken Pilates | Calhoun Nail Spa | Corepower Yoga | Custom Fitness | CycleBar | Evolution Hair Studio | Floyd's 99 Barbershop | GoGlow | Great Clips | Hair District | Hair Police Minneapolis | Healthy Touch | Massage & Wellness | Heart Yoga | Jon Charles Salon | Jon English Hair Spa | Juut Salonspa | LA Fitness | LynLake Barber Shop | reVamp! Salon Spa | Sabai Body Temple | Salon Levante | Salon Premiere | Six Degrees | Uptown | Snap Fitness | Sola Salon Studios | Spot Spa Boutique | Twist Hair Studio | U Salon Uptown | Winston's Barber Shop | YWCA

BANKING

Bank of America | Bridgewater Bank | TCF Bank | Trustone Credit Union | US Bank | Wells Fargo



GROCERY & FOOD

Bill's Imported Foods | Cub Foods | Hennepin-Lake Liquors | Kowalski's Market | Lund's Market | Penzey's Spices

CLOTHING

Arc'Teryx | Columbia Sportswear | Covered | Fjallraven | H&M | John Fluevog Shoes | Local Motion | Phenom Sneakers & Streetwear | Ragstock | The North Face | Timberland | Urban Outfitters

ENTERTAINMENT

Bottle & Bottega | Bryant Lake Bowl | Comedy Sportz | Jungle Theater | Lagoon Cinema | Mansion at Uptown | Uptown Theater

SPECIALITY RETAIL

AT&T | Ace Hardware | Apple Store | Bobby Bead | Calhoun Beach Framing | CB2 | CVS Pharmacy | Erik's Bike & Board | EyeDeals | Flanders Bros Cycle & Sports | G&L Furniture | Gamestop | GNC | Kitchen Window | Lamere Cycles | MAC Cosmetics | Magers & Quinn | Mattress Firm | Paper Source | Penn Cycle | Proper & Prim | ROAM Interiors | Running Room | Sephora | Sherwin Williams Paint | T-Mobile | Target | Tibet Store | Verizon Wireless | Vision Works | Walgreens



UNPRECEDENTED CONNECTIVITY

CHOOSE YOUR MODE



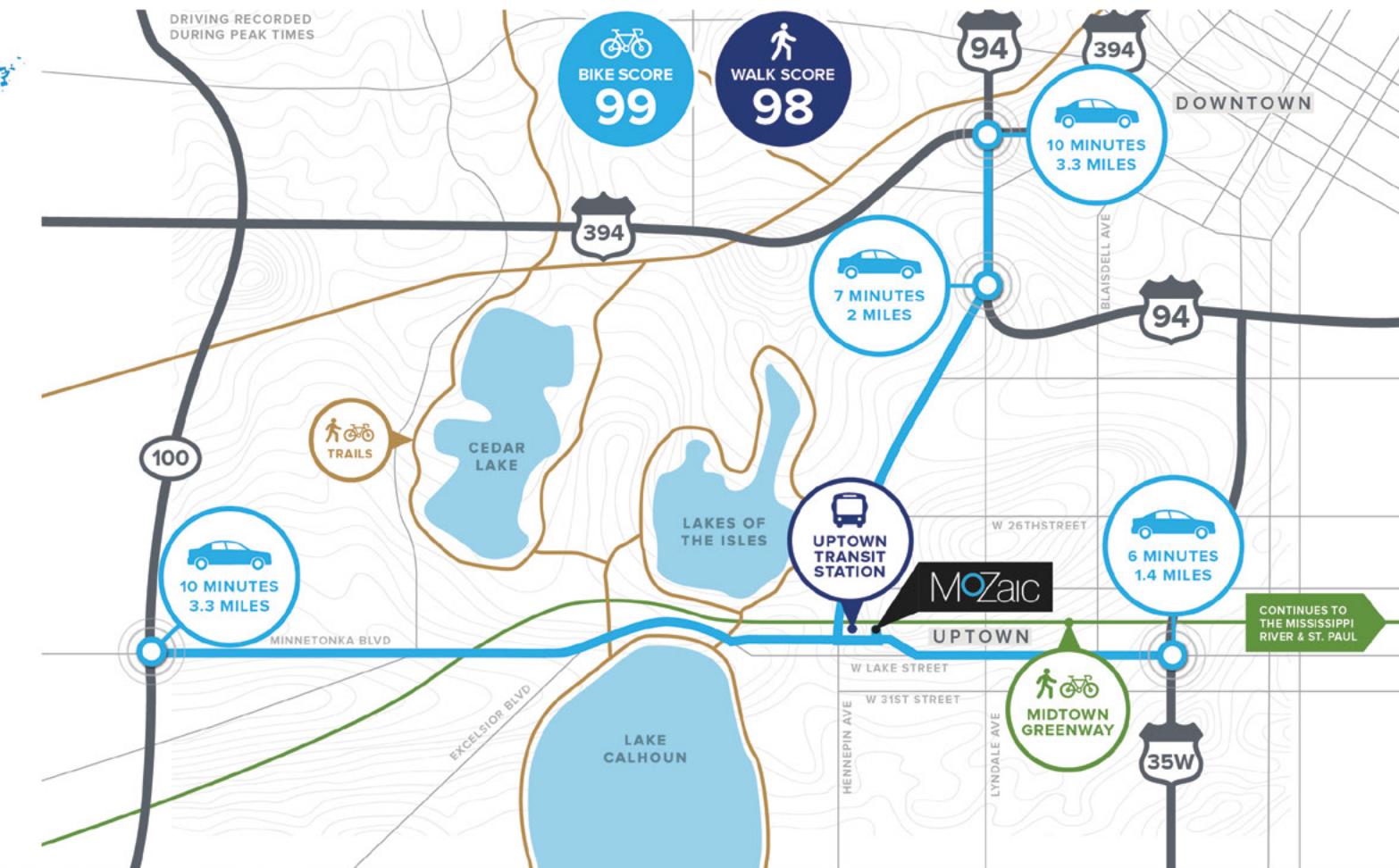
The Uptown Transit Station, located directly behind MoZaic, offers 1,200 routes and pickups per day and connects to the light rail.



MoZaic East enjoys direct access to the midtown Greenway. Bike rack with 125 stalls



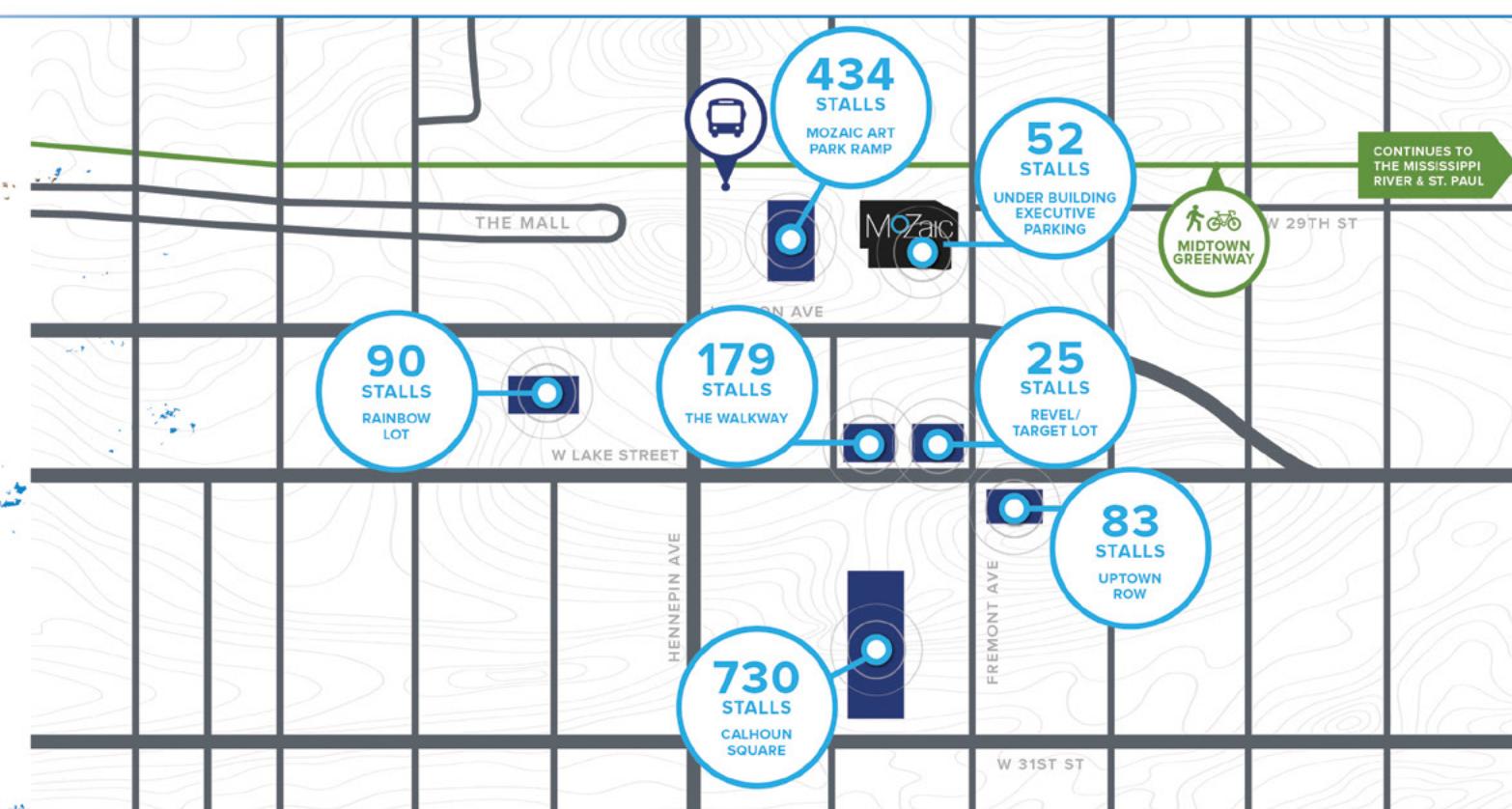
Nearby major freeways—
I-35W, I-94 and Hwy
100—offer easy access to
Uptown with
short commute times.



Uptown parking rates average 50-80% less than downtown rates.

Over 800 stalls within 1
Block of MoZaic East.

Over 1,500 stalls within 2 blocks of MoZaic East.





BUILDING AVAILABILITY

ON-SITE AMENITIES

BALCONIES ON
ALL FLOORS



FITNESS, SHOWER &
LOCKER FACILITIES



BIKE STORAGE &
REPAIR ROOM



PRIVATE ROOFTOP
TERRACES



CONFERENCE &
TRAINING FACILITY



TENANT LOUNGE SPACE



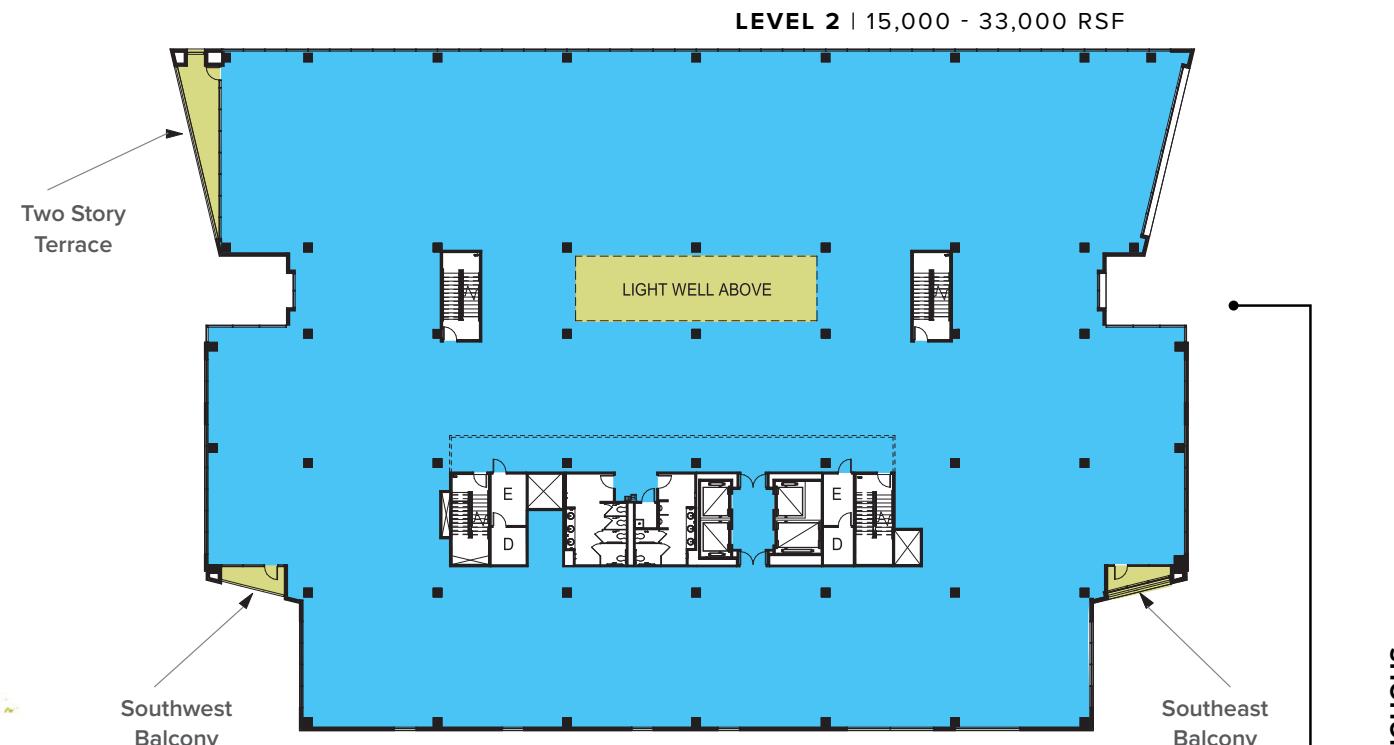
MOZAIC ART PARK



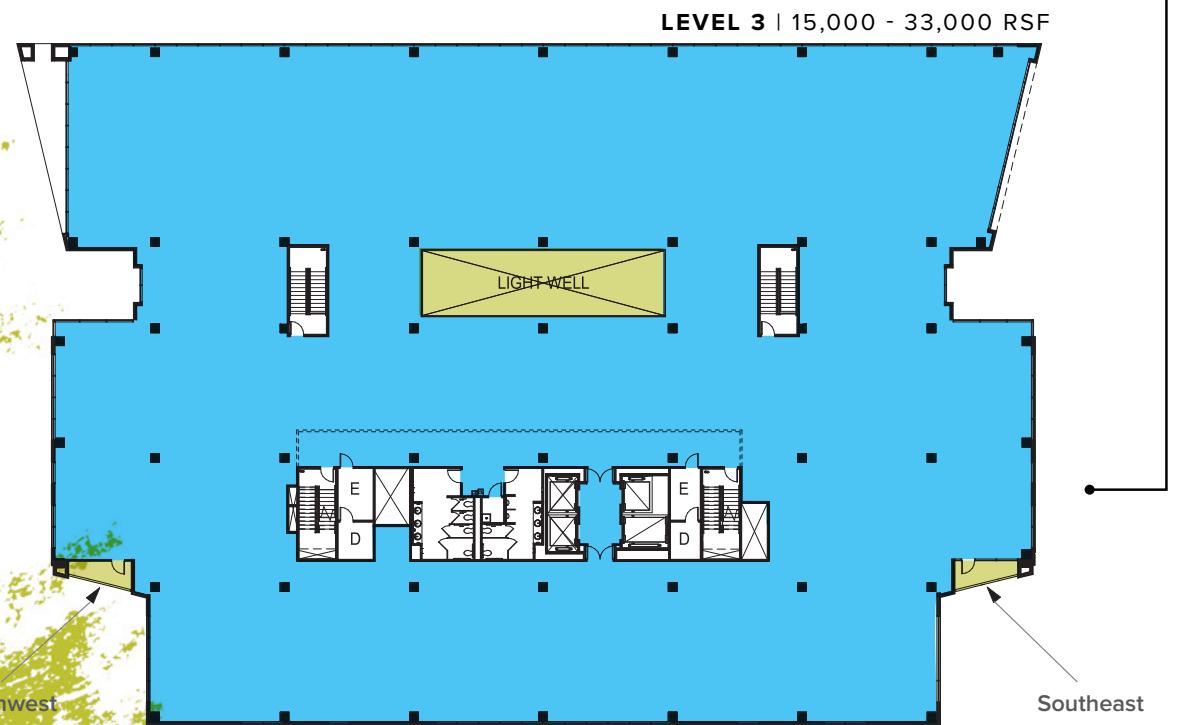
PET FRIENDLY



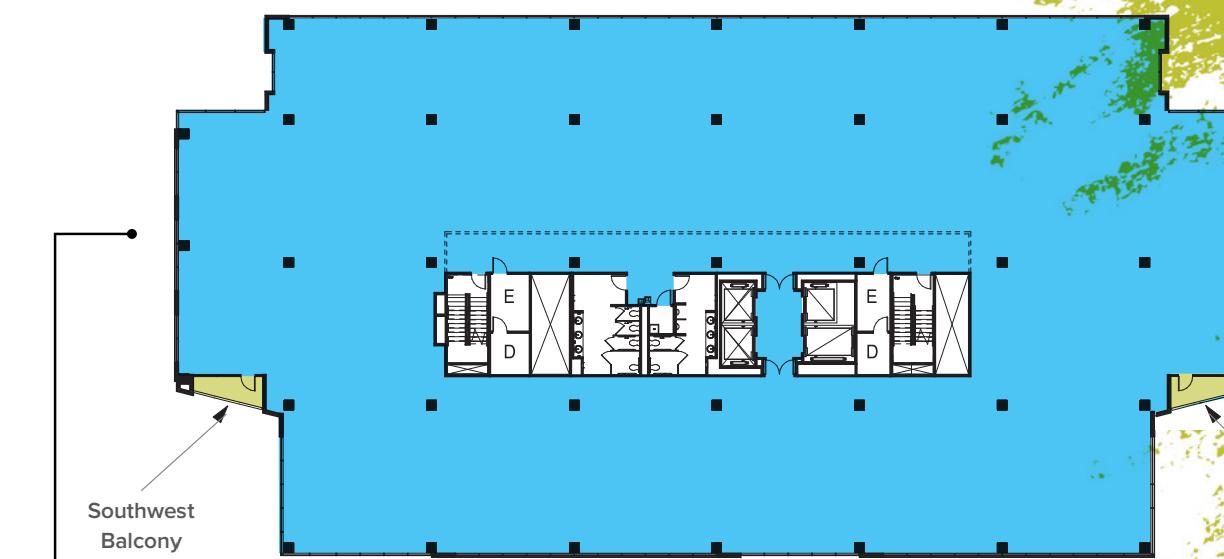
FLOOR PLANS



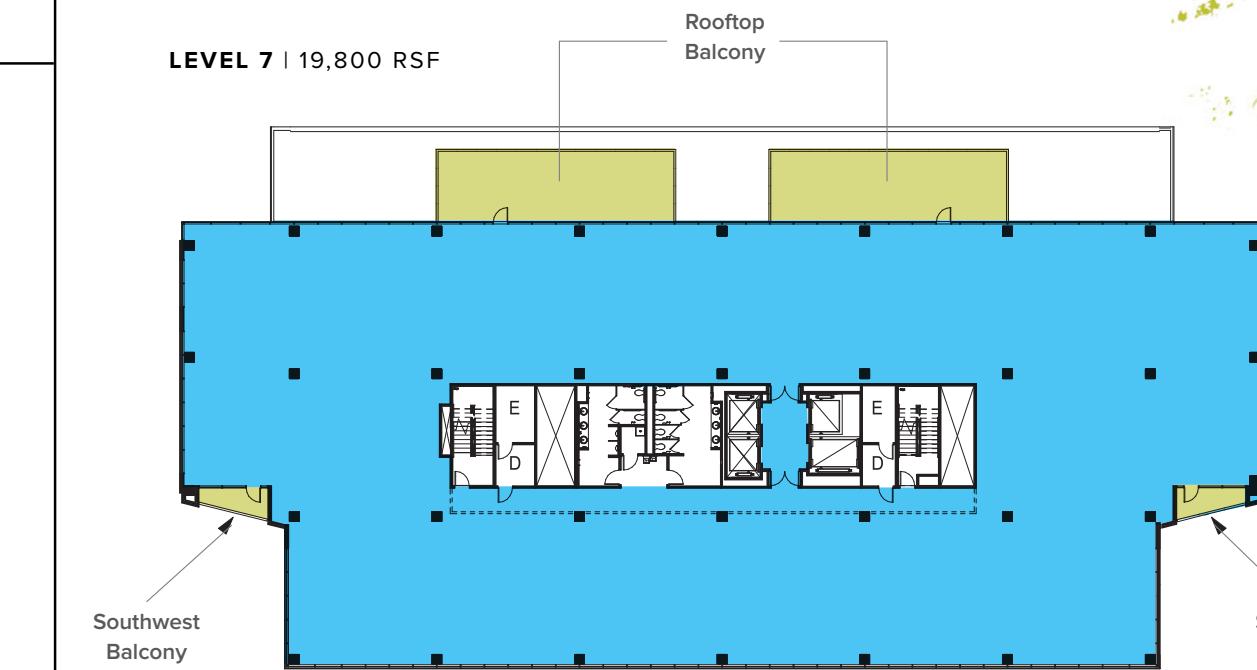
66,000 SF CONTIGUOUS



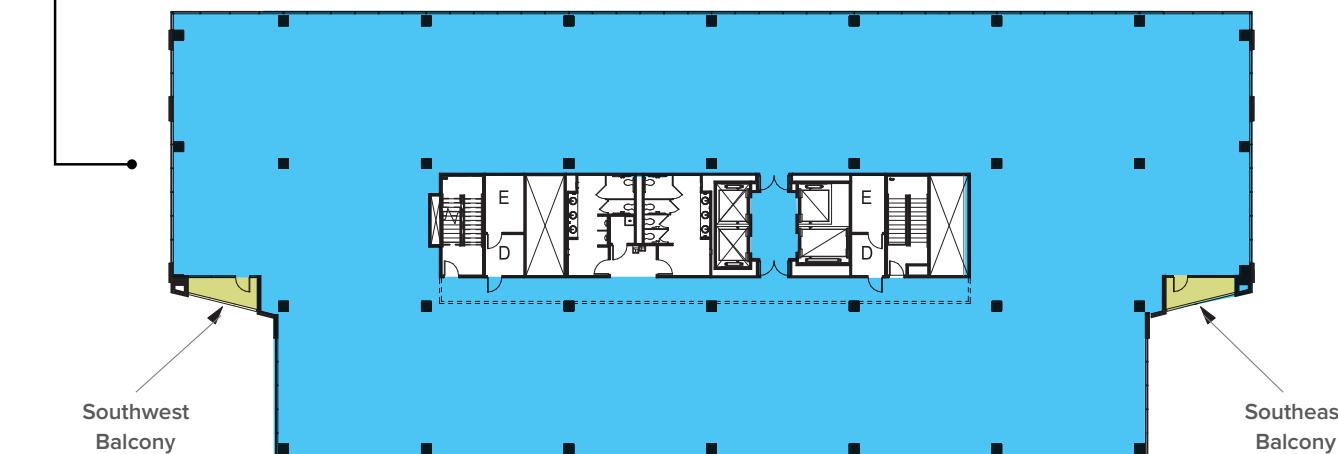
LEVEL 6 | 22,500 RSF



LEVEL 7 | 19,800 RSF



LEVEL 8 | 19,800 RSF



WIRED PLATINUM CERTIFIED

WHY DOES WIRED
CERTIFICATION MATTER
TO TENANTS?

Internet is among the top three most important factors for tenants who are searching for office space, along with cost and location. Until now there has been very little information available to tenants about the quality of internet connectivity in office spaces. Wired Certification provides that transparency and access to information to tenants.

LEARN MORE ABOUT WIRED CERTIFICATION AT
WIREDSCORE.COM

BENEFITS OF CONNECTIVITY

- PROTECTION FROM OUTAGES.
- EXTENSIVE ACCESS TO NUMEROUS HIGH-SPEED INTERNET PROVIDERS.
- ELECTRICAL RESILIENCY.
- INTERNAL CELL PHONE BOOSTER ENSURING TENANTS BETTER TALK, TEXT, AND HIGH-SPEED INTERNET.

PURSUING LEED CERTIFICATION

- \$ LOW MAINTENANCE AND OPERATION COST
- ⚡ ENERGY EFFICIENCY
- 🌬️ ENHANCES INDOOR ENVIRONMENT QUALITY
- 💧 WATER EFFICIENCY
- ❤️ BETTER HEALTH
- 🧱 MATERIAL EFFICIENCY
- 🌿 BETTER ENVIRONMENT
- 📍 REDUCES STRAIN ON LOCAL RESOURCES



THE PROPERTY

1330 LAGOON AVE

MINNEAPOLIS, MN 55408



BUILDING SIZE: 200,000 SF

**MAX CONTIGUOUS
AVAILABLE:** 66,000 SF

MINIMUM DIVISIBLE: 2,300 SF

FLOORS: 8

CEILING HEIGHT: 11'10" Clear

NET RENTS:
Level 1, Retail: Call for Details
Levels 2-3: \$23.00-\$24.00 PSF
Levels 4-5: LEASED
Levels 6-8: \$26.00-\$28.00 PSF

EST. 2018 TAX/OPEX: \$12.00 PSF

COMPLETION DATE: Fall 2018

PARKING: 486 stalls including 52 on-site underground executive parking stalls

TRANSIT: MoZaic's proximity to the Uptown Transit Station allows employees to access Metro Transit's extensive bus and light rail network. The adjacent Midtown Greenway and on-site bike storage gives employees the option to bike to work. And the residential Uptown community, with its range of housing options, allows those who live nearby a truly urban, walk-to-work experience.

SUSTAINABILITY: Pursuing LEED certification

TECHNOLOGY: WIRED Platinum Certified

**PROPERTY
MANAGEMENT:** ACKERBERG



CREATED BY **ACKERBERG**

Founded in 1964, ACKERBERG focuses mainly on urban communities, with 30+ Office, Industrial & Retail properties under management, totaling over 2 million square feet. 3rd party accounts are focused on key relationships, and meeting the full service and diverse needs of 18 disparate Owners is a top priority.

ACKERBERG has the ability to handle all sizes and types of real estate transactions. Whether buyer or seller, municipality, corporation or individual, landlord or tenant; each of our clients has their own unique and specific real estate requirements. Based on an assessment of the particular and specific requirements of a client, we tailor a strategy to provide those services necessary to successfully achieve their objective. This may involve one, two or perhaps several disciplines, seamlessly provided by our team of professionals. ACKERBERG provides for their clients in many facets including Property Management Services, Leasing & Brokerage, Real Estate Advisory Services, Urban Development & Re-Development, New & Existing Project Financing, Acquisition of New Sites, Developments & Buildings and Investment Management

ACKERBERG upholds three guiding principles that shape the structure of each interaction:

1. Each and every transaction and partnership should create the best possible opportunity for the investor/client based upon sound analysis, strong negotiating and bottom-line results.
2. Each and every project and built environment must enhance the quality of life for those that lease, work, live, shop, visit and transact business in those environments.
3. Each and every project must be managed in relation to its neighborhood in order to ensure a positive contribution to the sustainability, quality-of-life and aesthetics to that particular community and the city as a whole.

www.ackerberg.com

CBRE

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