

ICONIC HEADQUARTERS AVAILABLE

9-STORY, 370,000 SF OFFICE BUILDING FOR LEASE



3701 WAYZATA BLVD
[FORMER TARGET CORP WEST CAMPUS]

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CBRE



BUILDING SIZE

- Approx. 370,000 SF
- 9 Stories

LOCATION

- On Hwy 394, between Downtown Minneapolis and Hwy 100

SITE AREA

- 31.51 Acres

YEAR BUILT

- 1954

YEARS RENOVATED

- 1990, 1994, 2013

PARKING

- 1,200+ Parking stalls

CONNECTIVITY

- Redundant power and fiber feeds



BUILDING HEIGHT

- 130' Average above street level

ZONING

- OR 2-Office Residential

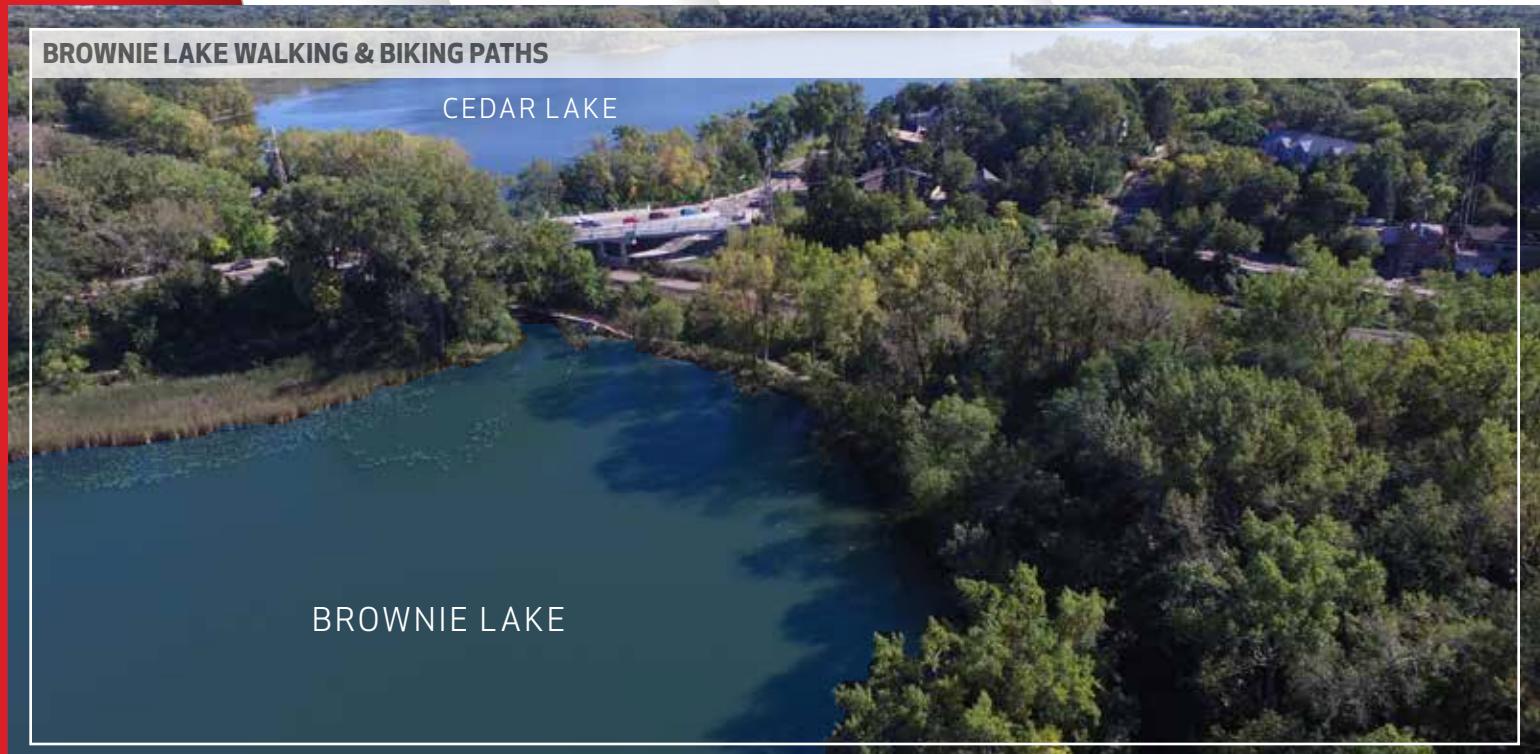
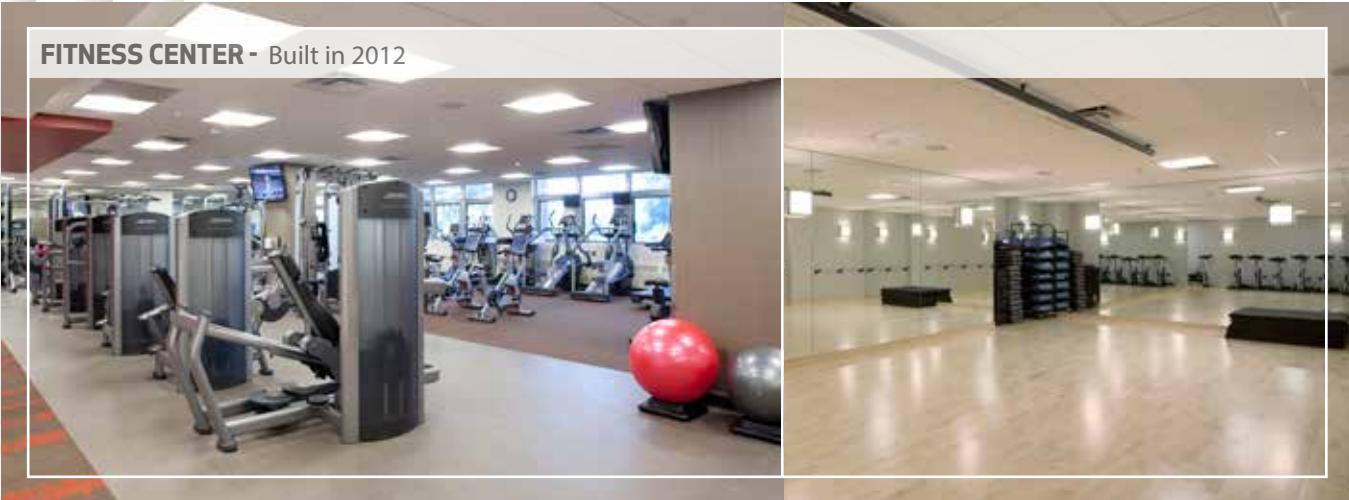
TAX ID NUMBER

- 09-029-24 32 0004

BUILDING ARCHITECTURE

- The building was originally built as the Regional Headquarters for Prudential in 1954. Designed by Magney, Tuslen and Setter, it is an excellent representation of the Modernism style. The building and building lobbies are adorned with a combination of the highest quality materials including: Cardiff green marble, Roman travertine, Cold Springs granite and Mankato limestone.
- Strategically located with frontage along I-394, this iconic building is situated on a 30 acre park-like setting. Occupants of the project enjoy unobstructed views of Downtown Minneapolis skyline and Cedar and Brownie Lakes.

BUILDING AMENITIES





PARKING

- Over 1,000 surface parking stalls plus an attached parking ramp which provides additional parking for approximately 262 vehicles on three levels consisting of a grade slab and two supported levels. The overall dimensions are approximately 150' x 235'. There are approximately 70,000 SF of supported floor and approximately 35,000 SF of slab-on-grade. An express ramp located on the south side of the structure provides vehicle access to and from the supported levels. Traffic flow is one-way with angle parking. The structural system consists of cast-in-place, post-tensioned one-way slab and beam with conventionally reinforced concrete columns. All supported floor slabs have been coated with a traffic bearing elastomeric membrane.
- The parking lot has enough parking for 1,004 cars.

STRUCTURAL SYSTEMS

- Foundation is designed for maximum soil bearing pressure, 5,000 lbs. PSF. North, South & West wings: Buff Mankato Limestone 11 Story Core, auditorium, columns and base at one story; cafeteria; recreation and entrance canopy – Texas Pink Granite Mello Grooved & Honed. Aluminum frame windows, double glazed vertical center pivoted.

ROOFING

- Roof warranty on 14,500 SF through 11/12/25 (15 years beginning 11/12/10)
- Roof systems are predominantly ballasted EPDM

CEILINGS

- 9' to finished ceiling 2 X 2 grid multiple styles of ceiling tile. Celotex acoustical ceilings in all clerical work areas.
- Deck to deck height measures 10'9" to 10'10"

LOBBY & CORRIDOR FINISHES

- Tarrazzo flooring with Cardiff green marble walls

WALL FINISHES

- Variety - paint & vinyl

LIGHTING

- Variety
- 2 X 4 T-8 throughout
- 7th floor LED 2

RESTROOMS

- All restrooms have been updated to ADA

FLOOR COVERINGS

- Terrazzo floors on ground and first floor corridors. Poured concrete with carpet tiles on 2nd-8th floor corridors and carpet tiles in all clerical work areas. Ceramic tile floors and walls in toilet rooms and kitchens.
- Two way pan joist reinforced concrete, utilizing Wheeler Flat Slab system. Designed for 150 lbs. per square foot live load in South and West wings, on 2nd – 4th floors; 80 lbs. per square foot live load elsewhere.

ELEVATORS

- Three – 5,000 lb. capacity cars from ground floor to 8th floor – 500 feet per minute
- One – 5,000 lb. capacity car from ground floor to 9th floor – 500 feet per minute
- Boiler room contains a 1,000 lb. hydraulic elevator
- Cafeteria has a 2,500 lb. hydraulic elevator installed in 2012
- All elevators were re-cabbed in 2012

ESCALATORS

- Criss-cross escalators from the ground floor to the 4th floor installed in 2012 - Make: Schindler Model 9300 32 inches wide

STAIRS

- Core - Ground floor to 11th floor
- North Wing - 1st to 8th floor
- South Wing - Ground to 4th floor

A/C & HEATING

- High-pressure high volume induction unit, under window, cooling & heating for outside bays; high pressure ceiling distribution for interior bays.

CHILLER PLANT

- Two – 500 ton Trane centrifugal chillers w/ R-123 refrigerant - Installed in 2001
- One – 400 ton Trane centrifugal chiller w/ 1100 lbs. R-123 - Installed in 2012



COOLING TOWERS

- One – 400 ton Tower Tech cooling tower for Trane chillers / Mod. TTXL-06197 - Installed in 2011
- One – 200 ton Unilite ceramic tower for the recips & winter cooling only. - Installed in 1998
- Two – 400 ton Marley cooling towers for the Trane chillers - Installed: 2000

STEAM PLANT

- Three - 150 HP low – pressure (Cleaver Brookes) 450 HP total on common header. Dual Fuel (Natural Gas / # 2 Fuel Oil) - Installed: 6/1986.

AIR HANDLING UNITS

- 18

TEMP CONTROLS

- Honeywell / Pneumatic and Belimo electric valves

BUILDING AUTOMATION SYSTEM

- Trane building automation
- Web based
- All lighting tied to automation system

FIRE PROTECTION SAFETY

- Upgraded in 2010 - added sprinkler heads
- Strobe and audible new
- Honeywell 30/30 model
- Sprinkler, fire, FM 200 and dry sandpipes

EMERGENCY SYSTEMS

- Building has two back-up generators maintaining the entire building load with 1.3 Megawatts each and one natural gas life support generator.

LOADING DOCKS

- The Property is serviced with three recessed interior dock bays with levelers. The loading dock/staging area is accessed at the South end of the property. The bays can accommodate a full size trailer

SECURITY SYSTEMS

- Simplex Systems and Contract Security Services

PLUMBING, SEWAGE & STORM SEWER SYSTEM

- City of Minneapolis
- On-site well utilized for irrigation and landscaping.

ELECTRICAL SERVICE

- Two main feeds supplied by Xcel Energy
- 93 primary services supplied from Aldrich
- 61 secondary services supplied from Cedar Lake
- Switchgear
 - 13.8 gear fully automatic
 - Two main 480 volt switchgear

GAS SERVICE

- Centerpoint Energy

TELECOMMUNICATION & FIBER OPTICS

- Century Link
- Compucon



LOCAL AMENITIES

WEST END

- The West End is located 1.5 miles from the Property. West End is an exciting mixed-use development.



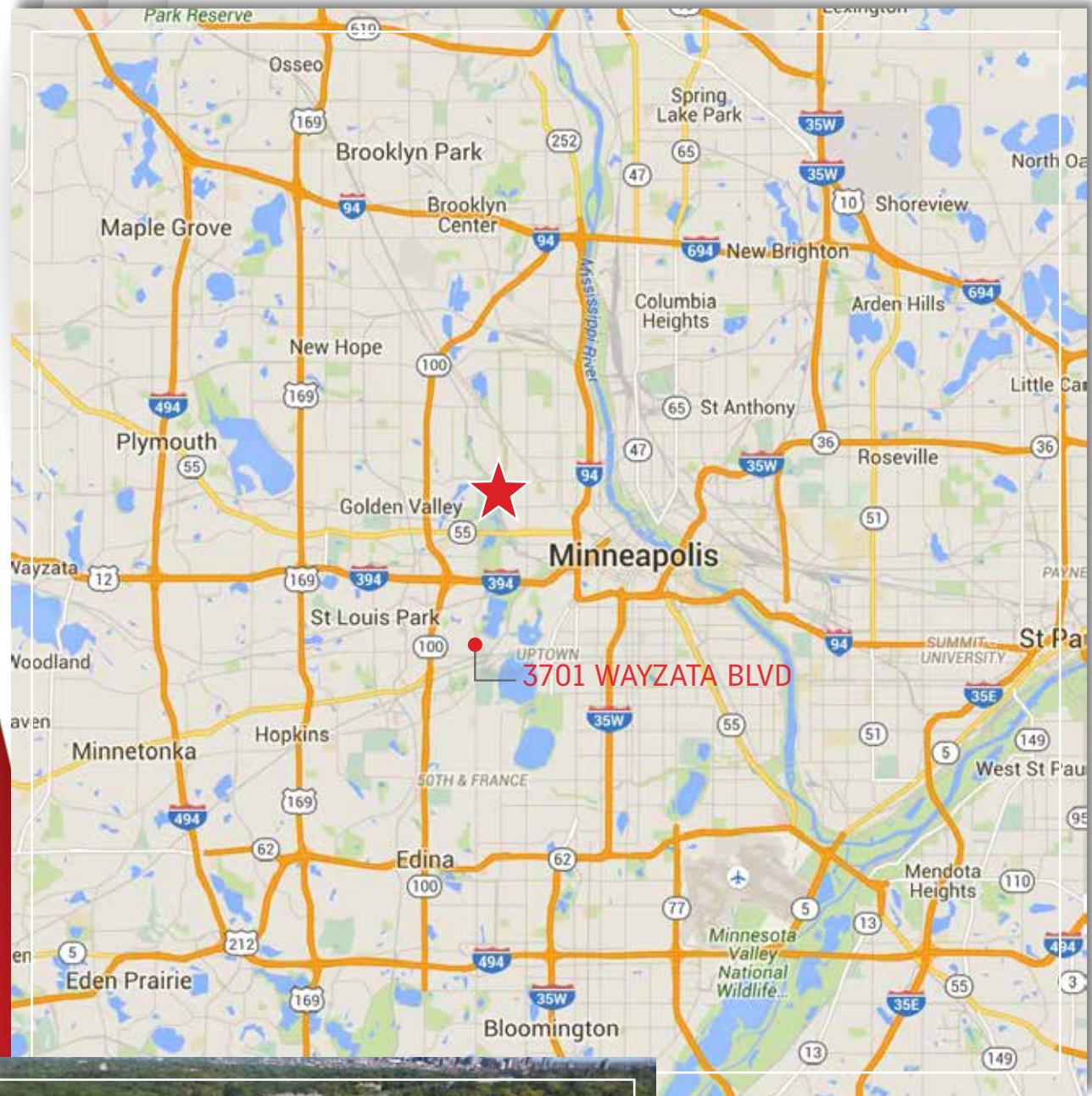
RESTAURANTS

- Crave
- Cooper's Pub
- Rojo Mexican Grill
- Loop

RETAILERS

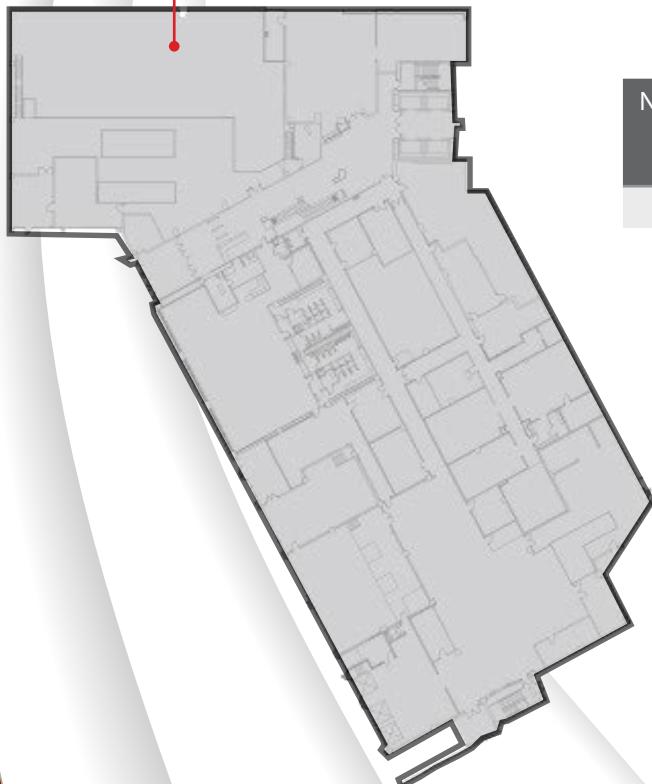
- Costco
- Home Depot
- Office Max
- FedEx Office

LOCATION MAP



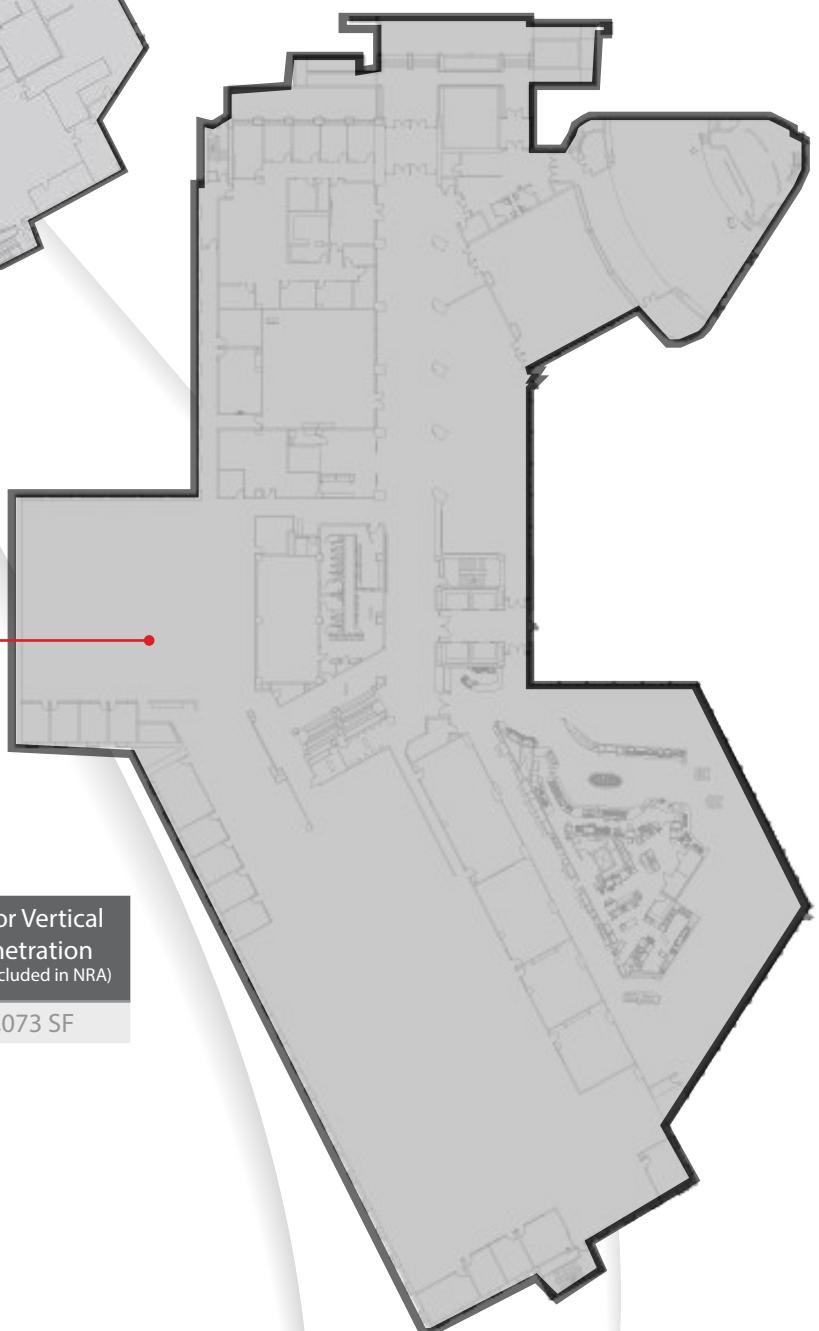
KEY DISTANCES

| | |
|-----------------------|-----------|
| Interstate 394 | 1.2 miles |
| Central Minneapolis | 2.8 miles |
| West End (see page 6) | 1.2 miles |

**GROUND LEVEL**

- building entrance
- storage
- fitness center
- loading

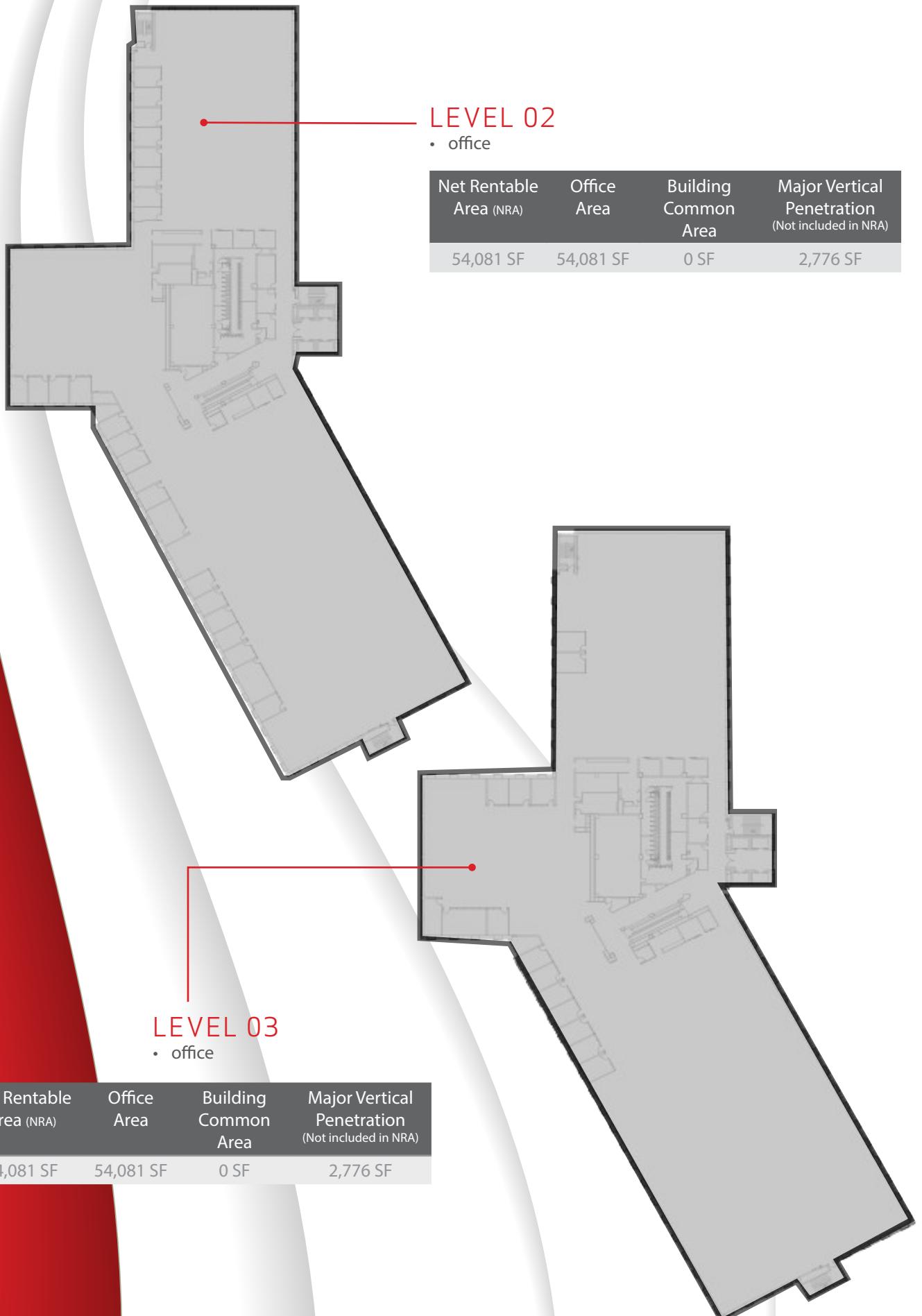
| Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|-------------------------|-------------|----------------------|--|
| 48,941 SF | 32,518 SF | 16,423 SF | 1,768 SF |

**LEVEL 01**

- building entrance
- office
- auditorium
- cafeteria

| Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|-------------------------|-------------|----------------------|--|
| 80,929 SF | 80,929 SF | 0 SF | 3,073 SF |

FLOOR PLANS

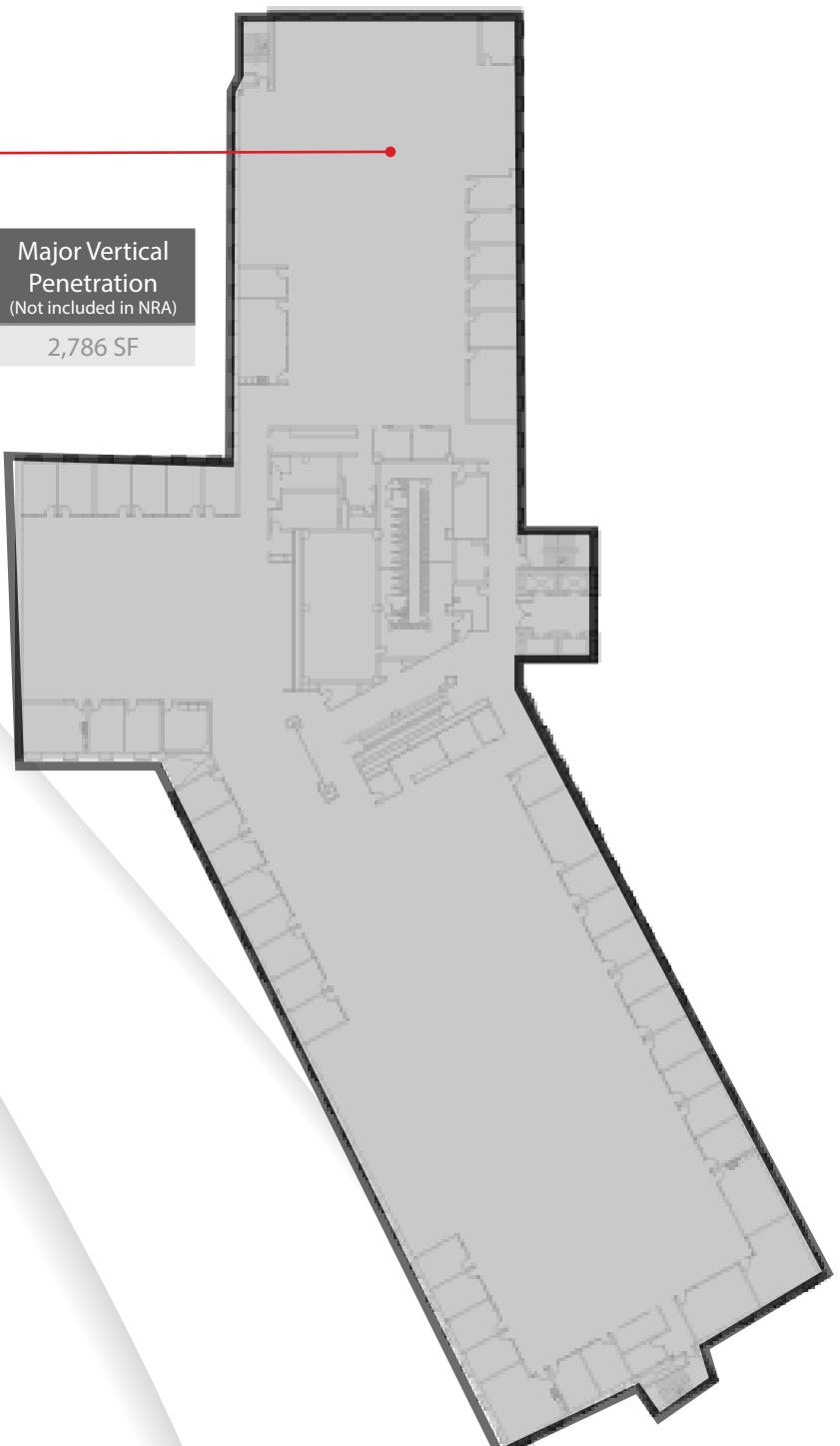


FLOOR PLANS

LEVEL 04

• office

| Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|-------------------------|-------------|----------------------|--|
| 54,081 SF | 54,081 SF | 0 SF | 2,786 SF |



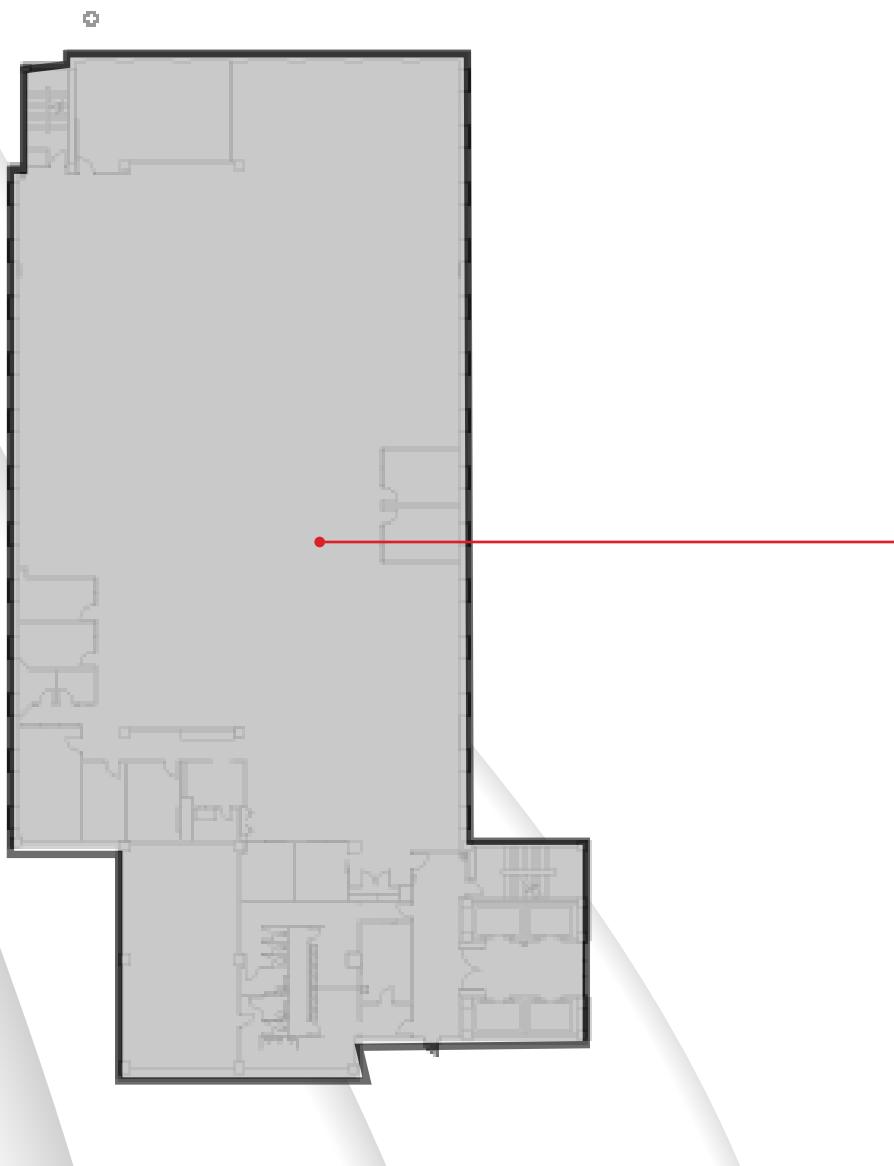
LEVEL 05

• office

| Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|-------------------------|-------------|----------------------|--|
| 18,198 SF | 18,198 SF | 0 SF | 2,113 SF |



FLOOR PLANS

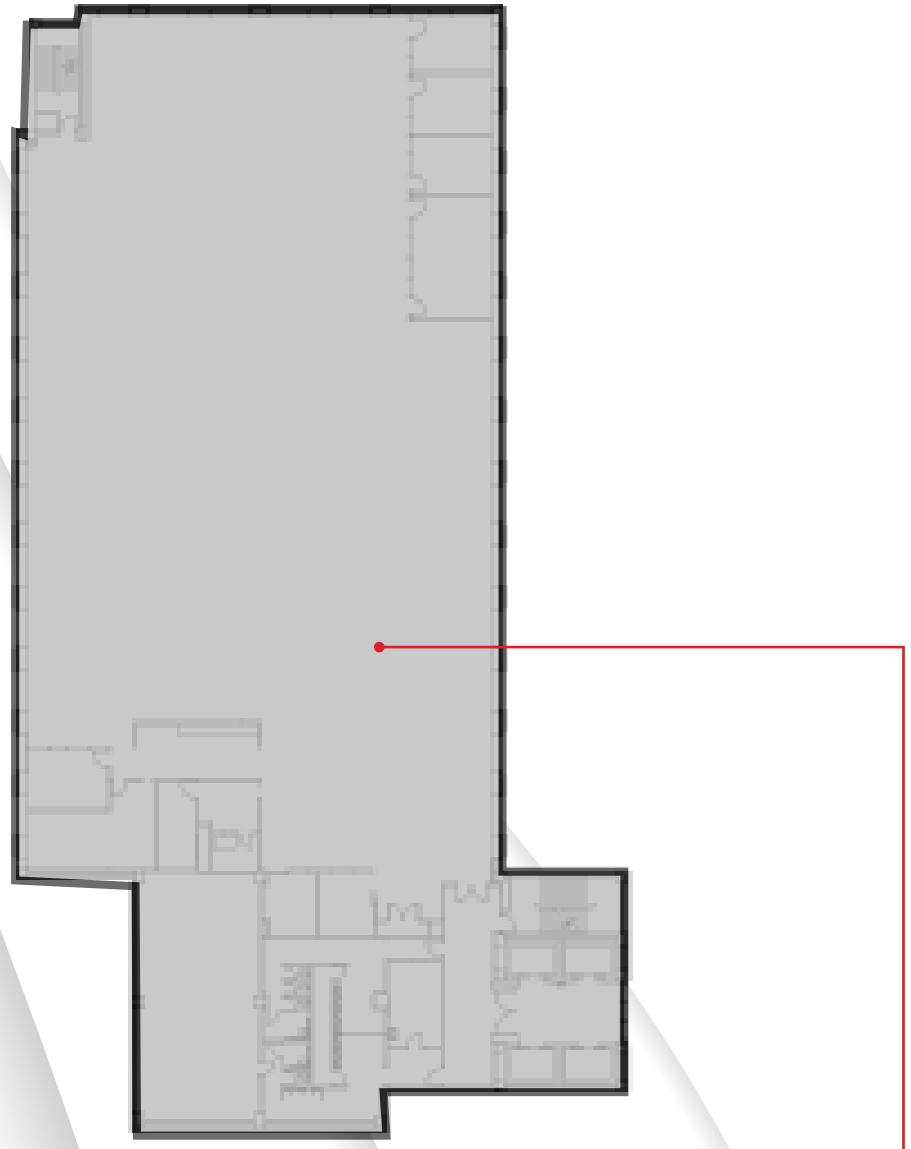


LEVEL 06

- office

| Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|----------------------------|----------------|-------------------------|--|
| 18,198 SF | 18,198 SF | 0 SF | 2,144 SF |

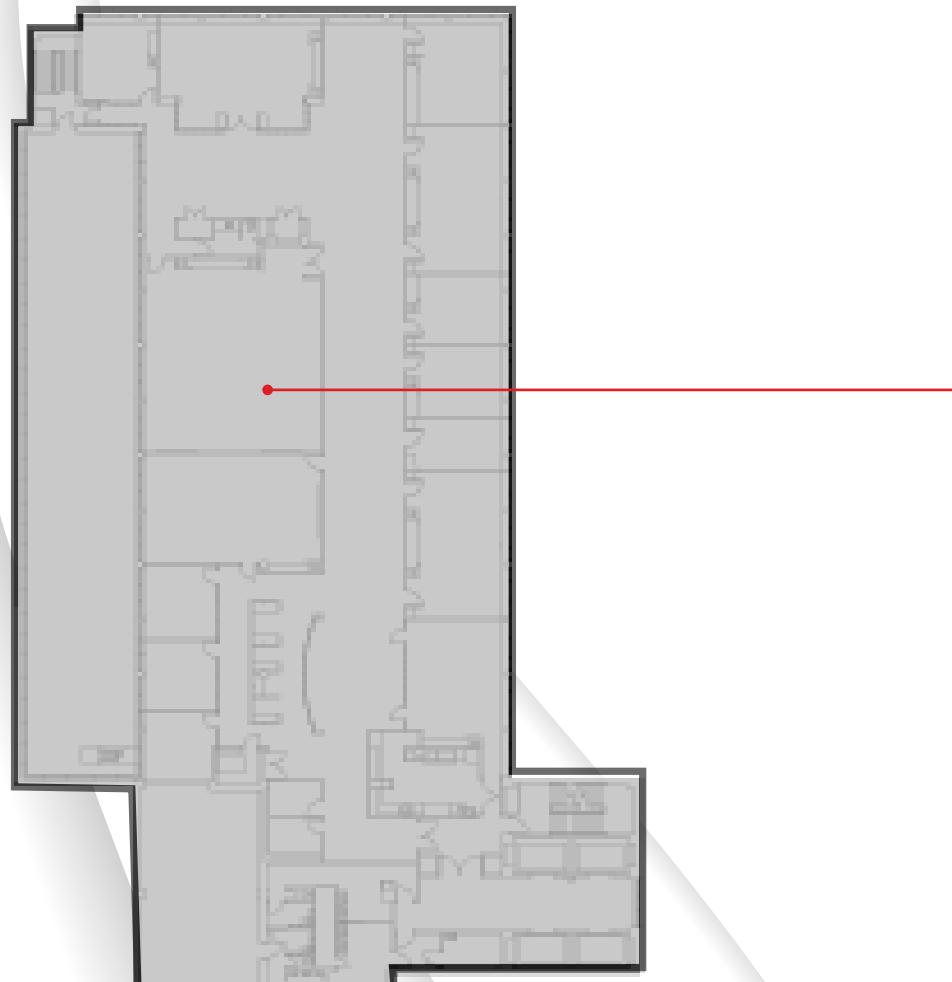
FLOOR PLANS



LEVEL 07
• office

| Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|-------------------------|-------------|----------------------|---|
| 18,198 SF | 18,198 SF | 0 SF | 2,113 SF |

FLOOR PLANS



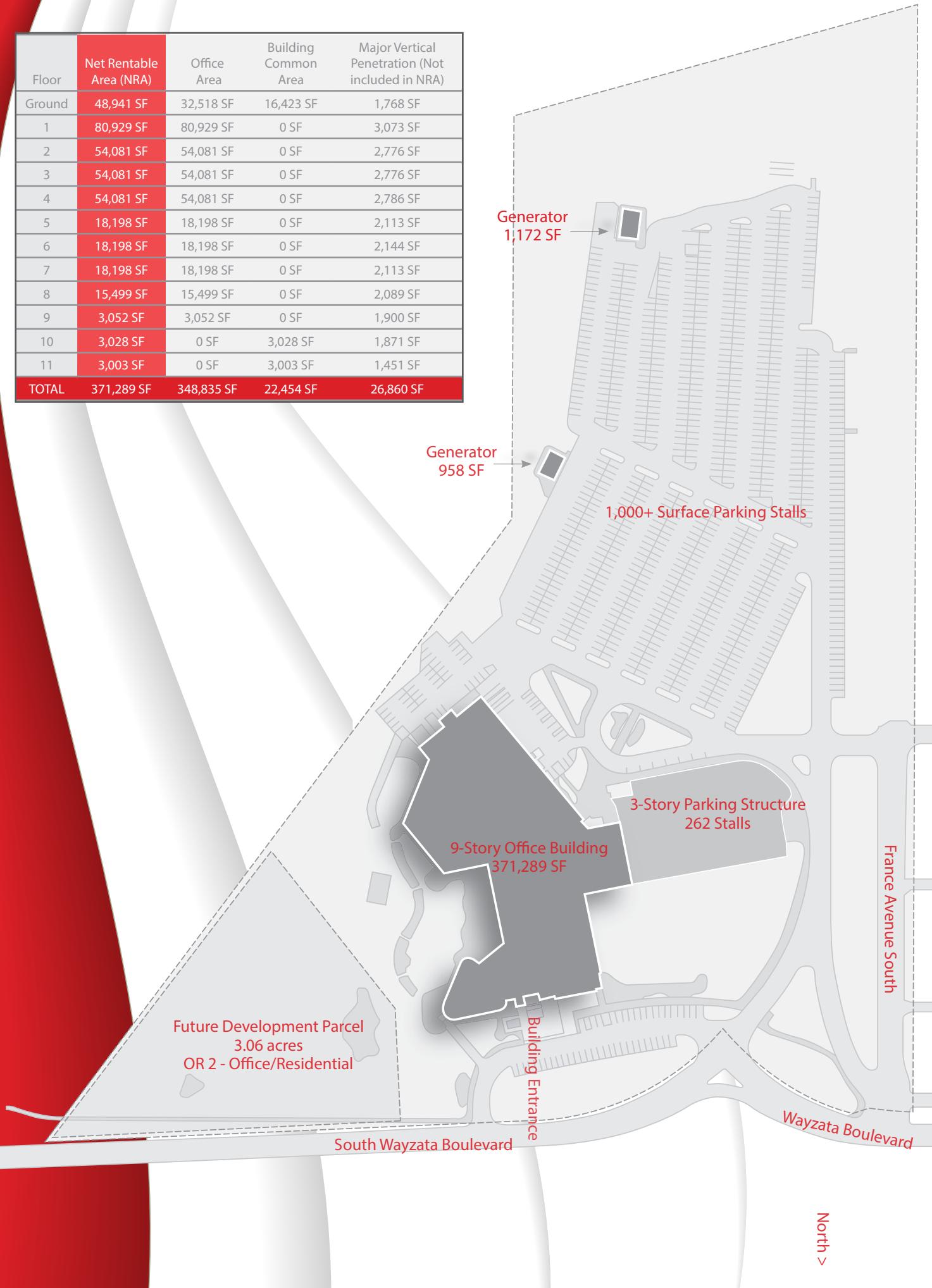
LEVEL 08

• office

| Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|-------------------------|-------------|----------------------|---|
| 15,499 SF | 15,499 SF | 0 SF | 2,089 SF |

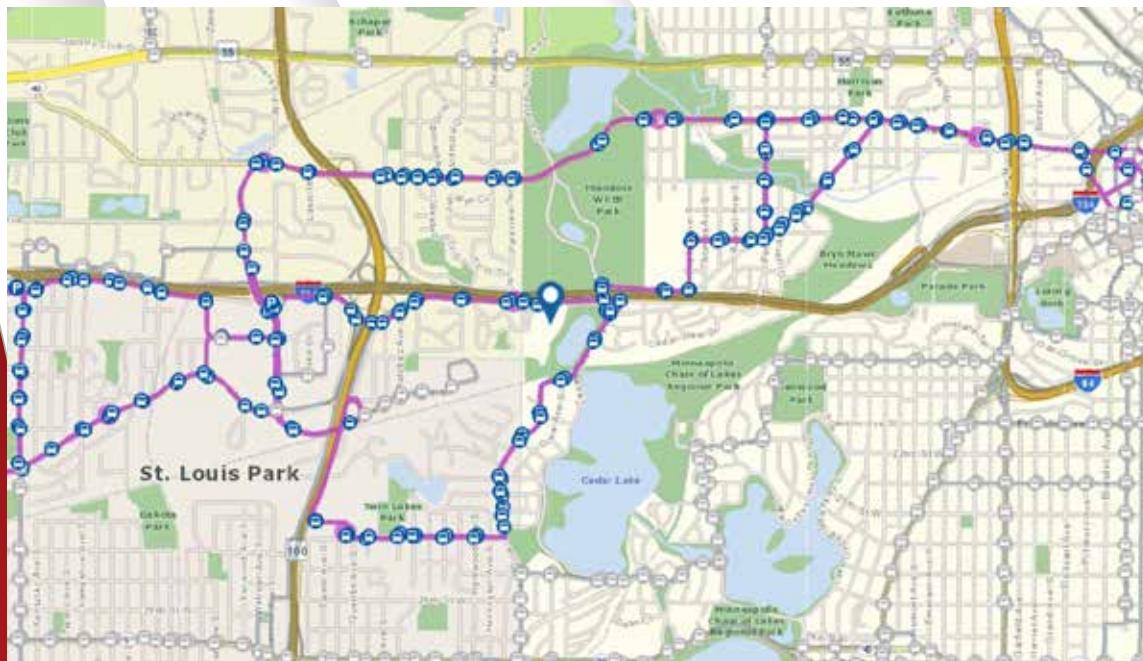
PARCEL MAP

| Floor | Net Rentable Area (NRA) | Office Area | Building Common Area | Major Vertical Penetration (Not included in NRA) |
|--------------|-------------------------|-------------------|----------------------|--|
| Ground | 48,941 SF | 32,518 SF | 16,423 SF | 1,768 SF |
| 1 | 80,929 SF | 80,929 SF | 0 SF | 3,073 SF |
| 2 | 54,081 SF | 54,081 SF | 0 SF | 2,776 SF |
| 3 | 54,081 SF | 54,081 SF | 0 SF | 2,776 SF |
| 4 | 54,081 SF | 54,081 SF | 0 SF | 2,786 SF |
| 5 | 18,198 SF | 18,198 SF | 0 SF | 2,113 SF |
| 6 | 18,198 SF | 18,198 SF | 0 SF | 2,144 SF |
| 7 | 18,198 SF | 18,198 SF | 0 SF | 2,113 SF |
| 8 | 15,499 SF | 15,499 SF | 0 SF | 2,089 SF |
| 9 | 3,052 SF | 3,052 SF | 0 SF | 1,900 SF |
| 10 | 3,028 SF | 0 SF | 3,028 SF | 1,871 SF |
| 11 | 3,003 SF | 0 SF | 3,003 SF | 1,451 SF |
| TOTAL | 371,289 SF | 348,835 SF | 22,454 SF | 26,860 SF |



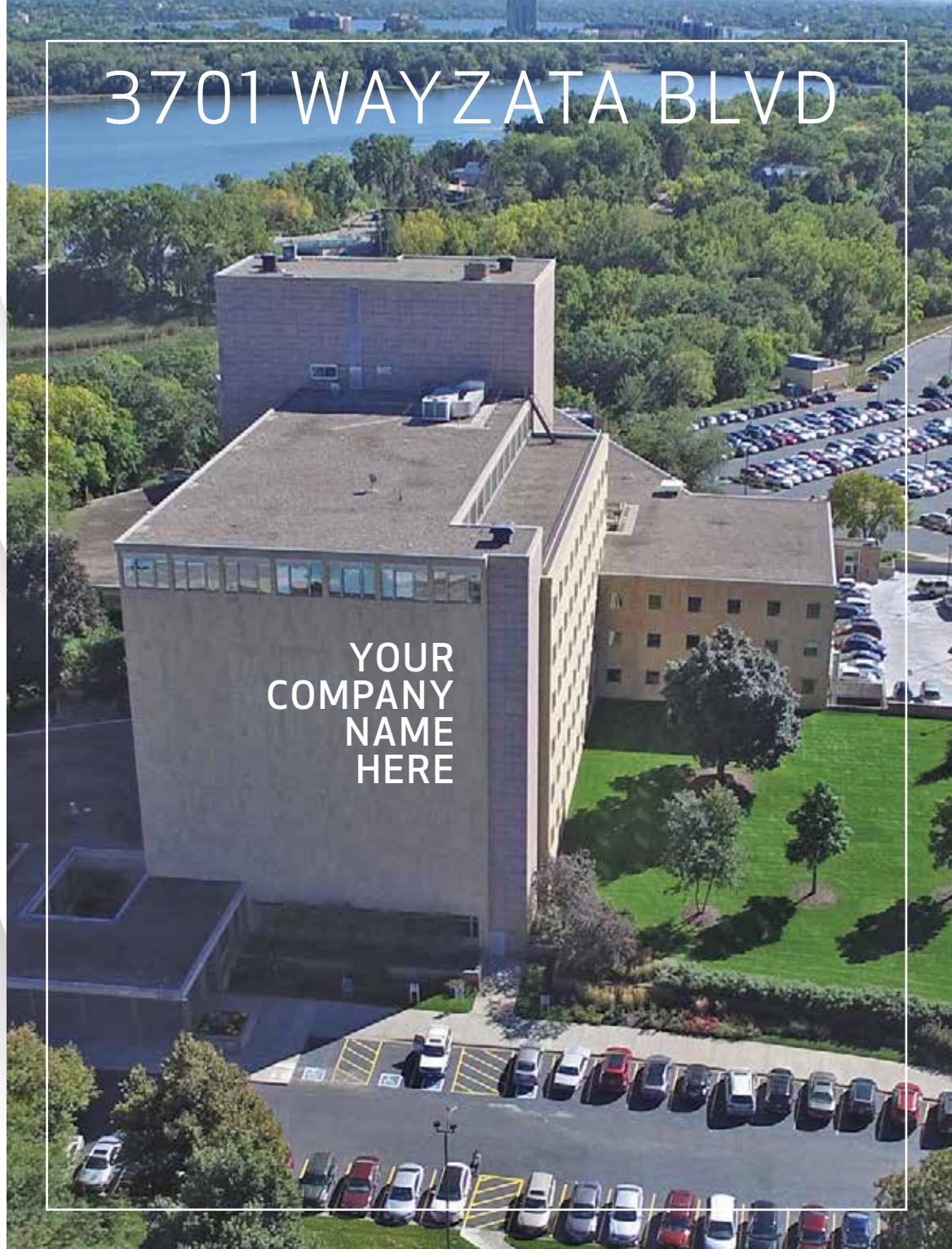
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TRANSIT



LOCAL BUS ROUTE 9

ICONIC HEADQUARTERS AVAILABLE



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