



# RIVERPLACE

< MPLS, MINN >

FIND YOUR FLOW

# FIND YOUR FLOW

Riverplace sits at the confluence of bustling downtown Minneapolis, the scenic Mississippi River, and the vibrant Northeast community. With riverfront views, outdoor spaces and numerous amenities, Riverplace offers refuge to the frenetic pace of everyday life.

Riverplace is designed as a modern, collaborative workplace for a new generation of entrepreneurs and innovators. Offering a place where you can achieve flow, Riverplace is a space that inspires engagement, focus and productivity. Combining forward thinking design and authentic historic architecture, Riverplace provides the ideal setting to those seeking space to think, create, and lose oneself in the joy of doing. Find your flow at Riverplace.



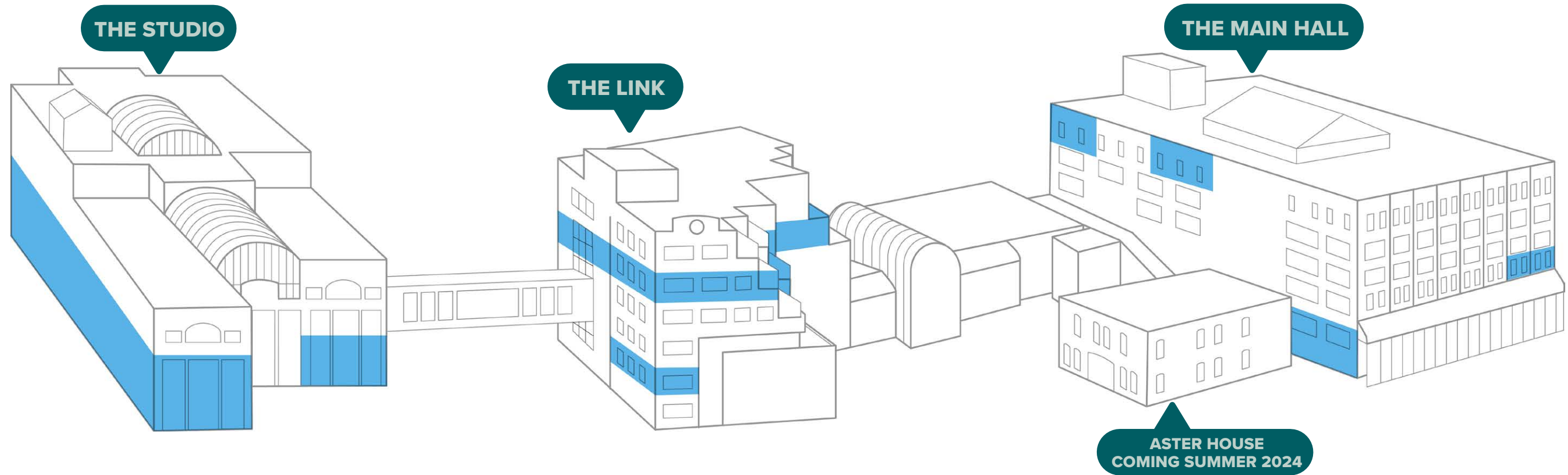
THE STUDIO

THE LINK

THE MAIN HALL

ASTER HOUSE  
COMING 2024

# FIND YOUR SPACE



## EXCLUSIVE AMENITIES

### OUTDOOR PATIO

- 4-Season outdoor plaza
- Rooftop Terrace
- Immediate access to riverfront & trails

### ON-SITE COFFEE SHOP, MICRO-MARKET, AND FULL SERVICE RESTAURANT

### HEALTH & WELLNESS

- 7,000 sf fitness center
- Mother's room
- Multiple bike parking options
- Bike rental program
- Wellness room

### COLLABORATION

- 60 person conference and training center
- 6 small-to-midsized meeting rooms
- Multiple seating areas and lounges
- 14 person collaboration lounge

### 1,800 SF LIBRARY LOUNGE & GAME ROOM

### ENCLOSED PARKING WITH 2.5/1,000 RATIO

## BUILDING SPECIFICATIONS

### THE STUDIO

10 2nd Street NE  
Minneapolis, MN 55413

YEAR BUILT: 1984

RENOVATED: 2022

STORIES: 4

TOTAL SF: 73,270

AVAILABLE SF: 15,514

### THE LINK

1 Main Street SE  
Minneapolis, MN 55414

YEAR BUILT: 1984

RENOVATED: 2016

STORIES: 6

TOTAL SF: 74,517

AVAILABLE SF: 10,058

### THE MAIN HALL

43 Main Street  
Minneapolis, MN 55414

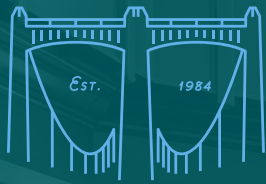
YEAR BUILT: 1900

RENOVATED: 2022

STORIES: 5

TOTAL SF: 100,667

AVAILABLE SF: 14,697



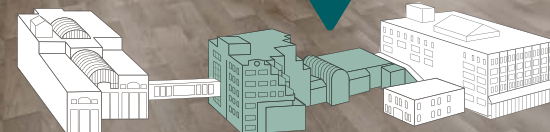
# DESIGNED TO INSPIRE A DYNAMIC WORKFORCE

Riverplace is a reimagined, modern office campus providing an exclusive and differentiated workplace experience. The interconnected, four-building campus offers a variety of flexible office space, an unmatched amenities package, and numerous indoor and outdoor common spaces that encourage collaboration and tenant wellbeing.

- Flexible floorplates appealing to a wide range of functions and workstyles
- Technology-driven collaboration spaces
- Wellness-focused amenities
- An expansive fitness center
- Multiple outdoor spaces
- Abundant on-site parking
- Immediate access to riverfront and trails



THE LINK





KITCHENETTE/CAFE  
THE STUDIO

# A RANGE OF SUITES WITH UNRIVALED FLEXIBILITY

The Studio offers a variety of spaces from 1,100-square-foot suites to a 45,000-square-foot full floor suite across multiple floors, offering a setting for both large and small tenants.



# INSPIRED SPACES FOR INVENTIVE PEOPLE

The first and second floor communal spaces include a 14 person conference room, a spacious lounge with seating for up to 17 people, four small group meeting spaces, a mother's room, a wellness room, a common area kitchenette/ café, a presentation area, and multiple seating options to enhance productivity and foster collaboration in an open atrium setting.



COLLABORATION AREAS  
THE STUDIO



SPACIOUS LOUNGE AREA  
THE STUDIO



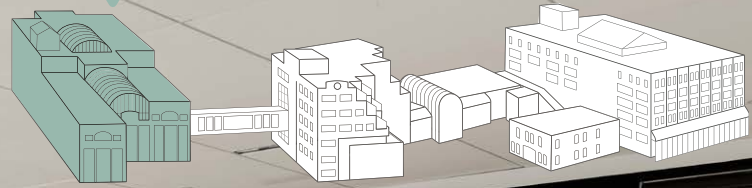
PRESENTATION AREA  
THE STUDIO



CONFERENCE ROOM  
THE STUDIO

THE STUDIO

THE STUDIO



## THE MAIN HALL



Serving up coffee and small bites, FRGMNT Coffee provides an additional place for tenants to work, meet, or relax, in a comfortable lounge-like setting.



**LIBRARY LOUNGE & GAME ROOM**  
THE MAIN HALL

# A TIMELESS ADDRESS TRANSFORMED FOR TODAY

The Main Hall's historical setting is complemented by a 60 person, state-of-the-art conference and training room, a collaboration lounge, multiple seating options in the open atrium, dedicated interior bike parking for up to 40 bikes, and a 1,800 SF library and game room.



**OPEN ATRIUM**  
THE MAIN HALL



**TRAINING ROOM**  
THE MAIN HALL

**THE MAIN HALL**



THE MAIN HALL

THE MAIN HALL



BIKE ROOM  
THE MAIN HALL



TRAINING ROOM  
THE MAIN HALL



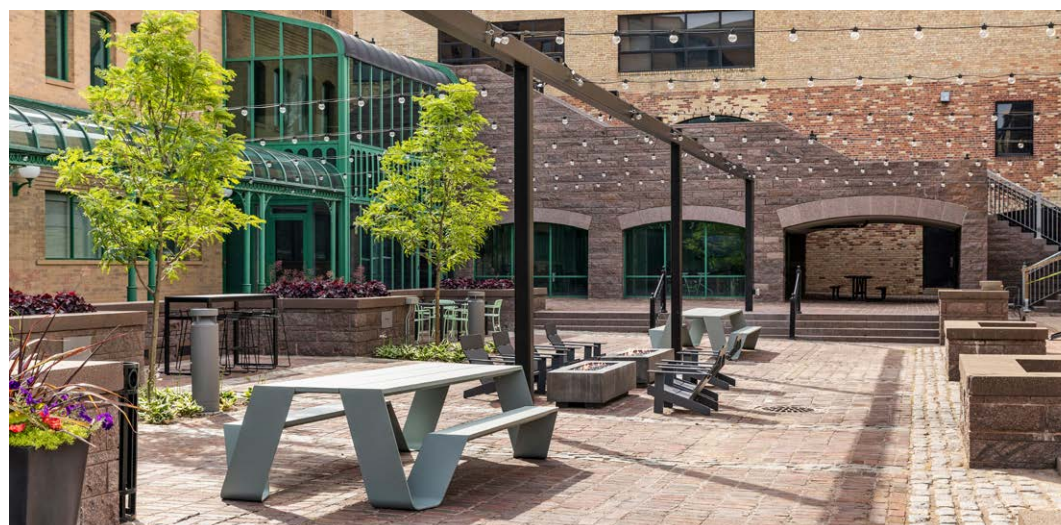




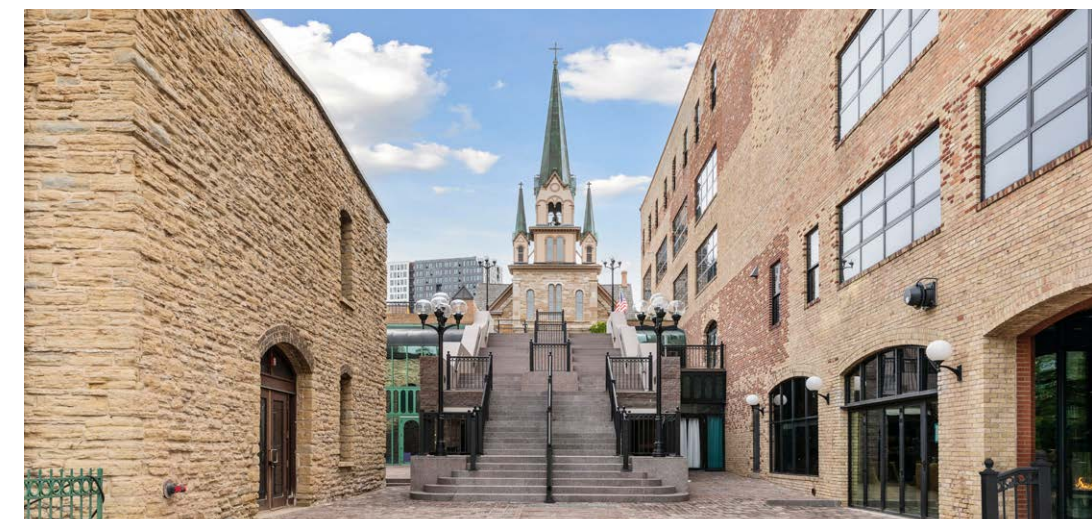
OUTDOOR PLAZA WITH FIREPLACE  
THE PLAZA

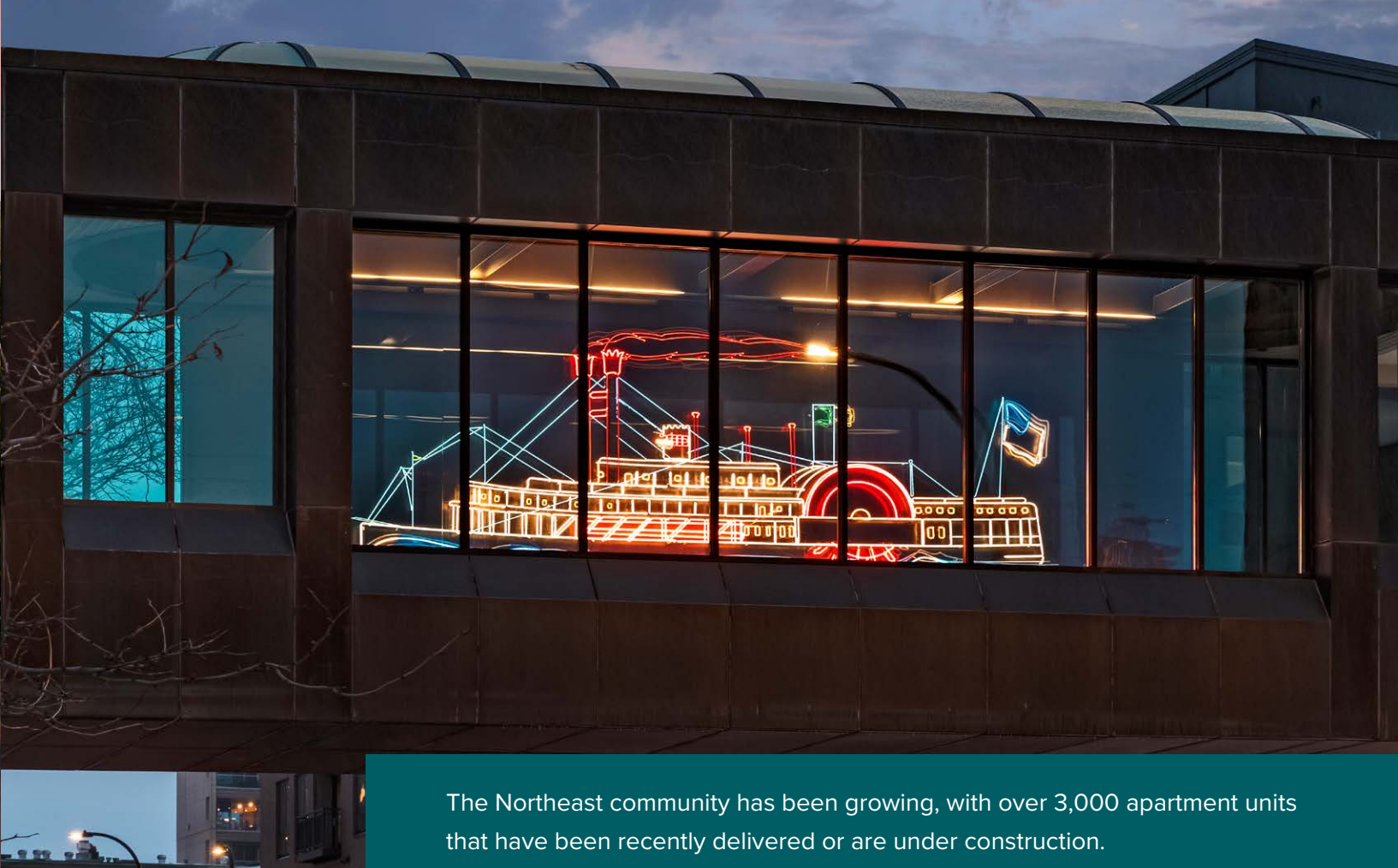
# WORK & UNWIND OUTDOORS

At Riverplace, outdoor space is the ultimate company perk. The campus features a 4-season outdoor plaza which includes a landscaped lawn, multiple lounge spaces and seating options, and a fire pit, all with direct access to the Mississippi River and Grand Rounds Scenic Byway. Overlooking the plaza, the roofdeck on the Link will also offer additional green space, seating, and a grilling station.



OUTDOOR PLAZA  
THE PLAZA





# THE SPIRIT OF THE NORTHEAST

As the city's oldest neighborhood, Northeast Minneapolis has always been a destination, attracting populations new to Minnesota and drawing together diverse communities with offerings for everyone. The Northeast boasts a rich, walkable amenity base featuring abundant art galleries, local brewpubs and restaurants, and convenience retail, as well as access to the riverfront, bike trails, and parks - all creating an urban oasis on the east bank of the Mississippi River.

The Northeast community has been growing, with over 3,000 apartment units that have been recently delivered or are under construction.

Employees, residents, and visitors alike can enjoy efficient access to the CBD and freeways, and best-in-market parking options within the neighborhood.



# FIND YOUR SCENE

WITHIN .5 MILES OF RIVERPLACE:



**38**

RESTAURANTS



**03**

COFFEE SHOPS



**21**

RETAIL SHOPS



**85**

STEPS TO THE  
MISSISSIPPI RIVER  
& ARCH BRIDGE



**10**

PARKS &  
TRAILS



**05**

FITNESS  
STUDIOS



# PRIME TRANSIT & PARKING OPTIONS

**91 WALK SCORE.** Connected to six different large bus routes. The closest bus stop goes to Southtown, Edina, University of Minnesota, Uptown, Northtown, St. Paul and Downtown Minneapolis.

**97 BIKE SCORE.** Connected to the 51 mile Grand Rounds bike loop. No bike, no problem! We have Riverplace branded bikes on site, as well as two Nice Ride bike stations.



# OPTIMAL COMMUTER ACCESS

Riverplace is easily accessible by car from I-35 through the Northeast District and from I-94 & I-394 through Downtown.



## THE MAIN HALL PARKING GARAGE

- 424 Parking Spots
- 30 SE 2nd Street @ The Main Hall

## THE STUDIO PARKING GARAGE

- 209 Parking Spots
- 10 NE 2nd Street @ The Studio

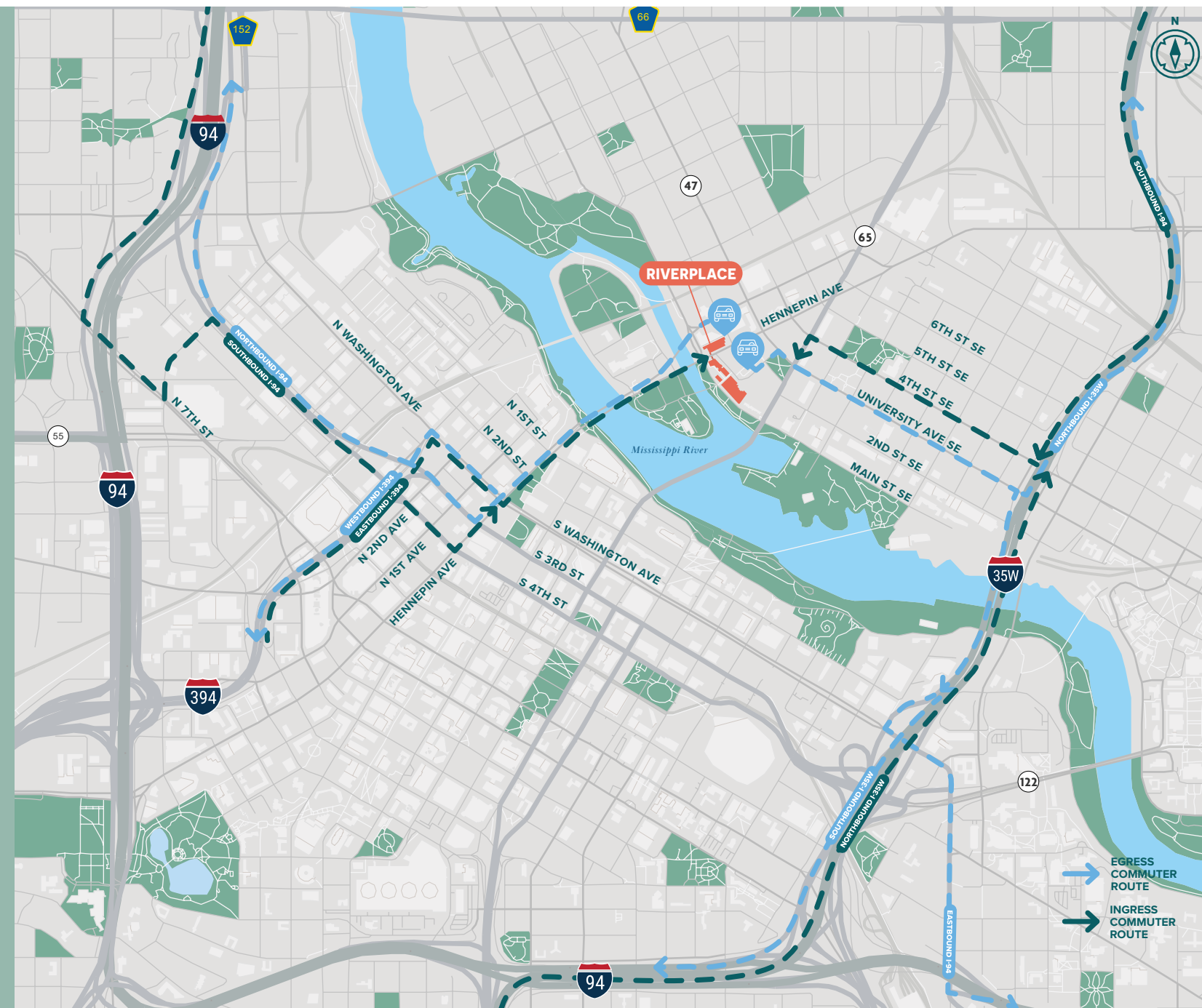
## CURRENT RATES (subject to change)

\$120/mo + tax  
\$2/Hour with a \$25/Day maximum

\*Ask about our flex contract option to accommodate a hybrid workforce. Pay for less - get more!

Easy guest comp pass system in place.

Have questions? Call our parking operator!  
Standard Parking Plus  
612-371-0938  
[riverplaceparking@spplus.com](mailto:riverplaceparking@spplus.com)





## FOR LEASING INFORMATION:

---

**BRENT ERICKSON**

612.430.9970

brent.erickson@nmrk.com

**MARY BURNTON**

612.430.9968

mary.burton@nmrk.com

**MATT ELDER** CCIM SIOR

612.430.9974

matt.elder@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**

  
**CRESTLIGHT**  
CAPITAL