



THE NORDIC

729 WASHINGTON AVENUE

The Nordic is an authentic modern warehouse office building within the most sought after submarket in the upper Midwest. The development and North Loop Neighborhood offer the kind of mixed use vibrancy and walkability employers are now seeking to attract and inspire the best employees.

The building is constructed with extraordinary architectural detail and uses cutting edge design practices focused on the wellness of employees. The development is centered around a unique 4-season plaza. Whether it's a summer concert, winter curling, or a fall flea market, the plaza embraces the Nordic history of Minnesota throughout the entire year.

Led by United Properties, the best and brightest talent from across the country have joined forces to create this iconic project in the North Loop Neighborhood. The building is reminiscent of United Properties' highly sought after sister projects, Loose Wiles and Ford Center.





THE NEW CENTER OF THE CITY

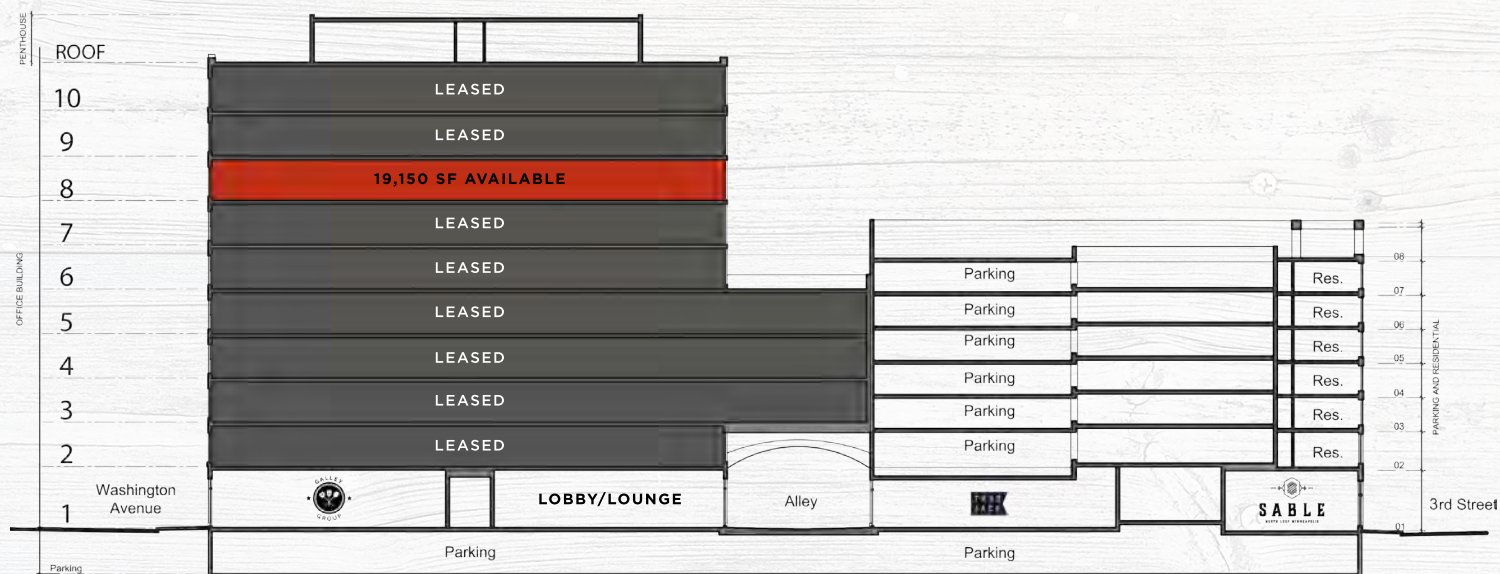
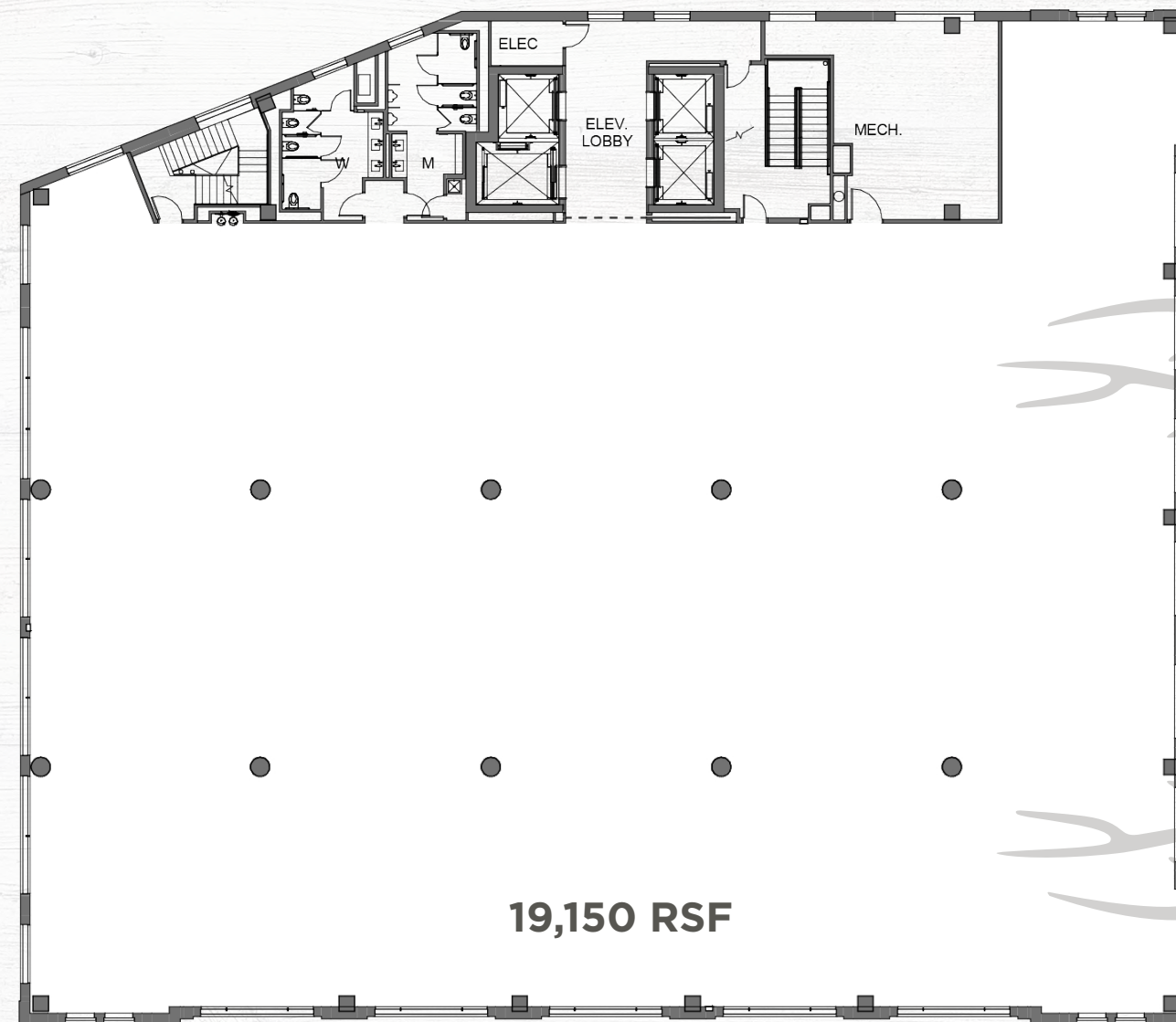
A NORDIC INSPIRED MODERN WAREHOUSE





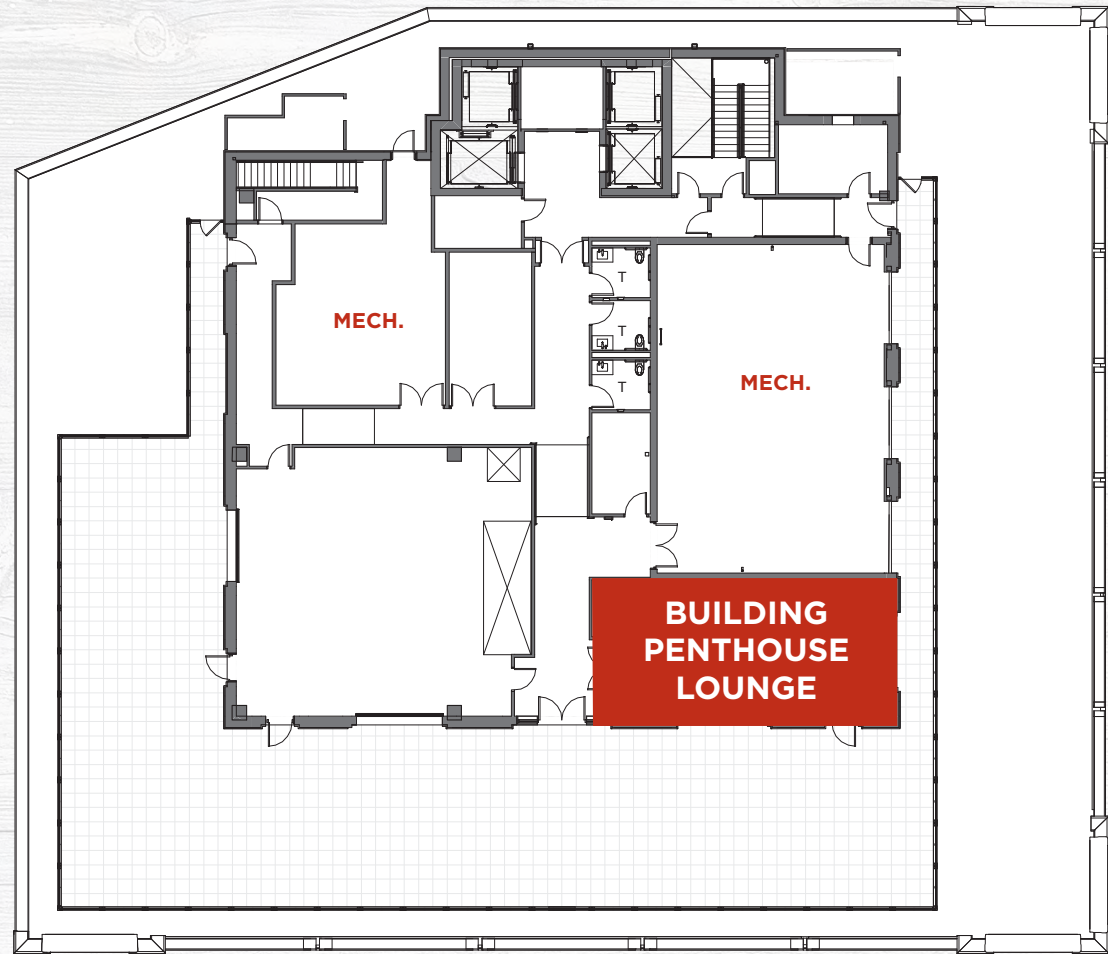
WHERE MODERN
SOPHISTICATED
MEETS
ORIGINALITY

FLOOR 8



19,150 RSF

ROOFTOP PLAN



The Nordic offers 14 foot floor to floor heights, exposed ceiling decks, an expansive window line, interconnecting staircases, and a thoughtfully positioned elevator core on floorplates designed to support today's best workplace strategies. Centered around openness, natural light, and collaborative environments, The Nordic offers cutting edge companies the environment needed to attract, retain and inspire the best talent in the market.





PICK YOUR PLAYGROUND





The North Loop boasts a rich history as an important contributor to the Minneapolis economy. The atmosphere and architecture in the area blend the old with the new, creating a dynamic neighborhood that continues to grow and evolve as a well-balanced place to live, work and play.



Residential attraction to this neighborhood continues to gain momentum as over 4,500 residents, including members of our development team, call the North Loop home today. In addition, there are 1,400 new residential units ranging from workforce housing to luxury rentals which are proposed for development in the neighborhood.

There is an energy and vibrancy in the North Loop that is experienced by simply walking the neighborhood. There is a full range of convenience retail, unique shops and formal and informal restaurants. Local art galleries, fitness centers and other boutiques that serve this area provide employees and residents convenience, a cultural experience and a sense of community.

The viability and energy of the North Loop area, combined with its rich history and unique convenient amenities, create a neighborhood that provides businesses and residents an unmatched Minneapolis experience.



WHERE WORK STYLE MEETS LIFESTYLE

P PARKING

1. **Impark Lot 11**
\$80/month (day only)
\$95/month (24 hr rsvd)
2. **Contract Parking**
\$125/month - 100 Stalls
3. **Contract Parking**
\$100/month - 125 Stalls
4. **Basset Creek Lot**
\$55/month
5. **463 Stalls**
\$70-\$100/month
6. **Designers Guild**
240 Stalls - \$120/mth
7. **Interchange Parking**
300 Stalls

R RETAIL

1. Atmosfere
2. Lole
3. Martin Patrick³
4. Warby Parker
5. InVision
6. Askov Finlayson
7. D. NOLO
8. Phenom
9. Russel + Hazel
10. The Foundry Home Goods
11. L'Atelier Couture
12. Bonobos
13. Love Your Melon
14. Brian Graham Salon
15. North Loop Wine & Spirits
16. One-on-One Bicycle Studio

C COFFEE/JUICE

1. Spy House Coffee
2. Dunn Brothers Coffee
3. Caribou Coffee
4. TRUCE
5. Corner Coffee
6. Allegro Coffee Company

B BREWERIES

1. Inbound Brewery
2. Fulton Brewery
3. Freehouse Brewery
4. Modist Brewing
5. Clockwerks Brewing

R RESTAURANTS

1. Bar La Grassa
2. Be'Wiched Deli
3. Borough
4. Black Sheep
5. Smack Shack
6. Cuzzy's
7. Moose & Sadie's
8. Tulibee
9. J.D. Hoyt's
10. The Monte Carlo
11. Spoon and Stable
12. The Bachelor Farmer
13. Red Cow
14. Red Rabbit
15. Crisp & Green
16. Runyon's
17. 112 Eatery
18. Pizza Luce
19. Sweet Chow
20. Nolo's Kitchen & Bar
21. Edward's Desserts
22. The Loon Cafe
23. Cowboy Jack's
24. Dulono's Pizza
25. Jackson's Hole Bar & Grill
26. Jun
27. C McGee's Deli
28. Darby's Pub & Grill

N NIGHTLIFE

1. Clubhouse Jagger
2. Parlour
3. The Loop
4. Toast Wine Bar & Cafe
5. Marvel Bar
6. Bev's Wine Bar
7. Jetset Bar

E ENTERTAINMENT

1. Target Field
2. Aria
3. Acme Comedy Club
4. Upstairs Circus
5. Circa Gallery
6. Fine Line Music Cafe
7. Bunker's Music Bar

H HOTELS & APTS

1. Brunswick North Loop (Apts)
2. Third North Apartments
3. Soltva Apartments
4. The Copham (Apts)
5. Mill City Apartments
6. Riverstation Condos
7. TownePlace Suites (Hotel)
8. Heritage Landing (Apts)
9. The Paxon (Apts)
10. Junction Flats (Apts)
11. Dock Street Flats (Apts)
12. Hewing Hotel
13. Velo (Apts)
14. 222 Hennepin Apt Homes
15. Maverick Apartments

G GYMS

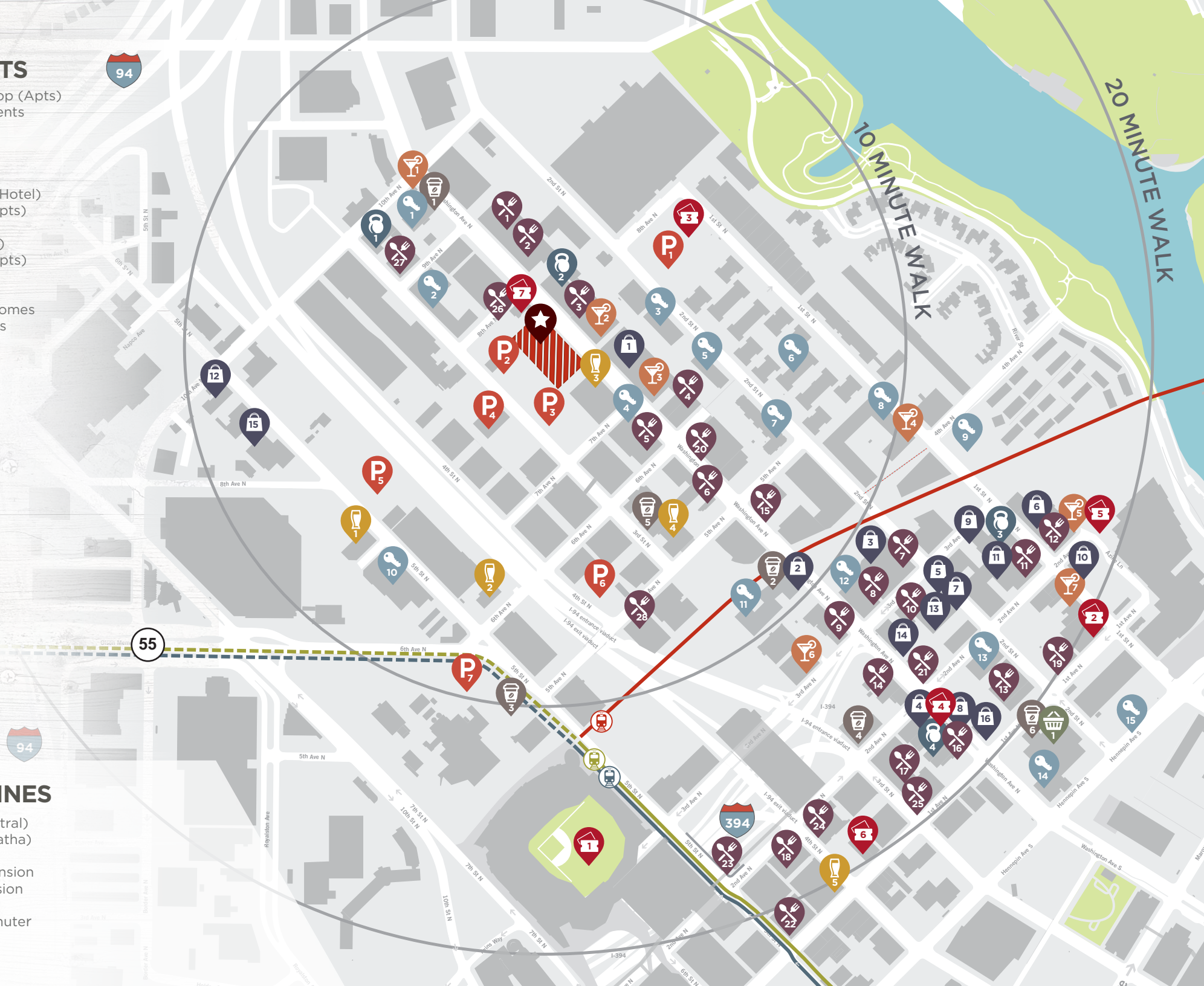
1. Alchemy
2. North Loop Fitness
3. Dharma Cycle yoga
4. Anytime Fitness

G GROCERY

1. Whole Foods

L LIGHT RAIL LINES

- Green Line (Central)
- Blue Line (Hiawatha)
- Green Line Extension
- Blue Line Extension
- Northstar Commuter



WELL CERTIFICATION

WELL BUILDING STANDARD

The WELL Building Standard® (WELL) is the world's first building standard focused exclusively on human health and wellness for the occupants of buildings. It marries best practices in design and construction with evidence-based health and wellness interventions.

WELL is grounded in a body of medical research that explores the connection between the buildings where we spend more than 90 percent of our time and the health and wellness impacts on us as occupants.

THE NORDIC NORTH LOOP | MINNEAPOLIS

The The Nordic is one of Minnesota's first registered WELL project. By embracing the WELL Building Standard and committing to the pursuit of certification, United Properties has committed to prioritizing the health and well-being of its tenants.

WELL Core & Shell Certification ensures a healthier indoor environment for all building occupants and offers Tenants the ideal design foundation to pursue additional interior certifications to further distinguish their firm from the competition.

This premier office building in Minneapolis' iconic historic North Loop district is an amenity to building occupants and community members.

90%

of employees admitted that their attitude about work is adversely affected by the quality of their environment¹

8-11%

increase in productivity as a result of better air quality²

15%

increase in focused work for those who had windows³

83%

of employees feel more productive⁵

100%

said that clients are interested in their new way of working⁵

92%

said that the new space has created a positive effect on their health and well-being⁵

94%

said that the new space has a positive impact on their business performance⁵

93%

said that they are able to more easily collaborate with others⁵

1. The Gensler Design + Performance Index, the US Workplace Survey

2. World Green Building Council, 2015

3. Health, Wellbeing & Productivity in Offices: The next chapter for green building, 2015. World Green Building Council

4. Drive Towards Healthier Buildings, 2014, McGraw Hill Construction

5. CBRE Global Corporate Headquarters Los Angeles, CA, Workplace 360 Study, 2014



THE NORDIC

729 WASHINGTON AVENUE



Air

Create optimal indoor air quality to support the health and well-being of building occupants.



Water

Promote safe and clean water through proper filtration and other methods, and require the appropriate quality of water for various uses.



Nourishment

Require the availability of fresh, wholesome foods, limit unhealthy ingredients and encourage better eating habits and food culture



Light

Provide illumination guidelines to minimize disruption to the body's circadian system, enhance productivity and provide appropriate visual acuity. Require specialized lighting systems designed to increase alertness, enhance occupant experience and promote sleep.



Fitness

Allow for the seamless integration of exercise and fitness into everyday life by providing the physical features and components to support an active and healthy lifestyle



Comfort

Establish requirements to create a distraction-free, productive and comfortable indoor environment



Mind

Require design, technology and treatment strategies to provide a physical environment that optimizes cognitive and emotional health

BUILDING DETAILS

ADDRESS

729 Washington Avenue
Minneapolis, MN 55413

BUILDING

Office: 183,852 SF

Retail: 11,555 SF

Residential: Approximately 44 Micro Units

SIZE OF FLOORPLATES

Ranging from 19,000 SF - 22,300 SF

PARKING

Executive and Structure Parking

NUMBER OF STORIES

10 in addition to rooftop patio and office penthouse

WELL CERTIFICATION

PUBLIC PLAZA

CEILING HEIGHT

13 feet - 14 feet

MECHANICAL DETAILS

- Following MN Sustainable Buildings 2030 and targeting 70% energy savings compared to typical existing building
- Air handling unit (AHU) on every floor
- High efficiency condensing boilers providing hot water for AHU and zone heat
- High efficiency air-cooled chillers providing chilled water to AHU
- Heating and cooling systems that utilize variable flow distribution for maximum efficiency
- Operable Windows

ON SITE AMENITIES

- Executive parking
- Two full service restaurants flanking the exterior plaza
- Retail
- Bike storage
- Micro-unit housing
- Exterior gathering spaces

NEIGHBORHOOD DESCRIPTION

The North Loop is located just northwest of the central business district between the Warehouse District and the Mississippi River. Since the mid-1990s, thousands of people have moved to the North Loop. Coffee shops, restaurants, bars, art galleries, and small retail stores have also moved into the neighborhood making it one of the top locations in Minneapolis to live, work and play.



WHERE
BUSINESS
MEETS
WELLNESS

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**UNITED
PROPERTIES**
CREATING DEEP ROOTS