

TRI-TECH PLAZA





EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present Tri-Tech Plaza at 331 South Second (“Property”), a 115,000 square foot, Class B multi-tenant office and data center project located within the highly desirable Gateway District of the Minneapolis CBD. Currently 76% leased, Tri-Tech Plaza provides investors an appealing value-add investment opportunity within one of the most dynamic and rapidly evolving neighborhoods in the Twin Cities. A diversified rent roll, along with an additional data center component, provides investors with strong occupancy and significant cash flow.

Built in 1982 and renovated in 2005 / 2019, TriTech Plaza offers tenants skyway connectivity, close proximity to US District Court / Minneapolis City Hall, and an enhanced amenity package. Strategically positioned in downtown Minneapolis between Target Field and U.S. Bank Stadium, five blocks from the Mississippi River, and two blocks from the light rail via Nicollet Mall, the Property offers a central location within the Gateway District that serves as the connecting point for the eight primary neighborhoods of the Minneapolis CBD. This location provides investors with the opportunity to acquire an asset in a prime location at a significantly reduced basis.

The combination of strong existing cashflows, coupled with an optimal location in the Gateway District, and significant upside opportunity makes Tri-Tech Plaza a compelling acquisition opportunity.



114,746 SF



76% LEASED



3.6 YEAR WALT



**375KW
DATA CENTER**



INVESTMENT HIGHLIGHTS

VALUE CREATION THROUGH LEASE-UP OF EXISTING VACANCY AND MARKING RENTS TO MARKET

Tri-Tech Plaza's current 76% occupancy provides an attractive value-add office opportunity within the Minneapolis CBD core. The project provides investors with the ability to backfill the remaining vacancies and further enhance value by marking in-place tenancy to market rents.

DURABLE CASHFLOW

The data center component of Tri-Tech Plaza provides investors with durable cash flow from sticky tenants. Occupying very minimal space, the data center accounts for \$525,000 in yearly revenue, equating to 26% of the property's total revenue.

STRATEGIC LOCATION

Tri-Tech Plaza is located within the heart of the Gateway District, the most coveted destination within the Minneapolis CBD. An estimated \$750 million has been invested in new construction and infrastructure in this area since 2013, drastically reshaping it into a vibrant city-center. Tri-Tech Plaza provides immediate access to the Gateway District's robust amenities, further enhancing the Property's appeal to tenants in the market. Acquisition

I-94
CONVENTION CENTER



WELLS
FARGO



usbank



HENNEPIN AVE

MARQUETTE AVE



TRI-TECH PLAZA



NICOLLET MALL

MINNEAPOLIS CITY HALL

FEDERAL COURTHOUSE

2ND AVENUE



WELLS
FARGO

WASHINGTON AVE

TRI-TECH PLAZA



**CUSHMAN &
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