

KITTREDGE TOWER · MINNEAPOLIS

Eleven West

9,400 square feet on the 11th floor, with north and east light.

SUITE 1100 · 1175 MARQUETTE AVENUE · AVAILABLE IMMEDIATELY

The open core. 24 workstations, lit through glass office fronts, the window bay at the end of the spine.
Proposed build-out, rendered.

SUITE 1100 · 11TH FLOOR

Two walls of glass, eleven floors up.

Suite 1100 takes the northeast portion of the 11th floor at Kittredge Tower: 9,400 rentable square feet, its own entry off the elevator lobby, and the building's northeast corner. Roughly 198 feet of ribbon glazing runs along two exposures. To the north, the river, its bridges and the autumn tree line. To the east, the downtown skyline, tower to tower at your own height.

The plate is a clean rectangle, about 120 by 78 feet, on a thirty-foot column grid: the proportions of a 1984 steel-frame tower built when floors were drawn for daylight. Offices fifteen feet deep ring an open core, and their glass fronts carry the window light inward. The ceiling has been renewed at nine feet, with fine-reveal tile and linear lighting at a warm 3500K. What remains is a floor with good bones and a great deal of window.

198 ft

OF WINDOW LINE
TWO EXPOSURES



Window offices. Ten on the glass, two at the corners; four more with glass fronts onto the core.
Proposed build-out, rendered.

BUILT OUT FOR 40

Offices on the glass. Light all the way in.

The plan shown seats 40 at 235 rentable square feet per seat. Fourteen private offices: ten on the glass, two of them at the corners, and four more with glass fronts onto the core. Every front is full-height glass in slim bronze frames, so daylight crosses the offices and reaches the open core, where 24 workstations sit in four clusters of six.



Reception. Honed travertine and white oak, the east glass beyond. *Proposed build-out, rendered.*

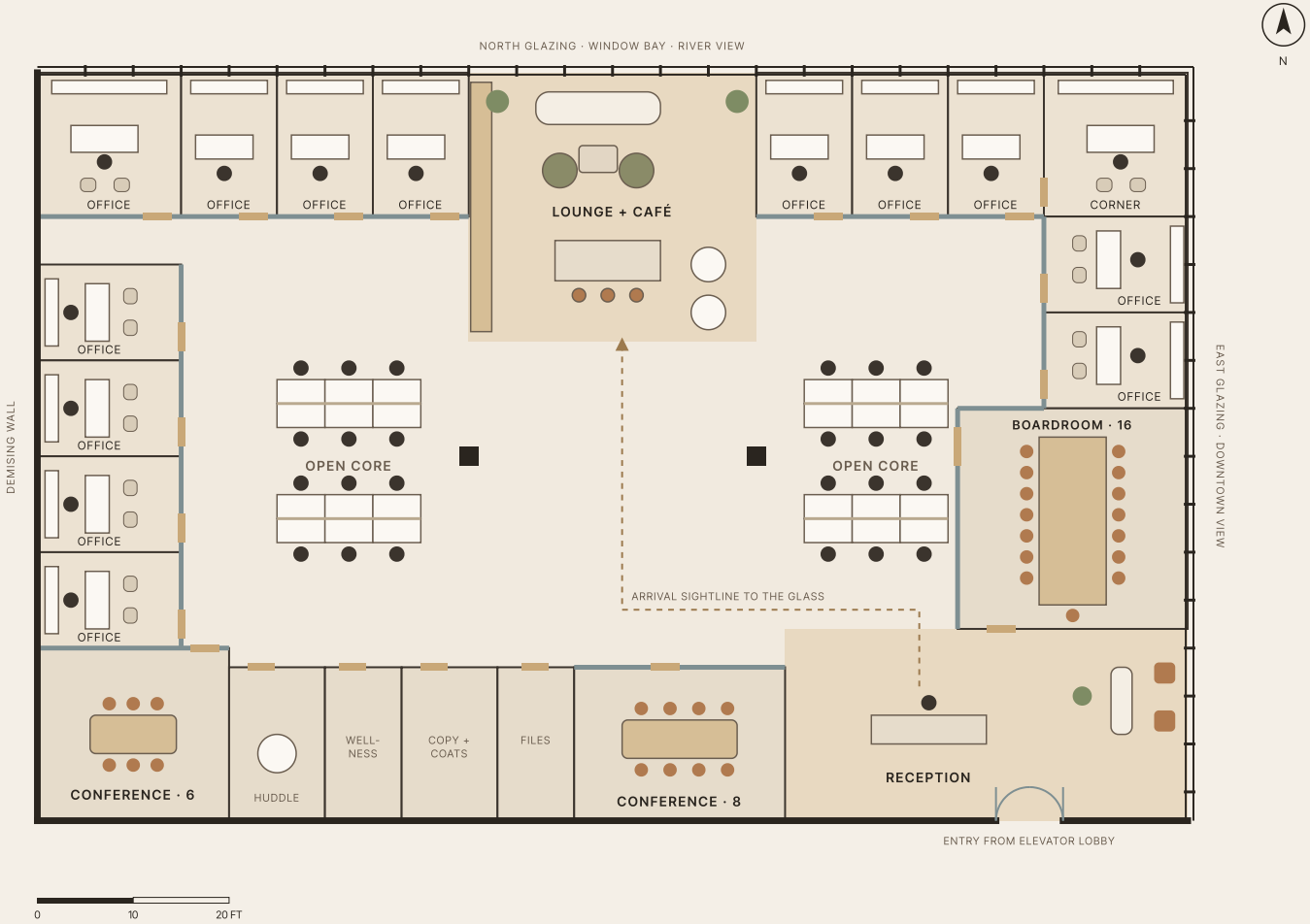
14	24
PRIVATE OFFICES	WORKSTATIONS
16	235
BOARDROOM SEATS	RSF PER SEAT

You arrive at a reception desk of honed travertine with a white oak ledge, set before a slatted oak wall, with two seats for reception and admin and the east glass beside the waiting area. The boardroom seats sixteen on the east glass, the downtown towers at the far end of the table. Two conference rooms, for 6 and for 8, a huddle room and a wellness room sit along the south band with copy, coats and files. In the north window bay, the café: a travertine island, oak cabinetry, fourteen casual seats and the river beyond.

Underfoot, oatmeal wool-blend carpet tile, with a wide-plank oak-look floor in reception and the café. Walls in warm limewash plaster, bone and off-white. IT and storage complete the plan.

Proposed plan. 40 seats on 9,400 RSF.

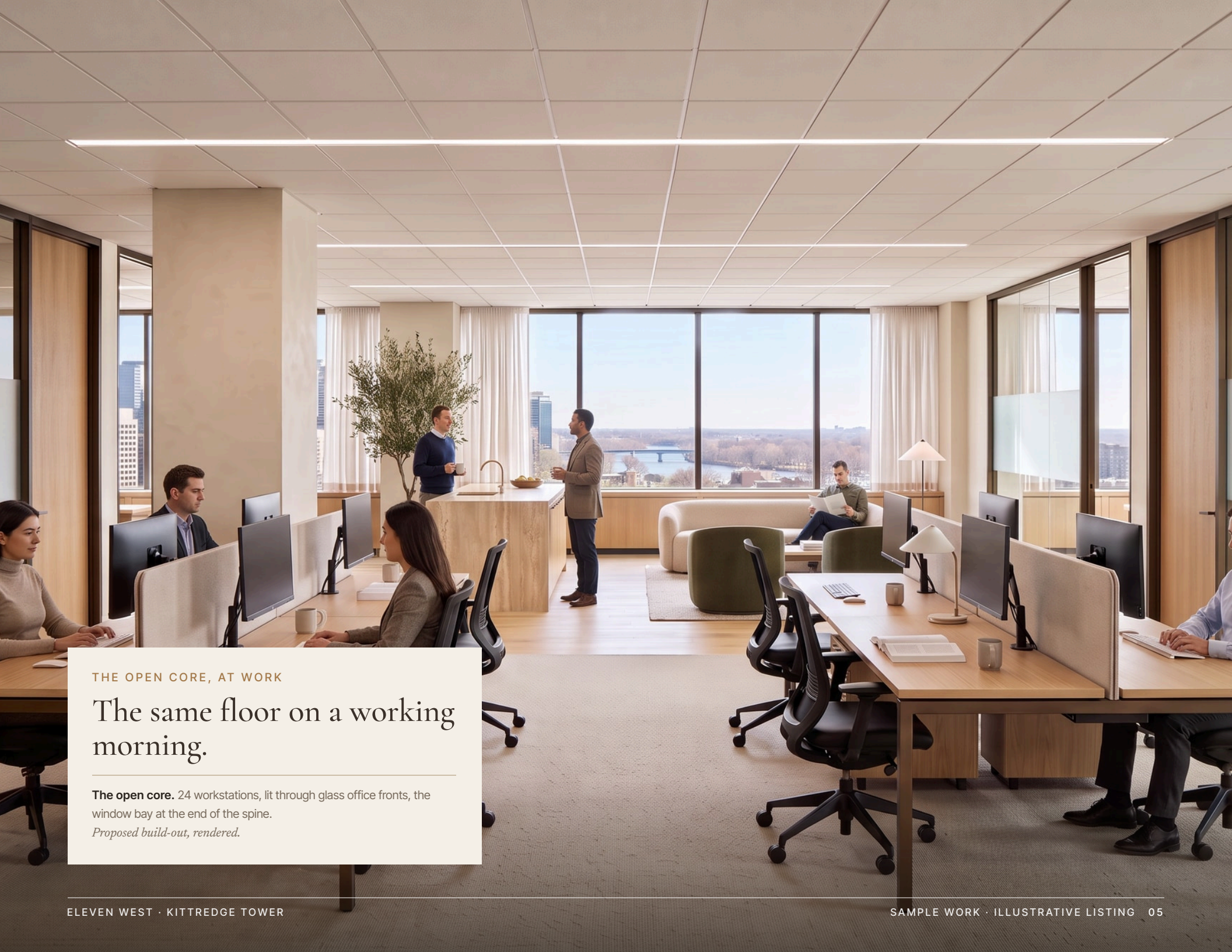
- Reception (2)
- 14 private offices (10 on the glass, 4 interior)
- 24 workstations
- Boardroom (16)
- Conference (6)
- Conference (8)
- Huddle
- Café (14)
- Wellness
- Copy + coats
- Files



9,400
RSF · APPROX. 8,175 USF

120 × 78
FT PLATE, APPROX. · 30-FT BAYS

9′0″
CEILING · 3500K LED



THE OPEN CORE, AT WORK

The same floor on a working morning.

The open core. 24 workstations, lit through glass office fronts, the window bay at the end of the spine.
Proposed build-out, rendered.



16

Boardroom

Sixteen seats on the east glass, the downtown towers at the far end of the table.

Proposed build-out, rendered.

14

Café

Fourteen casual seats in the north window bay, the river beyond.

Proposed build-out, rendered.





THE VIEW

North, the river. East, the skyline. Both from your desk on eleven.

The view. North and east from the 11th floor.
Proposed build-out, rendered.



The lobby. Renovated 2025 in travertine and oak, the skyway beyond the glass.
Building lobby · rendered.

Kittredge Tower

Eighteen stories of flamed charcoal granite and bronze glass, completed in 1984, with a lobby renewed in 2025 in honed stone and oak. The tower connects to the downtown skyway at Level 2, parks in its own six-level ramp, and sits on the Marquette Avenue transit corridor. Property management and the building engineer are on site.

1175 MARQUETTE AVENUE

1984

18 stories

268,000 RSF

14,800 RSF typical floor

Skyway at Level 2

Lobby renovated 2025

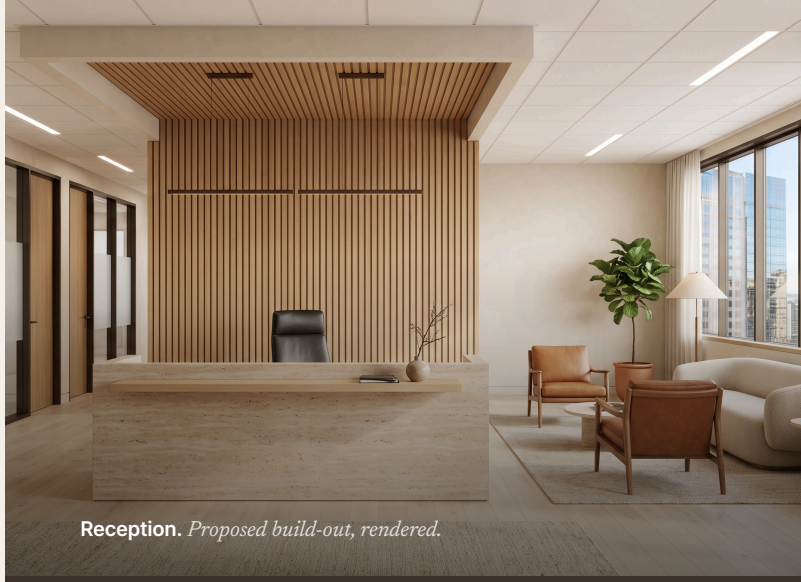
Level 2, shared by the building

- Tenant lounge and coffee bar at the skyway entrance
- Conference center for 40, reservable at no charge
- Fitness center with locker rooms and showers
- Secure bike room
- Downtown skyway connection
- Attached six-level parking ramp, 9 contract stalls with the suite
- 24/7 card access; lobby desk staffed weekdays, 7 AM to 6 PM
- On-site property management and building engineer

SUITE 1100 · SAMPLE TERMS

Terms

SUITE	1100, 11th floor
RENTABLE AREA	**9,400 RSF**
USABLE AREA	approx. 8,175 USF (15% load)
ASKING RATE	**$13.00 / RSF / year, net**
LEASE TYPE	Net + CAM & tax
EST. OPERATING EXPENSES & TAXES (2026)	$14.50 / RSF / year
GROSS EQUIVALENT, YEAR 1	$27.50 / RSF / year
ESCALATION	2.5% annually, net rent
CONTROLLABLE EXPENSE CAP	5% annually, non-cumulative
TERM	10 years
ABATEMENT	**6 months net rent**
TI ALLOWANCE	**$55.00 / RSF ($517,000)**
AVAILABILITY	Immediately
PARKING	1.0 / 1,000 RSF (9 stalls), attached ramp



Reception. *Proposed build-out, rendered.*

YEAR 1 AT A GLANCE

NET RENT

$122,200

EST. CAM & TAX

$136,300

EST. GROSS OCCUPANCY

$258,500

($21,541.67 / month)

Sample figures, illustrative of downtown Minneapolis Class-B, 2026.



The open core. The window bay at the end of the spine.
Proposed build-out, rendered.

See Eleven West.

Tours of Suite 1100 run on short notice. The floor is vacant and available immediately, with a $55.00 per RSF allowance toward the build-out.

Nora Lindqvist

Senior Vice President, Leasing

KITTREDGE TOWER LEASING

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Sample contact. Name, firm, phone and email are fictitious.

KITTREDGE TOWER · 1175 MARQUETTE AVENUE · MINNEAPOLIS, MN 55403

SAMPLE WORK · ILLUSTRATIVE LISTING

Sample work. Kittredge Tower, Suite 1100, its terms and its contact are invented to show how a leasing package presents a vacant Class-B suite. The build-out is a proposed plan, rendered. Figures are illustrative of downtown Minneapolis Class-B, 2026.