

# 500

## WASHINGTON

@ THE DEPOT



**500 Washington Ave South  
Minneapolis, MN**

# THE BUILDING



One block from the Mississippi River



Access to parks and walking trails



Outdoor patio



Fitness center



On-site ramp parking  
7.60/1000 ratio



Adjacent to The Depot Hotel and  
Conference Center



THE  
*Depot*  
EST. 1899

**2**

hotels

**466**

guests rooms

**3**

dining areas

**71,124**

SF of meeting space

**23**

event rooms





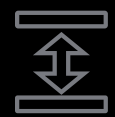
# THE NEIGHBORHOOD

Nestled along the Mississippi river, the Mill District is one of the most significant neighborhoods in Minneapolis. Once considered the “Flour Milling Capital of the World,” this area was home to more than 20 flour mills that spurred innovations in technology, business, and culture that helped the city blossom.

Today, this neighborhood is a cultural center and home to numerous eateries, entertainment options, a truly local weekend farmers market, and a healthy grouping of new condos have turned this corner of downtown into a thriving vibrant neighborhood.



## THE SPACES



20' ceilings



Large windows



Private fireplace



Access to building patio



Full service bar



Signage opportunities



Modern design



Unique mezzanine

## AVAILABILITIES



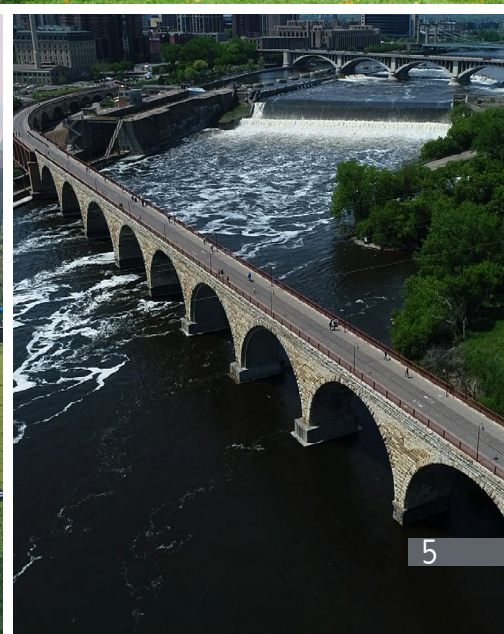
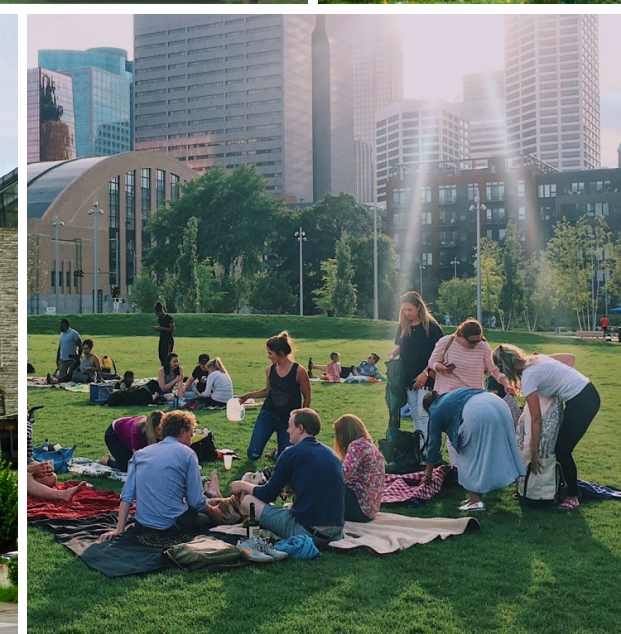
**Suite 1000 | 7,441 SF**  
View Floorplan and Virtual Tour



**Suite 1080 | 16,412 SF**  
View Floorplan and Virtual Tour



**Suite 4100 | 11,174 SF**  
View Floorplan and Virtual Tour



# AREA AMENITIES

## Restaurants

- 1 Eastside
- 2 Tavola/Finnegan's Brew-tel
- 3 OUI Kitchen + Bar
- 4 Crooked Pint Ale House
- 5 Zen Box
- 6 Wasabi
- 7 The Fresh Market
- 8 Caribou Coffee/Einstein's Bagels
- 9 Farmer's Kitchen + Bar
- 10 Starbucks
- 11 Day Block
- 12 Grumpy's Bar & Grill
- 13 Level 5 Cafe
- 14 Sawatdee Thai
- 15 Hop 21
- 16 Umbra Minneapolis
- 17 Jimmy John's
- 18 Bacon Social House

- Hotels**
- Places of Interest**
- Green Spaces**



# 500

WASHINGTON  
@ THE DEPOT

**Brent Karkula**

brent.karkula@am.jll.com  
+1 612 217 5153

**Andrea Leon**

andrea.leon@am.jll.com  
+1 612 217 5142

**Jessica Maidl**

jessica.maidl@am.jll.com  
+1 612 217 6742



**CSM**

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.