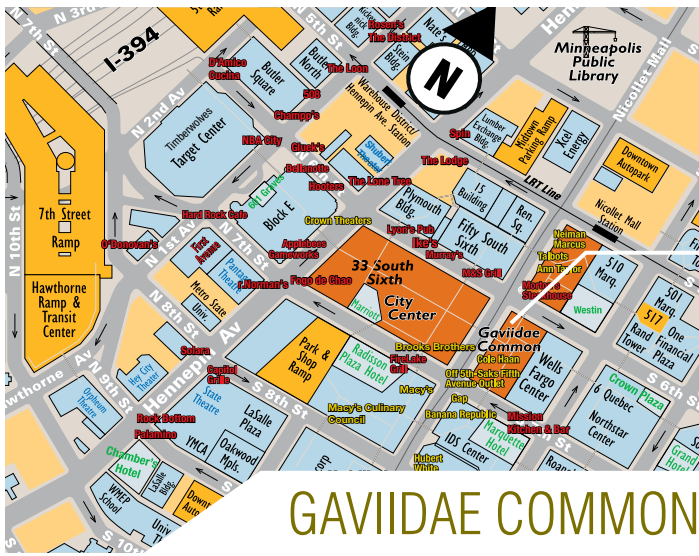




# BROOKFIELD PROPERTIES - MINNEAPOLIS



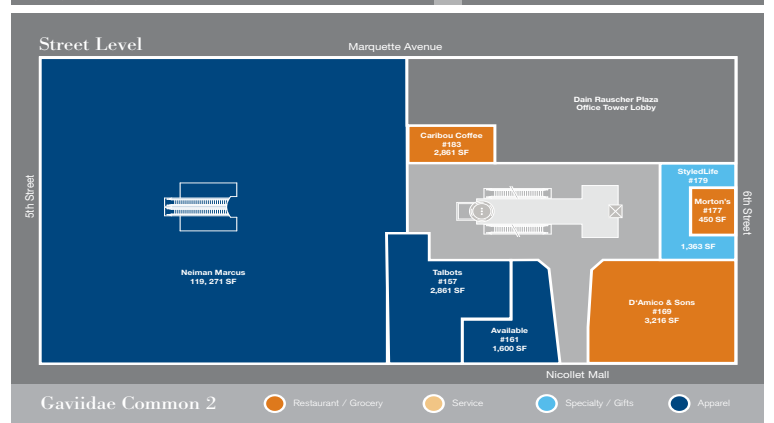
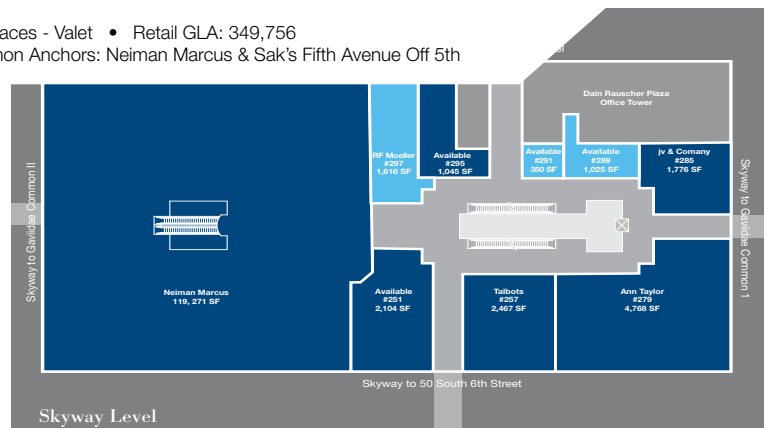
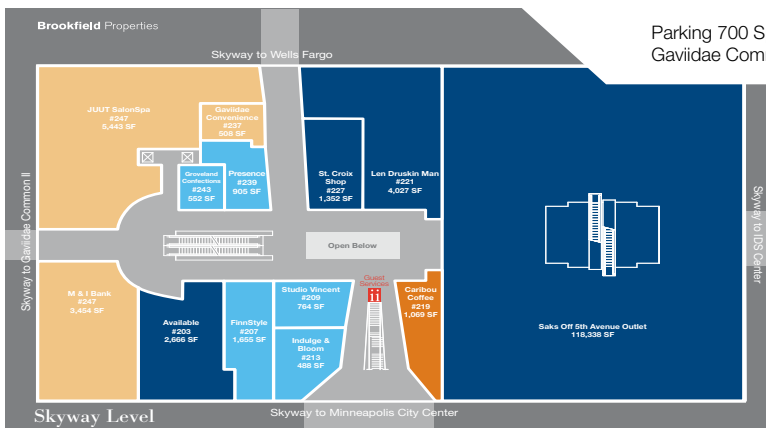
**500-700 Nicollet Mall**  
 Minneapolis, MN 55402  
 612.372.1222 • fax 612.372.1239



**Brookfield Properties**

## GAVIIDAE COMMON AT A GLANCE

Parking 700 Spaces - Valet • Retail GLA: 349,756  
 Gaviidae Common Anchors: Neiman Marcus & Sak's Fifth Avenue Off 5th



Gaviidae Common 1

- Restaurant / Grocery
- Service
- Specialty / Gifts
- Apparel

Gaviidae Common 2

- Restaurant / Grocery
- Service
- Specialty / Gifts
- Apparel

# MINNEAPOLIS

## DOWNTOWN RESIDENTS:

31,000 downtown residents within 1/2 mile  
Average new condo price is \$648,000 or \$400 psf  
517,842 residents within a 10 minute drive  
Market psychographics: Metropolitan, Metro Renters, In-Styles

## DOWNTOWN EMPLOYEES:

185,000 downtown workers  
43% of downtown workers buy clothing and accessories downtown vs. 19% nationally  
56% of downtown workers shop weekly  
Market psychographics: Home Sweet Home, American Dreams, Winners Circle

## MAJOR DOWNTOWN EMPLOYERS (CORPORATE HEADQUARTERS):

Target Corporation  
Wells Fargo  
Ameriprise Financial  
Hennepin County  
U.S. Bancorp

## DOWNTOWN UNIVERSITY:

3 Miles = 102,000 Students

- University of Minnesota (30,000 employees), Minneapolis Community & Technical College, University of St. Thomas, Metro State, Augsburg, Art Institute International of MN, Minneapolis College of Art & Design, Minneapolis Business College, Miami Ad School

## DOWNTOWN VISITORS:

- 11 million visitors annually
- 423,567 convention attendees and a 1.5 million sq. ft. convention center
- 428,000 overnight guests, spending \$2.1Billion/year and 13% on retail
- 6,500 hotel rooms, 1200 under construction: W, Westin, Starwood Luxury and Chambers
- 9,000 live theater seats along Hennepin, the highest theater seat/capita second to NYC
- 4 professional sports teams: Minnesota Twins, Timberwolves, Vikings and Lynx

## DOWNTOWN RETAIL

- 2.1 Million sq. ft. along Nicollet Mall & Hennepin Avenue
- Anchors: Neiman Marcus, Macy's, Saks Off Fifth, Target
- Specialty Stores: Ann Taylor, Brooks Brothers, Banana Republic, Cole Haan, Len Druskin Man, Talbots, Gap, Barnes & Noble
- Restaurants: Capital Grille, Morton's The Steakhouse, Ruth's Chris, McCormick & Schmick's, Murray's, Oceanaire, Hard Rock Cafe, Fogo de Chao, Zelo



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