

YOUNG QUINLAN
BUILDING
9TH & NICOLLET



CBRE

ADDRESS

81 South 9th Street
Minneapolis, Minnesota

BUILDING SQUARE FEET

Approximately 145,938 SFRA

YEAR BUILT

1926

RENOVATED

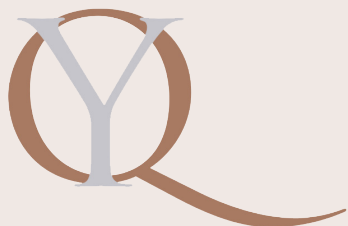
1988

When the Young Quinlan building was renovated, the goal was to preserve the old-world elegance of this historic building, yet make it functional for users in the 21st century. Improvements include:

- Skyway additions
- Improved HVAC and electrical
- Refurbished elevator cabs and lobbies
- Exterior cleaned and tuck-pointed
- Restrooms upgraded
- Windows replaced



The Young Quinlan Building, with its Old World grace and elegance, quickly became a landmark in the heart of downtown Minneapolis when it was dedicated in 1926. It remains so today...



BUILDING INFORMATION

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BUILDING HOURS

The building is open to the general public on the 1st and 2nd floors during the following hours:

Monday - Friday: 6:00 A.M. - 9:00 P.M.
Saturday: 7:30 A.M. - 7:00 P.M.
Sunday: Closed

General public also has access to office floors Monday-Friday during business hours - 6:00 A.M.-6:00 P.M.
Tenants have access via the access card system 24/7.

SKYWAY HOURS

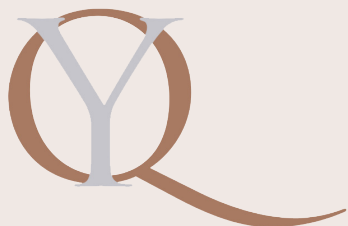
The Young Quinlan Building connects to the primary skyway in two convenient directions:

- North - Medical Arts Building
- West - Retek on the Mall/Target Store

Monday - Friday: 6:00 A.M. - 8:00 P.M.
Saturday: 7:30 A.M. - 1:00 P.M.

SECURITY

Security is on-site 24 hours a day, 7 days a week. For after-hours use, an access card system allows tenants to use the elevator for their specific floor.

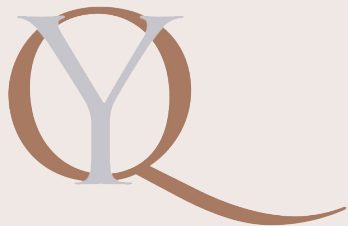
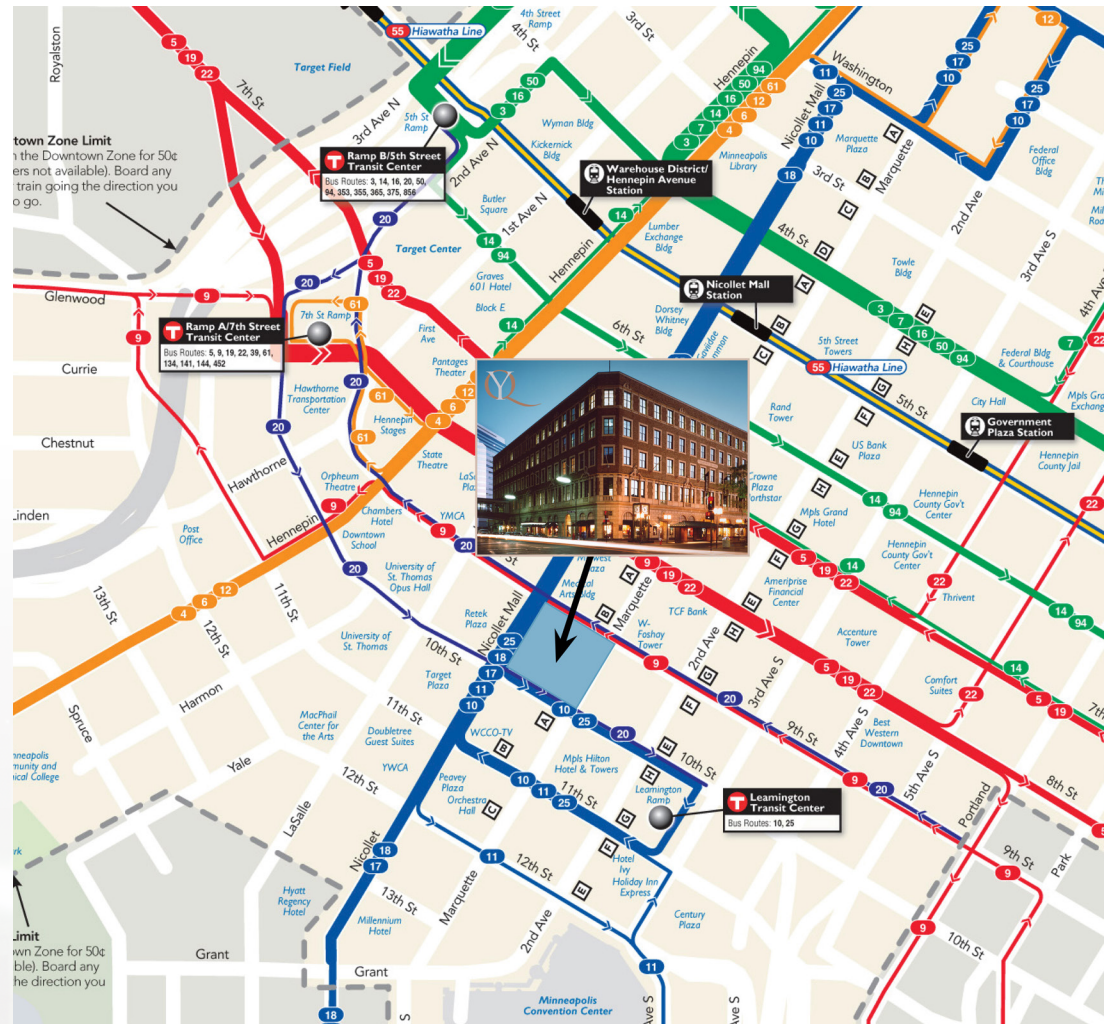


BUILDING ACCESS

CBRE

PUBLIC TRANSPORTATION

Located in the heart of Downtown Minneapolis, The Young Quinlan Building provides a convenient location to multiple mass transit options.



TRANSPORTATION

CBRE

VALET PARKING

There is a heated, valet service parking garage located beneath the building with the entrance located on Ninth Street. A variety of parking programs are available including:

- Hourly 8-12 hrs: \$18.00
- Monthly: \$252.00/mth
- Validation (for clients)
- Transient accounts (part-time parkers)

CAR WASH/DRY CLEANING

In addition, hand car washes and dry cleaning pick-up and delivery services are also available in the garage.

CUSTODIAL SERVICE

Tenant areas are provided with building standard janitorial services five days a week, holidays excluded. Special cleaning services such as furniture or carpet cleaning are available through the building management office. Any special cleaning services are chargeable to the tenant and will be billed on a monthly basis.

ELEVATORS

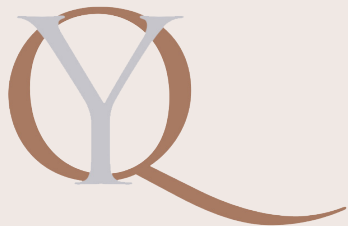
3 elevator cabs, one of which is still operated by white-gloved attendants.

MAIL SERVICE

There is a mailbox located on the 1st floor for daily pick up.

RETAIL/RESTAURANTS

Retail in the building includes Haskell's Wine and Cheese Bar and JB Hudson.



TENANT AMENITIES

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BUILDING INFORMATION | BUILDING ACCESS | TRANSPORTATION | TENANT AMENITIES | LOCATION AMENITIES

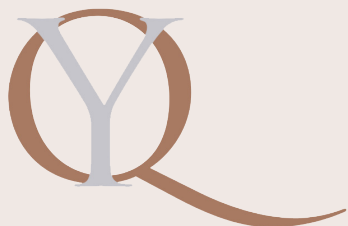
BUILDING DESIGN | BUILDING SYSTEMS | CONTACTS



Marshalls®



TARGET®



LOCATION AMENITIES

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EXTERIOR

The Young Quinlan Building exterior defines old-world elegance through its use of Kasota Stone and brick with detailed stone carvings and window treatments, tall windows and polished bronze doors and display windows. The Young Quinlan Building has truly retained its classic beauty and formal elegance.

LOBBY

The old-world style continues into the interior with terrazzo floors in the foyer leading to elegant elevator cabs, one is still operated by white-gloved attendants.

FLOOR STRUCTURE

Steel reinforced, poured concrete floors

WINDOWS

Thermal pane windows designed to maintain the original aesthetic of the building.

AVERAGE FLOOR PLATE

30,000 rentable square feet

LIGHTING

2' x 4' and/or 2' x 2' recessed fluorescent fixtures

CEILING HEIGHT

Typical heights of 10' (11' windows)

CEILING GRID/ACOUSTIC TILE

2' x 2' acoustic ceiling panels

RESTROOMS

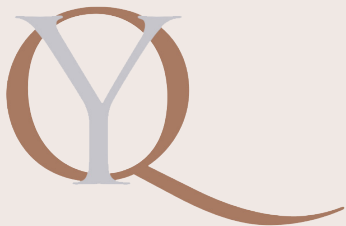
There is one men's room and one women's room located on each floor

LOADING DOCK

The loading dock is open from 6:00 A.M. - 5:00 P.M. Monday through Friday. Weekend and after-hours deliveries can be arranged through the Building Management Office. The loading dock entrance is located off the alley between Nicollet Mall and Marquette Avenue.

HVAC SYSTEM

The building is heated and cooled by a central induction system with individual induction units located beneath the windows in tenant suites. These units are supplied with a constant volume of air from the central fan. Heating and cooling are provided by steam and chilled water that is purchased from the Medical Arts Building and Minneapolis Energy Center.



BUILDING DESIGN

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ENERGY MANAGEMENT SYSTEM

Newly upgraded building energy management system that allows energy optimization, and more accurately temperature controlled climates for tenants.

HVAC OPERATION HOURS

Monday - Friday: 6:00 A.M. - 6:00 P.M.

Saturday: 9:00 A.M. - 1:00 P.M.

FIRE/LIFE SAFETY SYSTEMS

- Fully sprinklered
- Smoke detectors in lobbies, mechanical areas and egress hallways
- Phone communication in elevators
- ADT fire panel monitors the building smoke detectors, heat sensor and sprinkler head tampering and flow

ELECTRICAL SERVICES

208 volt, 3 phase, 4,000 amp lighting and tenant power/4,000 amps for mechanical

FIBER OPTICS/TELECOMMUNICATIONS

Recently, fiber optic spines have been installed throughout the building to provide each tenant access to the faster, more secure, and more reliable benefits of fiber optics.

- Qwest
- Paragon Cable

UTILITY PROVIDERS

- Electrical - Xcel Energy
- Telephone/Fiber Optics - Qwest
- Steam - Energy Center
- Chilled Water - Energy Center

ELEVATORS

- 3,000 lb capacity (all cars)
- 3 passenger cars (2 automated, 1 manual)
- 1 freight car

CONTACT

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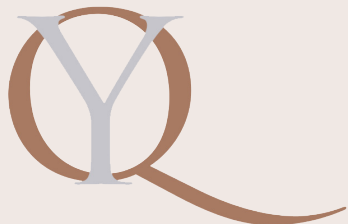
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BUILDING SYSTEMS

