



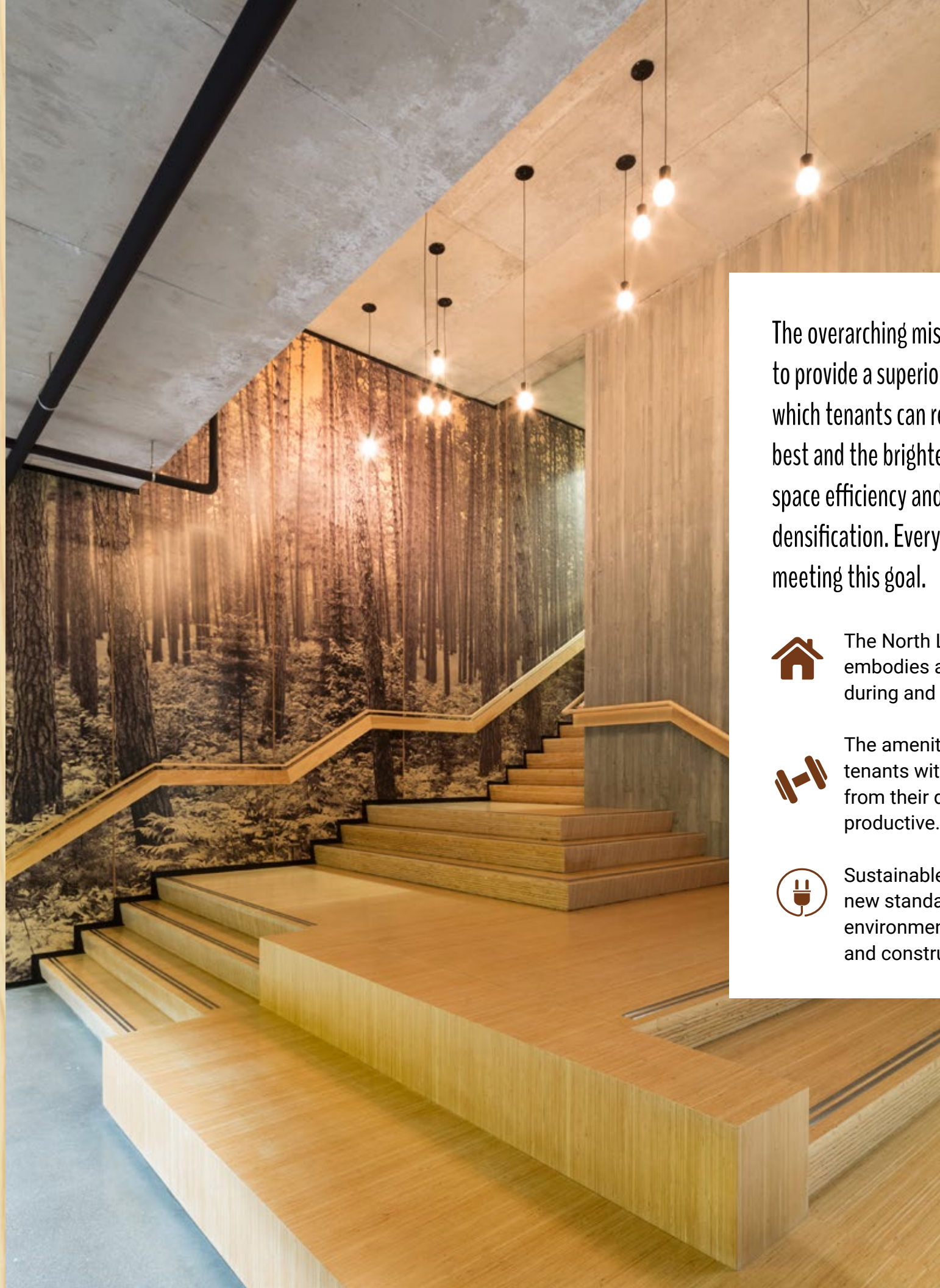
**T3** TIMBER  
TRANSIT  
TECHNOLOGY  
North Loop, Minneapolis



**TIMBER** Timber construction guarantees a unique, warm and inviting aesthetic.

**TRANSIT** The location offers multi-modal transit options for users, including affordable and accessible parking.

**TECHNOLOGY** The building technology package delivers modern connectivity and redundancy.



The overarching mission in building T3 is to provide a superior work environment in which tenants can recruit and retain the best and the brightest while still achieving space efficiency and cost savings through densification. Every aspect of T3 goes toward meeting this goal.



The North Loop neighborhood embodies a live-work-play dynamic during and after hours.



The amenity package at T3 provides tenants with expansive outlets away from their desks to be social and productive.



Sustainable attributes at T3 set a new standard in Minneapolis for environmentally responsible design and construction.



## LOCATION

### NORTH LOOP, MINNEAPOLIS, MN

The North Loop is the coolest and fastest growing neighborhood in Minneapolis. Great bars and cafes, hip restaurants, stylish boutiques all within an easy walk to downtown, the ballpark, transit, the river. An ideal place to live, work and succeed!

### THE NEIGHBORS

From creative ad firms to law firms, from tech start ups to Fortune 500 firms, the North Loop is Minneapolis' most progressive office submarket. The businesses that choose to locate here want their employees to have an authentic live, work, play location and want to be surrounded by and connected to one-of-a-kind restaurants and cafes as well as unique local and national retailers.



Bike Score  
95



Transit Score  
100



Walk Score  
95



## METRO CONNECTED

All paths lead to the North Loop and T3. The Cedar Lake Trail, literally at your door step, commuter rail, light rail, and skyway 40 steps from the front door. With excellent walk, bike and transit scores, T3 is an easy place to access for any type of commuting. The building provides sixty-five below grade parking spaces and an additional 3,000 spaces are available in the adjacent B and C Ramps. Nearby surface parking is also available.

With heavy timber construction, T3 delivers a warm and authentic office space with all the benefits of new construction.

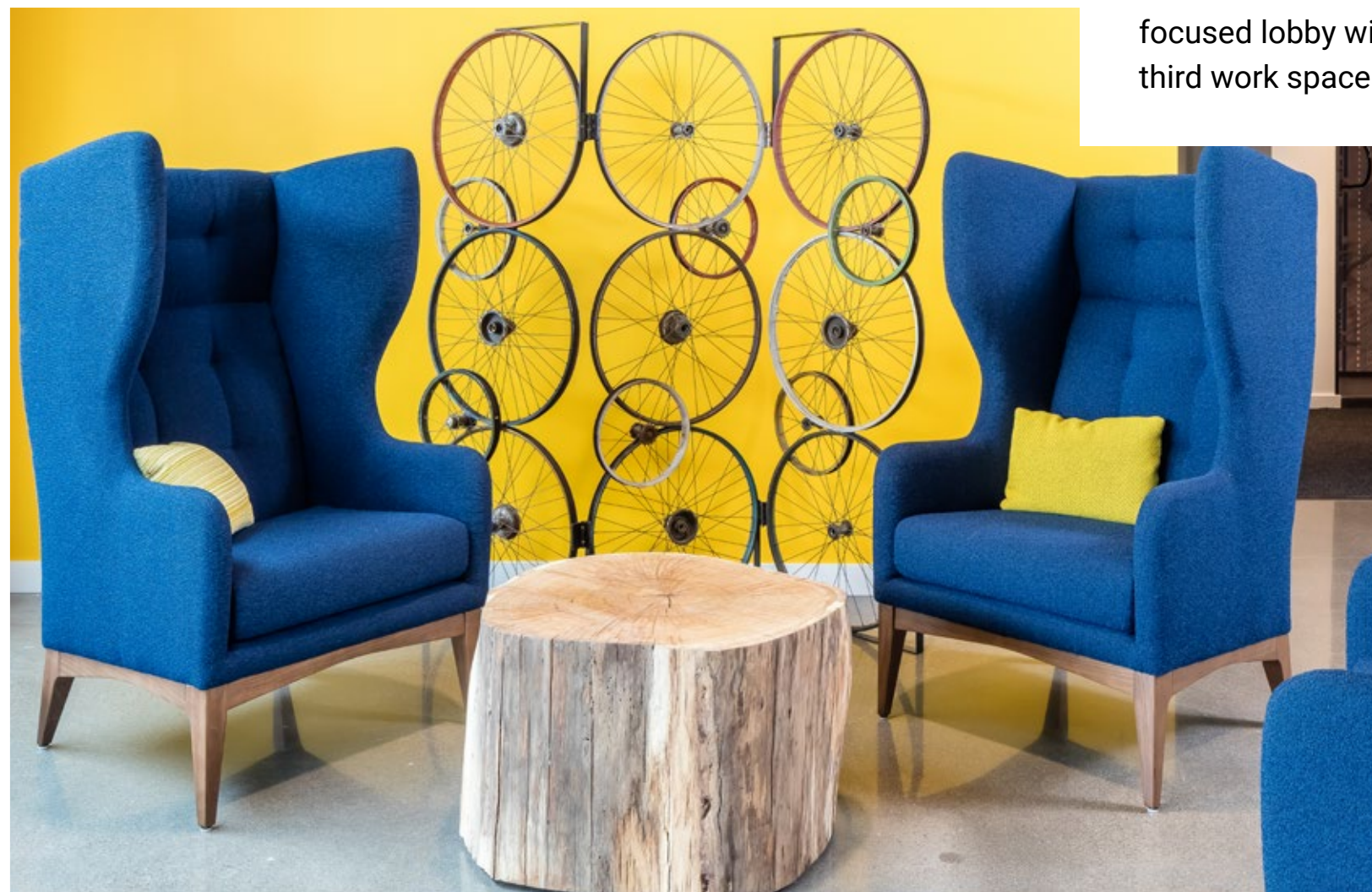
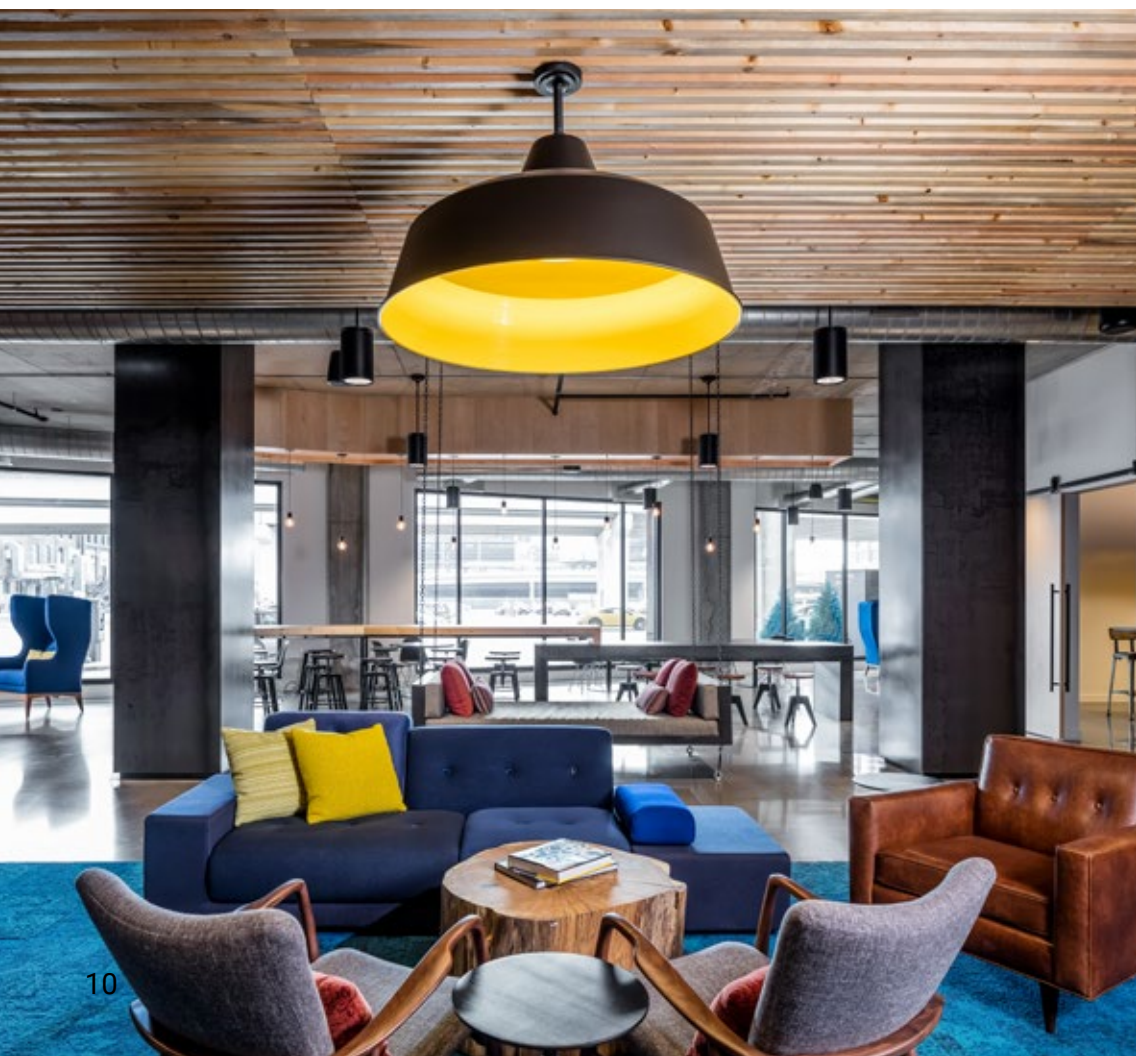
## TRUE SUSTAINABILITY

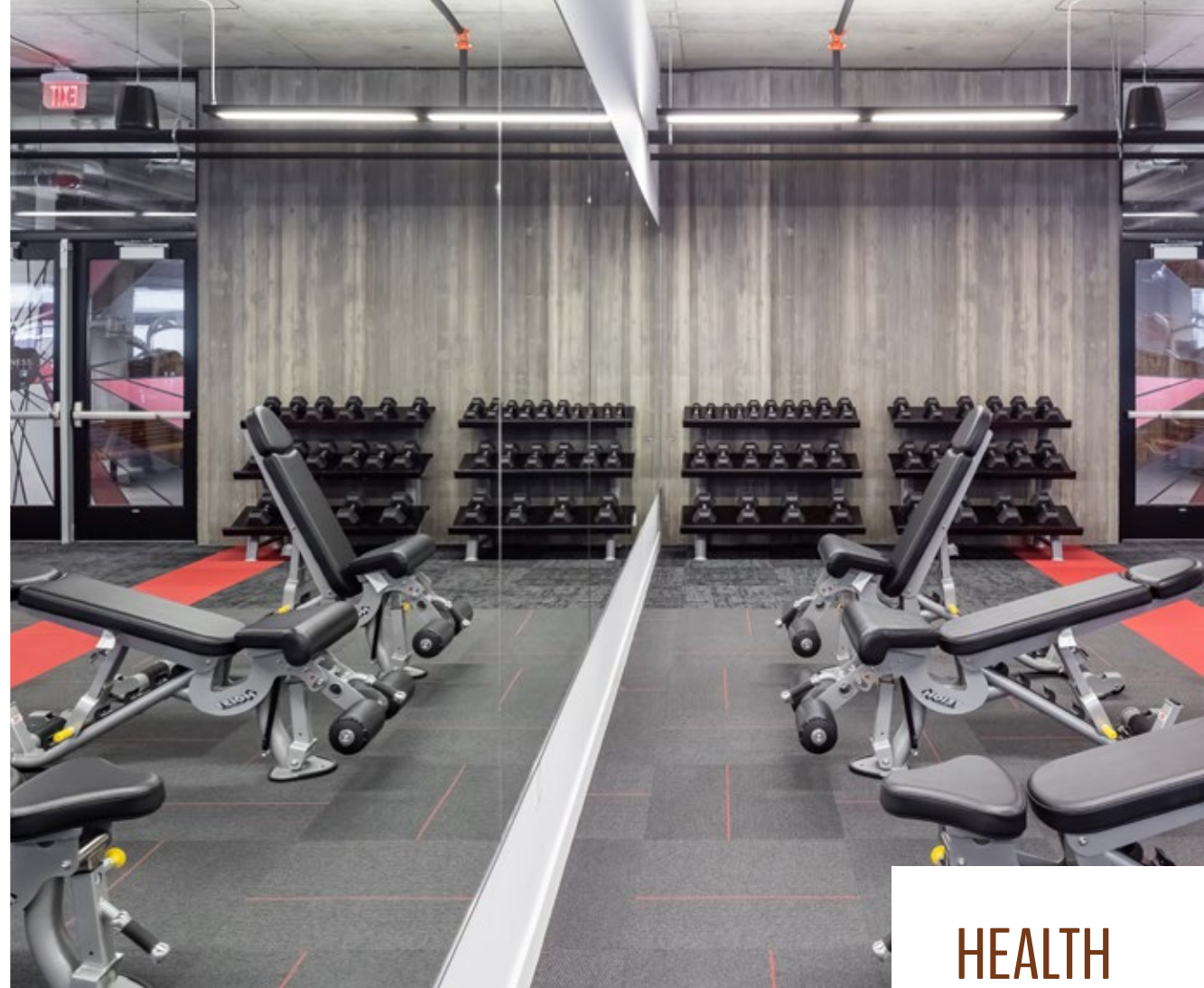
Sourced from young trees to maintain sustainable forestry practices, the timber used in T3 is one of the most ecological and renewable building materials.



## PRODUCTIVITY

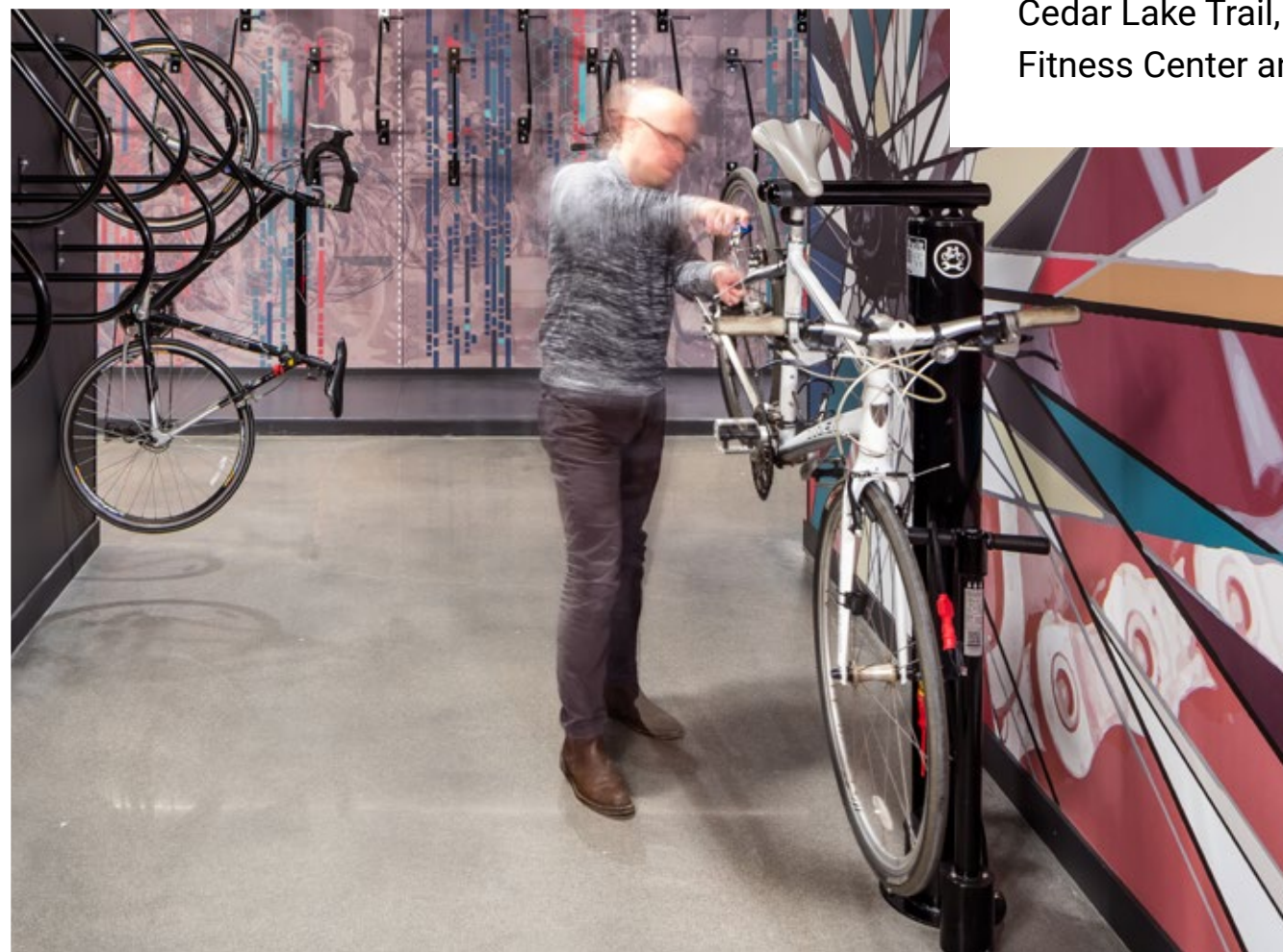
Conference and hospitality  
focused lobby with abundant  
third work spaces





## HEALTH

Cedar Lake Trail, Bike Storage,  
Fitness Center and Locker Rooms





“I can’t tell you how much we appreciate being part of a building that is so beautiful and well maintained. T3 feels like a thoughtful extension of our space that we’re really proud to be a part of. The staff is caring and thorough and we know they’ll always take care of us.”

Laurel Lindberg of Industrious





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