



UNITED PROPERTIES



# A New Vision for a Historic Site





## The Story

Nearly five years in the making, RBC Gateway brings a new vision for a historic downtown Minneapolis site. At just under two acres, the site is situated at Hennepin, Nicollet, and Washington Avenues at what was once home to the renowned Nicollet Hotel. This area is historically referred to as Bridge Square, because of its location at the southern foot of the Hennepin Avenue Bridge and is said to be Minneapolis' original downtown. At the turn of the 20th century, the area was rebranded into The Gateway District to celebrate its status as the gateway into Minneapolis. Today, this area remains as the historic core of the city and the RBC Gateway project helps celebrate these deep roots.

Within its 1.2 million square feet, RBC Gateway will be home to RBC Wealth Management's world headquarters, the Pohlad Companies, and a Four Seasons Hotel - Minneapolis's first 5-star luxury hotel. The tower will also include 33 private residential condos, a public plaza with green space, and a street-level restaurant.

RBC Gateway is United Properties' newest acclaimed project, and the latest in a series of properties that create special places like Centennial Lakes, Ford Center, and The Nordic.



Gateway District | **2022**

**16 Floors**  
of  
**Class-A**  
**Office Space**

**The City's**  
**First Five-star**  
**Luxury Hotel**



**Skyway**  
**Connected**

**Six Floors**  
of  
**Residential**  
**Condos**

**Eight floors**  
of  
**Five Star**  
**Hotel Rooms**

The site was the location of the famous Nicollet Hotel which had a century run of being Minneapolis' most grand and regal hotels, hosting luminaries like Dwight Eisenhower, Harry Truman, Judy Garland, Glenn Miller, and JFK.

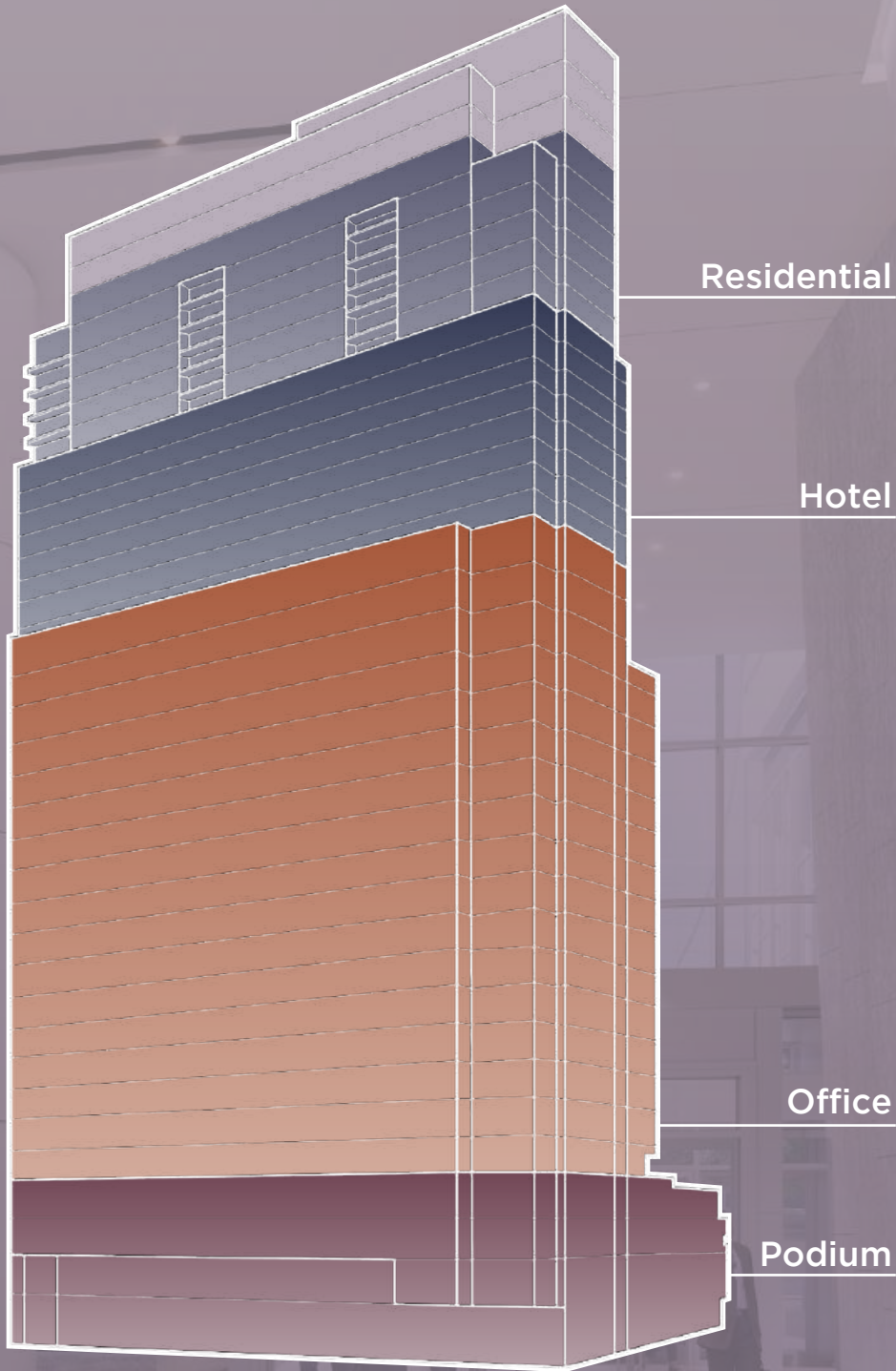
**New Street-**  
**level Restaurant**  
and  
**Public Plaza**



The Pohlad organization will occupy 96,000 SF of space on three floors and RBC Wealth Management is the anchor tenant with 310,000 SF of office space.

**1.7-acre site**  
acquired from the City  
of Minneapolis for  
**\$10.4MM**

**Underground**  
**Parking, Valet,**  
**& Bike Parking**



**3** light rail stops  
within **3** blocks



Access to **18** miles of  
trails within **5** blocks



**5+** bus rapid transit  
within **2** blocks



**12** miles from MSP  
International Airport





## The Neighborhood

RBC Gateway is prominently and ideally located adjacent to the North Loop District and Mississippi riverfront at the convergence of the three most prominent streets, Hennepin, Nicollet and Washington Avenues in downtown Minneapolis. This location offers high visibility, outstanding neighborhood amenities, access to miles of trails, and is within walking distance to numerous restaurants, shopping, entertainment, bars, and more.



Walk Score  
**96**



Transit Score  
**95**



Bike Score  
**92**

# A New Gateway to Minneapolis







250 Nicollet  
Minneapolis, MN 55402

[RBCGatewayMPLS.com](http://RBCGatewayMPLS.com)



**Contact:**

**Jon Dahl**  
+1 612 217 5130  
[jon.dahl@am.jll.com](mailto:jon.dahl@am.jll.com)

**Jessica Maidl**  
+1 612 217 6742  
[jessica.maidl@am.jll.com](mailto:jessica.maidl@am.jll.com)

**Andrea Leon**  
+1 612 217 5142  
[andrea.leon@am.jll.com](mailto:andrea.leon@am.jll.com)

**Brent Robertson**  
+1 612 217 5132  
[brent.robertson@am.jll.com](mailto:brent.robertson@am.jll.com)