



WEST END

OFFICE PARK

CREATIVE CLASS A OFFICE SPACE

— IN THE —
HEART OF WEST END

ENVERRA
REAL ESTATE PARTNERS



Jones Lang LaSalle Brokerage, Inc.

WELCOME TO THE WEST END

Home to four Class A Creative office buildings in the heart of the West End, West End Office Park (WEOP) is established as one of the most commanding business addresses in Minneapolis.

A modern workplace for modern businesses, **WEOP** is celebrated for its superb amenities, easily accessed by all major transport routes, and has the city's most popular dining, shopping and residential districts right on its doorstep.



THE PERFECT LOCATION

West End Office Park is perfectly situated in the core of the highly enthused and prominent West End neighborhood. With immediate freeway access and multiple parking options, tenants at WEOP can enjoy:



Five miles
west of
Minneapolis



Walkable
and pedestrian
friendly
neighborhood



Easy access
to **I-394** and
Highway 100



Extensive
public
transportation
access



51 parks
in the area



Dozens of
shops, bars and
restaurants
within 1 mile
radius



Bike and
running trails
via the nearby
coveted Cedar
Lake Trail



Many high-end
hotels and
apartments in
the area



All less than a
5 minute
walk



MEET THE NEIGHBORS



Drawn by its irresistible mix of location, amenities and design, **WEOP** is situated in the desirable West End neighborhood.

DINE

- | | |
|--------------------------|----------------------------|
| 1 Dover Restaurant & Bar | 15 Arby's |
| 2 Jimmy John's | 16 Bruegger's Bagels |
| 3 The Loop West End | 17 Song Tea and Poke |
| 4 CRAVE | 18 Boketto |
| 5 Chi-Chi's | 19 Crumbl - St. Louis Park |
| 6 Raku Sushi & Lounge | 20 Punch Pizza West End |
| 7 The Local | 21 Five Guys |
| 8 Roti Mediterranean | 22 Leeann Chin |
| 9 Punch Bowl Social | 23 Urban Wok |
| 10 Jersey Mike's Subs | 24 Taste of India |
| 11 Panera Bread | 25 Yangtze Restaurant |
| 12 Yard House | 26 JC's Sub LLC. |
| 13 Hope's Breakfast Bar | 27 Green + The Grain |
| 14 Caribou Coffee | |

SHOP

- | | |
|---------------------------------|-------------------------------|
| 1 love, ab | 7 Liquor Boy Wine and Spirits |
| 2 Lost in the Forrest | 8 Office Depot |
| 3 Anthropologie | 9 Continental Diamond |
| 4 Cub - St. Louis Park West End | 10 Home Depot |
| 5 PetSmart | 11 kiddywampus |
| 6 Costco Food Court | |

REJUVENATE

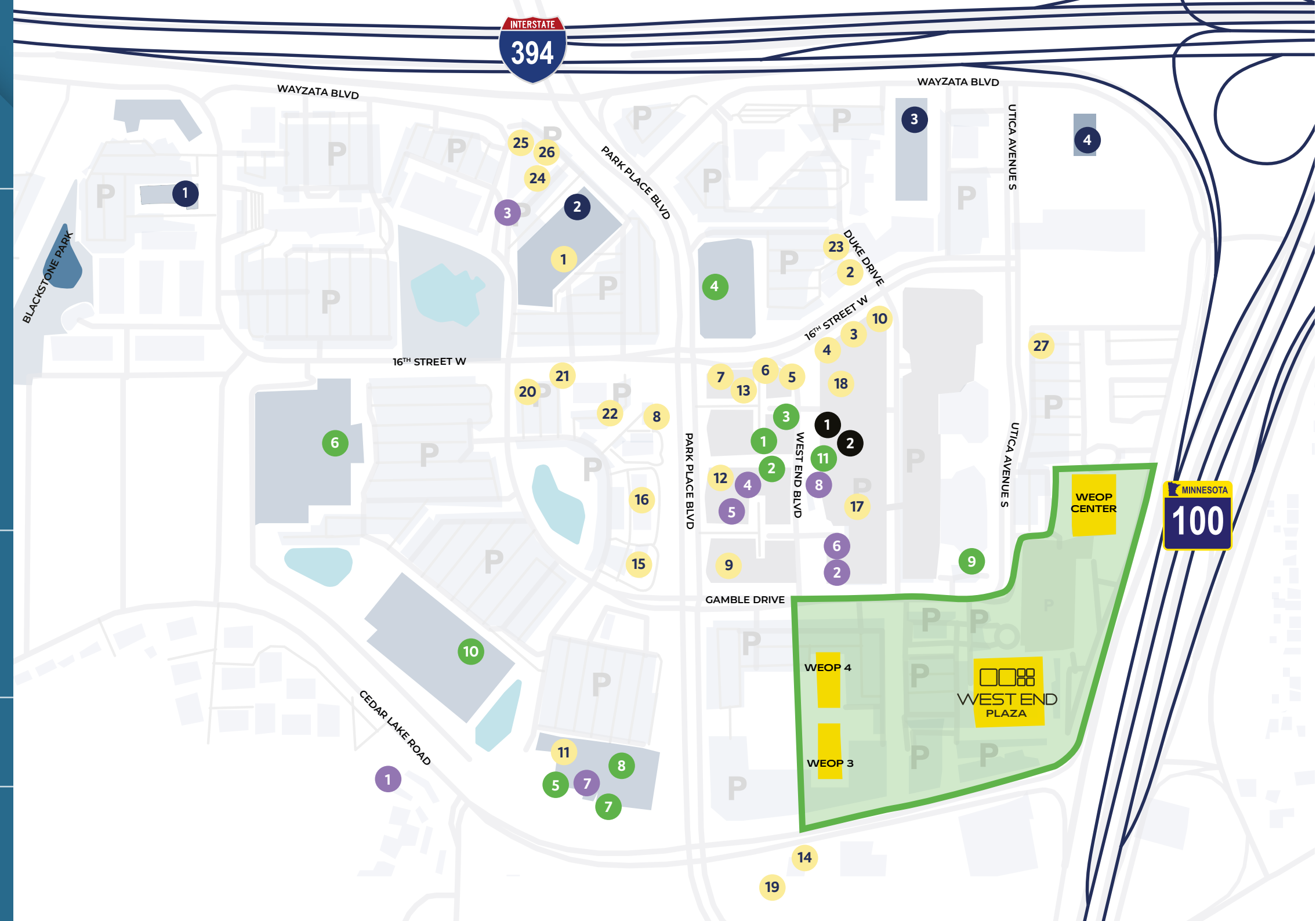
- 1 Life Time Fitness
- 2 Glamour Nail
- 3 FLIGHT|Stairmaster & Strength Group Fitness
- 4 Solidcore St. Louis Park
- 5 Sola Salon Studios
- 6 Roosters MGC
- 7 Orangetheory Fitness
- 8 HOTWORX - West End

PLAY

- 1 Showplace ICON Theate
- 2 Game Show Battle Rooms

STAY

- 1 TownPlace Suites by Hilton
- 2 Double Tree by Hilton
- 3 Homewood Suites by Hilton
- 4 AC Hotel by Marriott





MODERN, SPACIOUS AND ACCESSIBLE

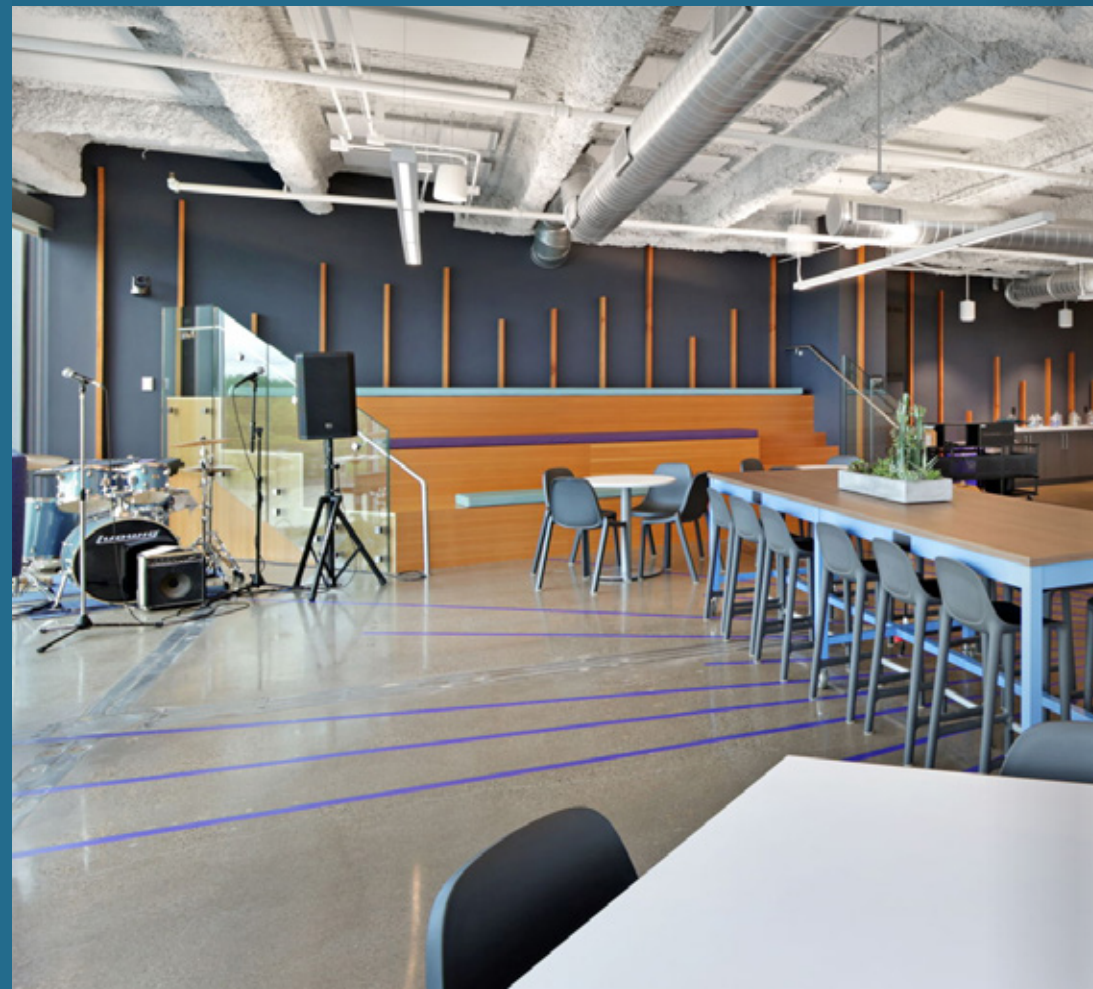
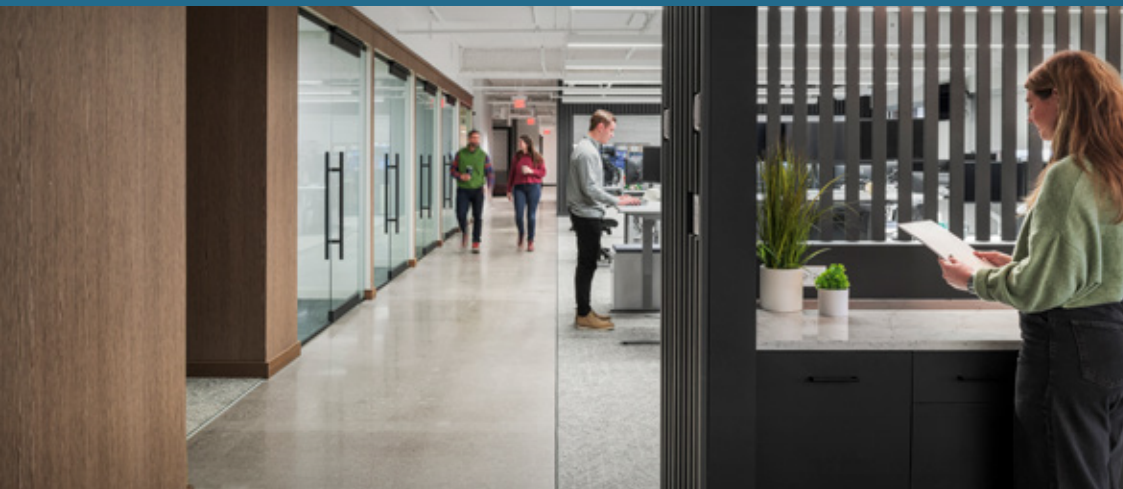
WEOP is cleverly designed to deliver the perfect space for collaboration and creativity.

- An inspirational mix of indoor and outdoor workspaces
- 573,000 SF in total
- Remarkable five-story atrium
- Extensive parking options
- On-site dining and catering freshly made from Ed's Kitchen



CLASS A CREATIVE

THE BUSINESSES OF WEOP



THE FINEST AMENITIES

WEOP continues to maintain a truly unique offering for Tenants and their employees. These amenities were strategically constructed to help Tenants attract talent while providing a best-in-class amenity package.

Fitness Center



Conference and Training Rooms



Activated Patio



Ed's Kitchen



ATTRACT TOP TALENT

Built for a multi-generational workforce



Baby boomers
convenience, safety



Gen X
work/life balance, short commute,
flexible work environment,
on-site amenities



Millennials
transit options, access to outdoor
spaces, retail amenities
(coffee, shop, gym, etc.)



Gen Z
vibrant community,
transit options

In close proximity to deep young worker labor pools:

• St. Louis Park • North Loop





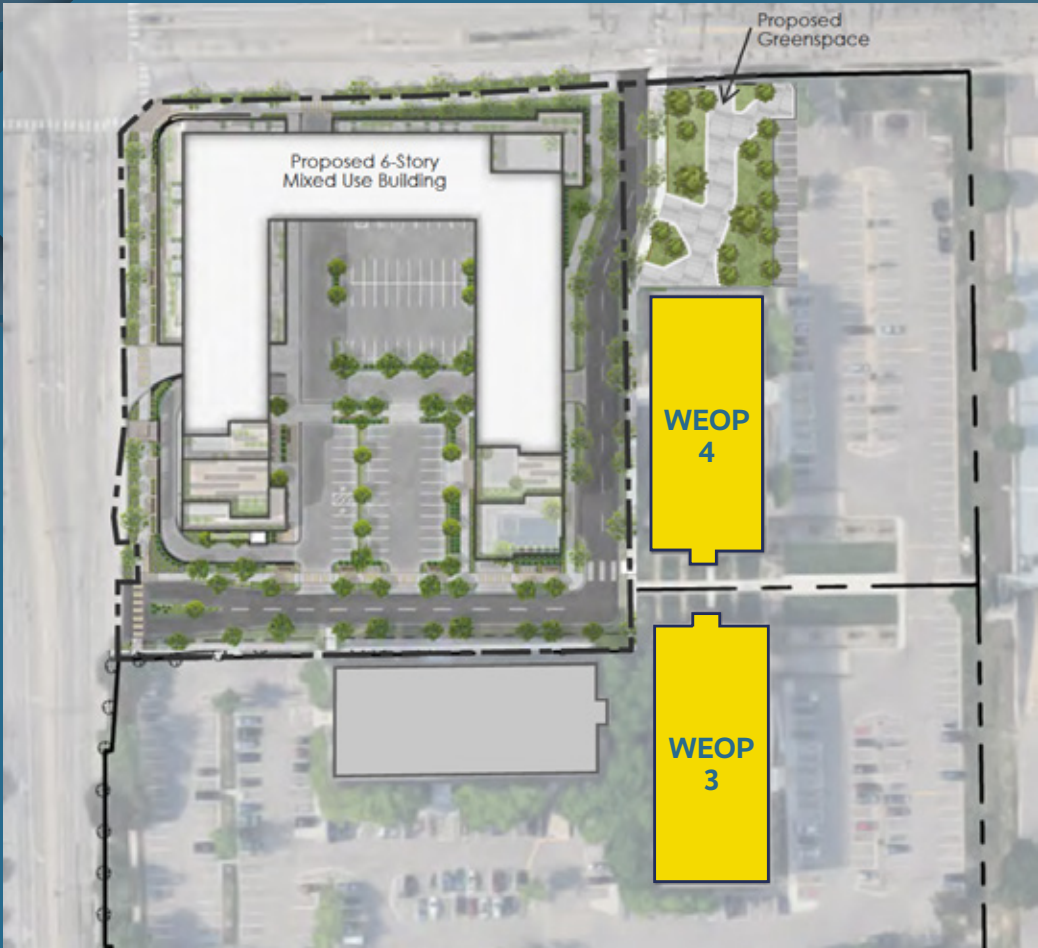
HEALTH & WELLNESS

- Several fitness studios, salons and wellness centers just a short walk away
- Easy access to Cedar Lake Trail. [Learn more:](#)



WHAT'S NEW IN WEST END

A new mixed-use development adjacent to **West End Office Park** will introduce residential, retail and enhanced pedestrian amenities that further strengthen one of the Twin Cities' premier office destinations.



CAVA

CHIPOTLE

sweetgreen



New Residential



Mixed-use residential
220+ luxury apartments



Retail & Restaurants
Ground floor retail including Cava, Sweetgreen, & Chipotle



Walkable neighborhood amenities
Enhanced pedestrian walkways and greenspaces



WEST END

OFFICE PARK

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