

500

WASHINGTON

@ THE DEPOT



500 WASHINGTON AVE SOUTH | MINNEAPOLIS, MN

PROPERTY OVERVIEW



CONVENIENCES

ONE BLOCK FROM THE MISSISSIPPI RIVER
OUTDOOR PATIO
SIGNAGE OPPORTUNITY
ACCESS TO PARKS AND WALKING TRAILS
FITNESS CENTER
ADJACENT TO THE DEPOT HOTEL AND
CONFERENCE CENTER

TOTAL BUILDING:	156,950 RSF
FLOOR PLATE SIZE:	33,262 SF
NUMBER OF FLOORS:	4
OWNERSHIP & MANAGEMENT:	CSM
YEAR BUILT:	2003
CEILING HEIGHT:	14' - 20'
PARKING RATIO:	7.6 / 1,000 SF



THE SPACE

SUITE 4000

24,958 SF

SUITE 4100

11,447 SF

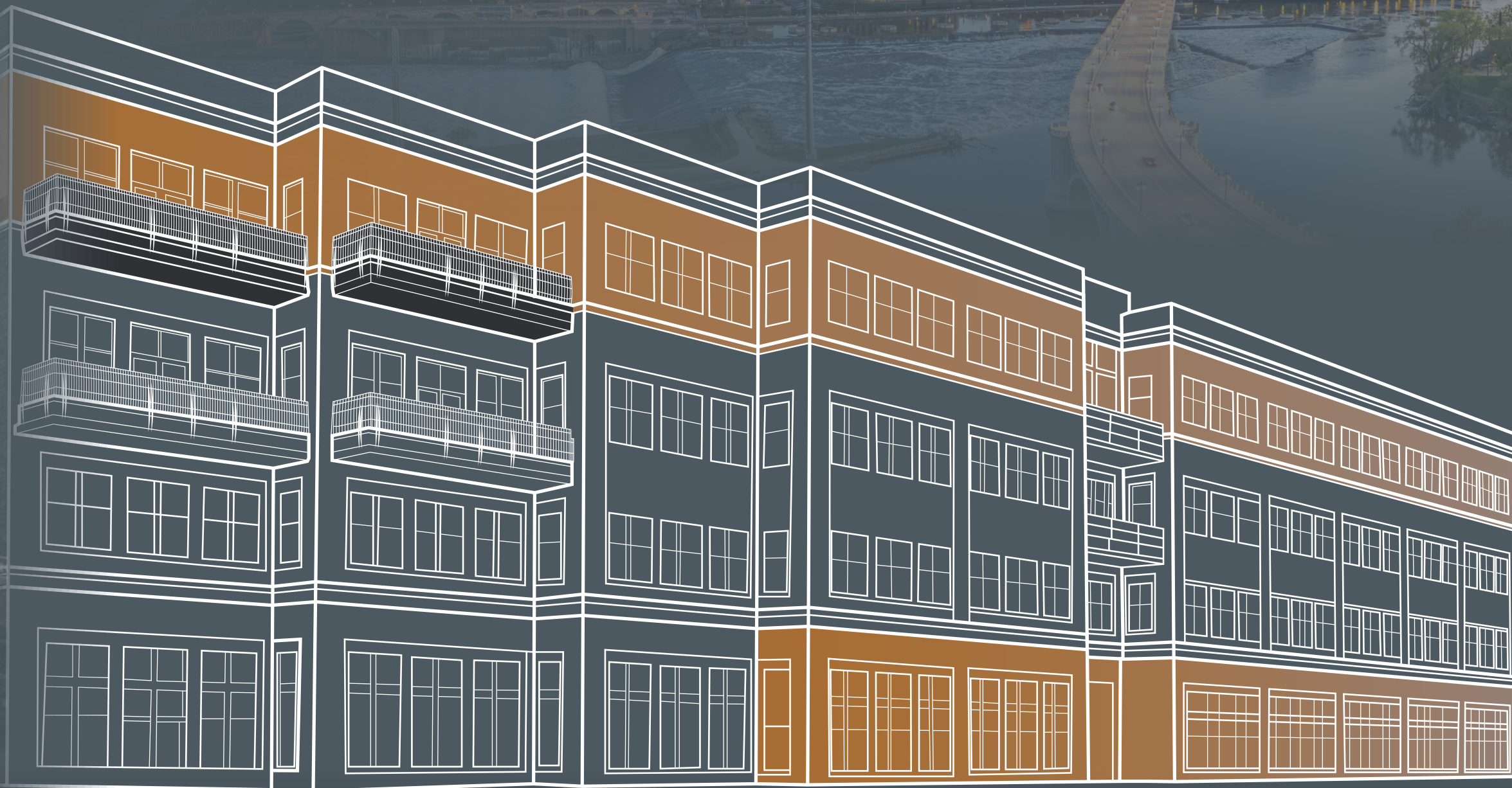
Contiguous to 36,405 SF



*Scan to
view floorplans*

SUITE 1080

16,412 SF



PRIVATE TENANT
BALCONIES



14' - 20'
CEILINGS



MODERN
DESIGN



LARGE
WINDOWS



ICONIC VIEWS OF
MINNEAPOLIS SKYLINE



SIGNAGE
OPPORTUNITIES



UNIQUE
MEZZANINE

TIMELESS CHARM MEETS MODERN CONVENIENCE

500 Washington is adjacent to Minneapolis's iconic hotel, The Depot. Also owned by CSM Corporation, the proximity to The Depot Hotel provides tenants of 500 Washington with immediate access to 73,000 SF of unique event and meeting spaces, a tastefully designed full restaurant and bar, laid-back patio space, as well as the convenience of two hotels featuring 466 rooms with various accommodations.

thedepotminneapolis.com



The Depot stands as a living, breathing monument to a fantastic era of rail travel – ready to host your event with all the conveniences of two hotels, an array of meeting rooms, a full restaurant and bar, heated underground parking, and unique entertainment options. Take an inside look at all of our elegant spaces in our new virtual tour.

THE NEIGHBORHOOD

Nestled along the Mississippi river, the Mill District is one of the most significant neighborhoods in Minneapolis. Once considered the “Flour Milling Capital of the World,” this area was home to more than 20 flour mills that spurred innovations in technology, business, and culture that helped the city blossom.

Today, this neighborhood is a cultural center and home to numerous eateries, entertainment options, a truly local weekend farmers market, and a healthy grouping of new condos have turned this corner of downtown into a thriving vibrant neighborhood.



CROSSROADS OF NATURE & DOWNTOWN



RESTAURANT



HOTEL



METRO



ENTERTAINMENT



GROCERY



20+ PREMIER APTS
2,125 UNITS



BIKE LANE

94

WALK SCORE



87

TRANSIT SCORE



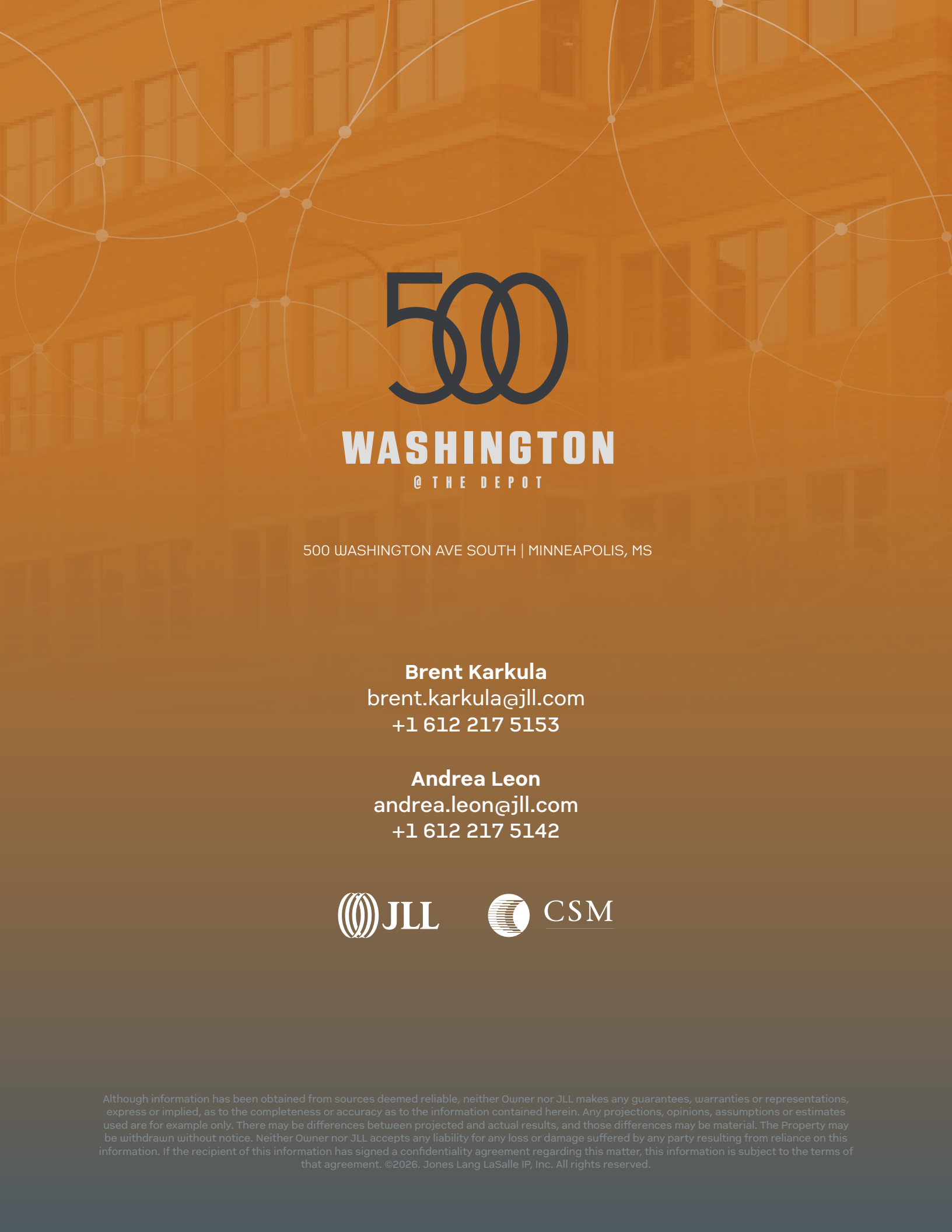
THE MILL DISTRICTS BEST PARKING SOLUTION.

500 Washington’s parking advantage: Immediately on site parking ratio of 2/1,000 SF offered through 241 onsite parking stalls including 130 stalls in adjacent parking ramp and 111 underground heated stalls. Available monthly, daily or hourly. Opportunity to contract additional stalls at the adjacent hotel ramp, for a ratio up to 7.6/1,000 SF.



Additional neighborhood parking options:

#	Name	Address	Monthly Rate	Daily Rate	Hourly Rate	Website
1	Depot Parking	136 5th Ave S, Minneapolis, MN 55401	\$180	\$12	\$10	parking website
2	Gateway Parking Ramp, Minneapolis	400 S 3rd St, Minneapolis MN 55415	\$209.06	\$11	\$10	parking website
3	Mill Quarter Parking Ramp	711 S 2nd Street Minneapolis MN 55415	\$105	\$11	\$3	parking website
4	Riverfront Municipal Parking Ramp	212 9th Ave S Minneapolis MN 55415	\$100 - \$165	\$10	\$3	parking website
5	Stadium Parking Ramp	740 S 4th Street Minneapolis MN 55415	-	\$18	\$6	parking website



500

WASHINGTON

@ THE DEPOT

500 WASHINGTON AVE SOUTH | MINNEAPOLIS, MS

Brent Karkula
brent.karkula@jll.com
+1 612 217 5153

Andrea Leon
andrea.leon@jll.com
+1 612 217 5142



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.