



RSM

PLAZA

801 NICOLLET MALL
MINNEAPOLIS, MN 55402



KNOW THE FACTS

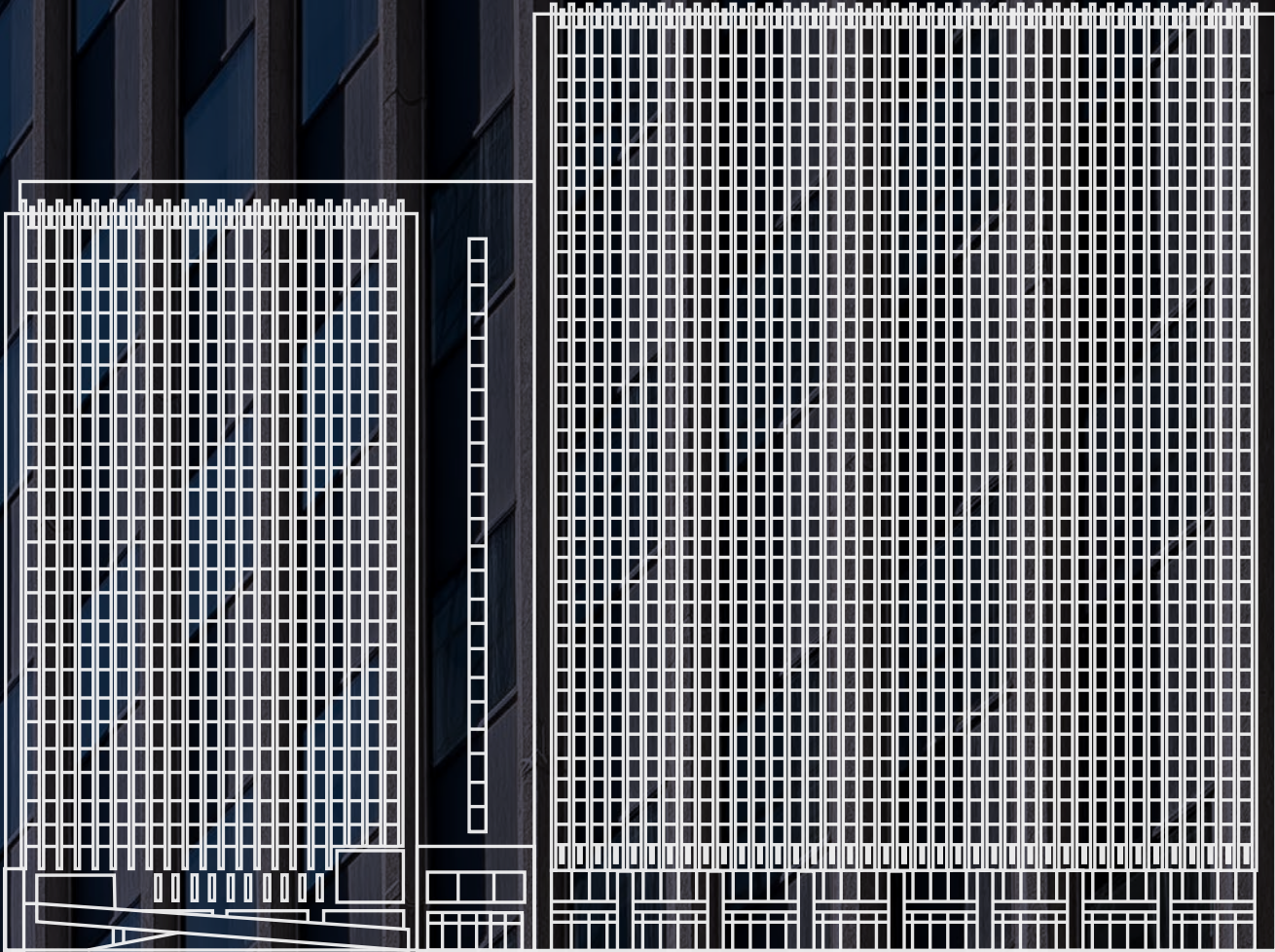
Building construction was completed in 1969. At the time of completion, it was the 5th tallest structure in Minneapolis and the 2nd tallest high-rise post WWII

The building served as the home of the fictional WJM-TV station of The Mary Tyler Moore Show.

Golub and Oaktree acquired the building.

In October 2015 the building was renamed from McGladrey to RSM Plaza.

In 2018, a \$10 million dollar renovation was completed. The project revitalized the Nicollet entrance and lobby and introduced new amenities including The Perch Lounge, The Pocket Park, a bike hub, conference room, collaborative meeting spaces and a brand new upscale restaurant 801 Chophouse.



EAST TOWER

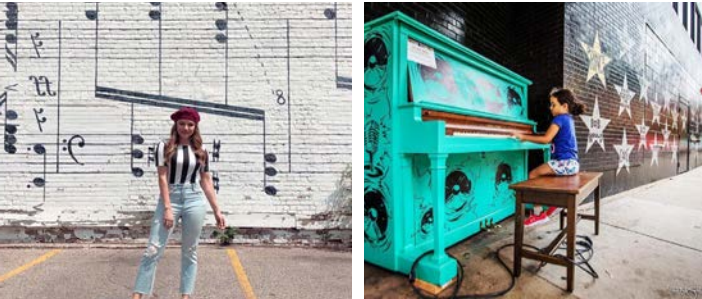
13 STORIES
166,490 SQUARE FEET

WEST TOWER

20 STORIES
244,808 SQUARE FEET

IN THE HEART OF MINNEAPOLIS

LOCATED IN THE HEART OF THE CENTRAL BUSINESS DISTRICT ON NICOLLET MALL, RSM PLAZA IS THE FOCAL POINT FOR A LIVE, WORK AND PLAY ENVIRONMENT.



LIFESTYLE GUIDE

RESTAURANTS

128

COFFEE SHOPS

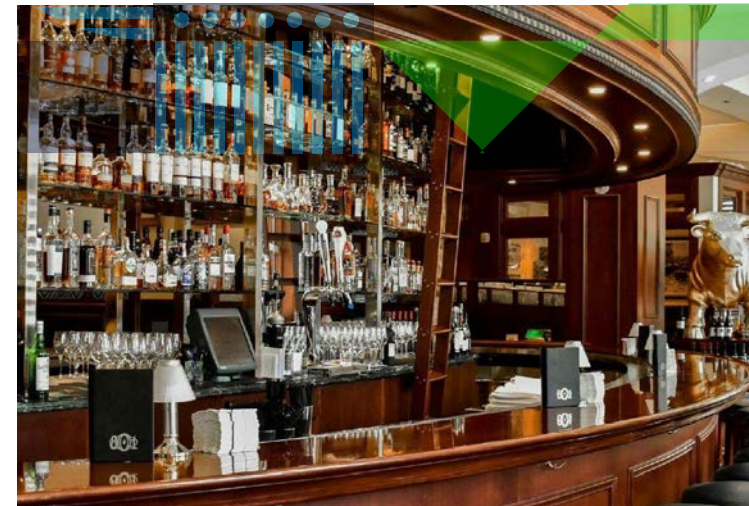
22

RETAIL

129



DIVE BAR, 5-STAR, AND
EVERYTHING IN BETWEEN



PRIME TRANSIT & PARKING ACCESS

RSM PARKING

871

SPOTS

PARKING WITHIN 5 MINUTES

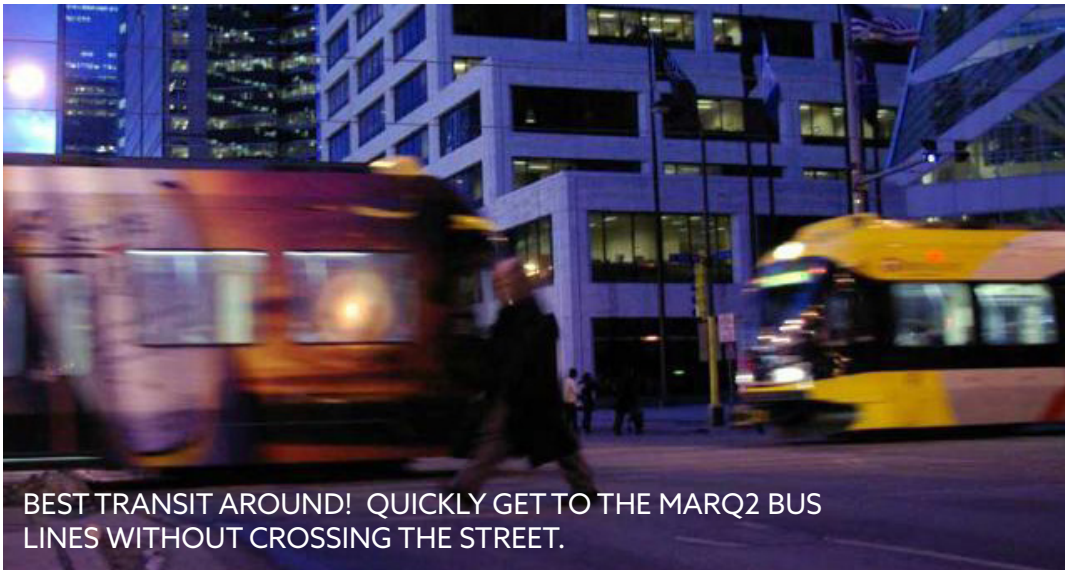
3,740

SPOTS

PARKING RATIO

2.21

/1000 SF



BEST TRANSIT AROUND! QUICKLY GET TO THE MARQ2 BUS LINES WITHOUT CROSSING THE STREET.



WALK SCORE

97



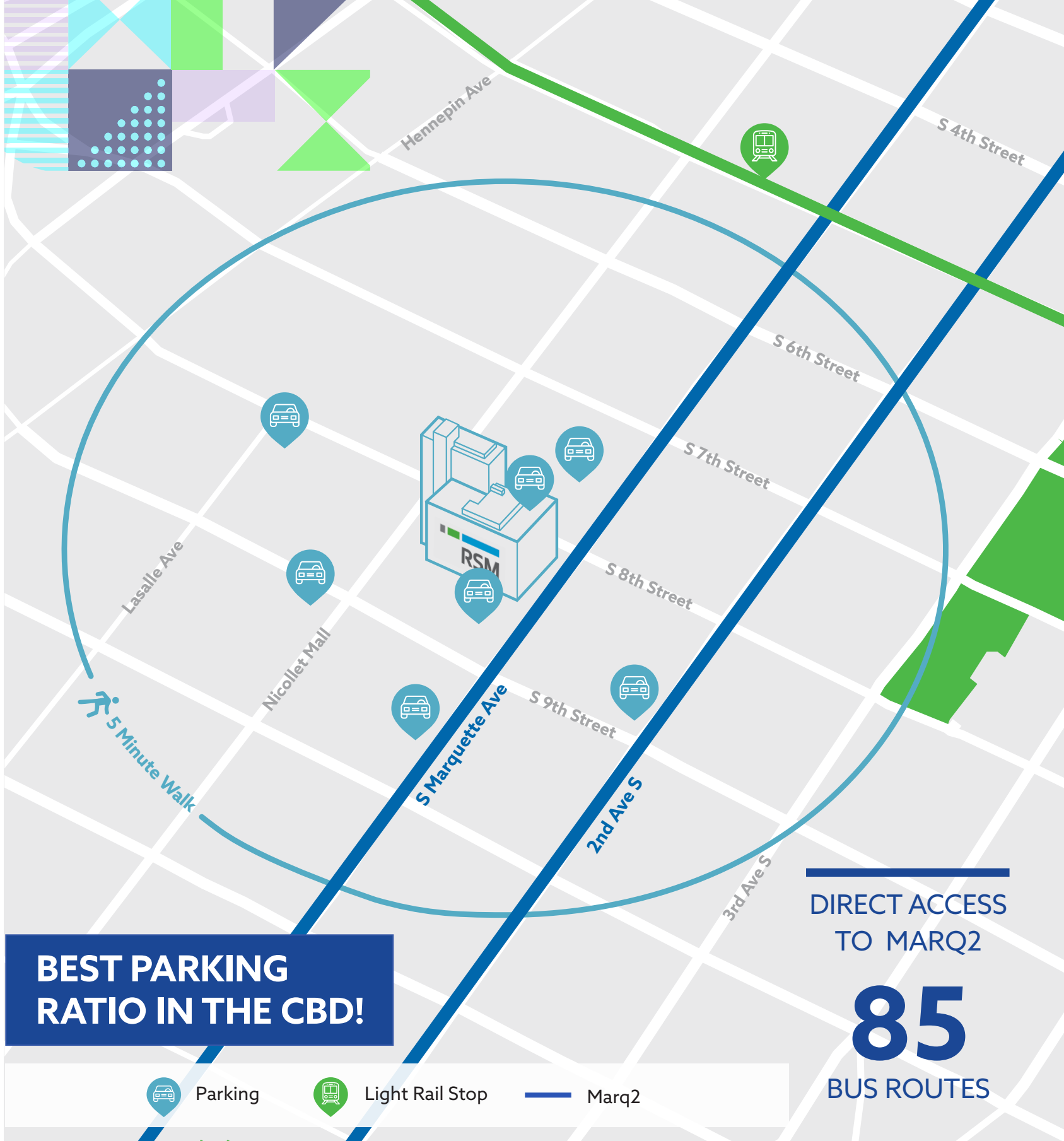
BIKE SCORE

96

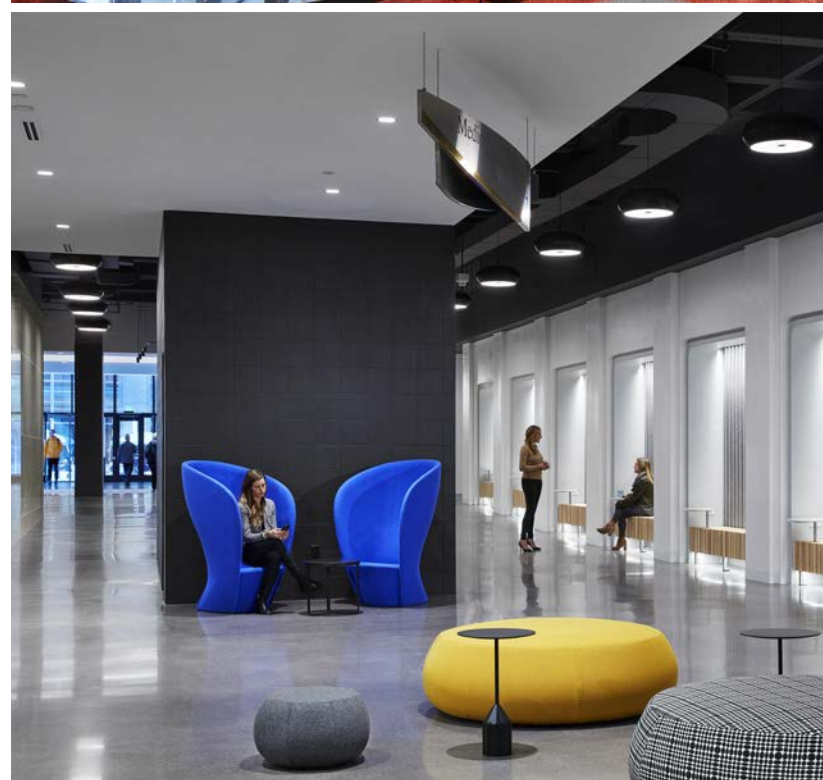


TRANSIT SCORE

86



—
WE KNOW
HOW TO MAKE
AN **ENTRANCE**
—





FITNESS CENTER
OVER 500 PIECES OF
EXERCISE EQUIPMENT



BOARDROOM
25 PERSON MEETING ROOM



TRAINING CENTER
55 PERSON TRAINING
CENTER

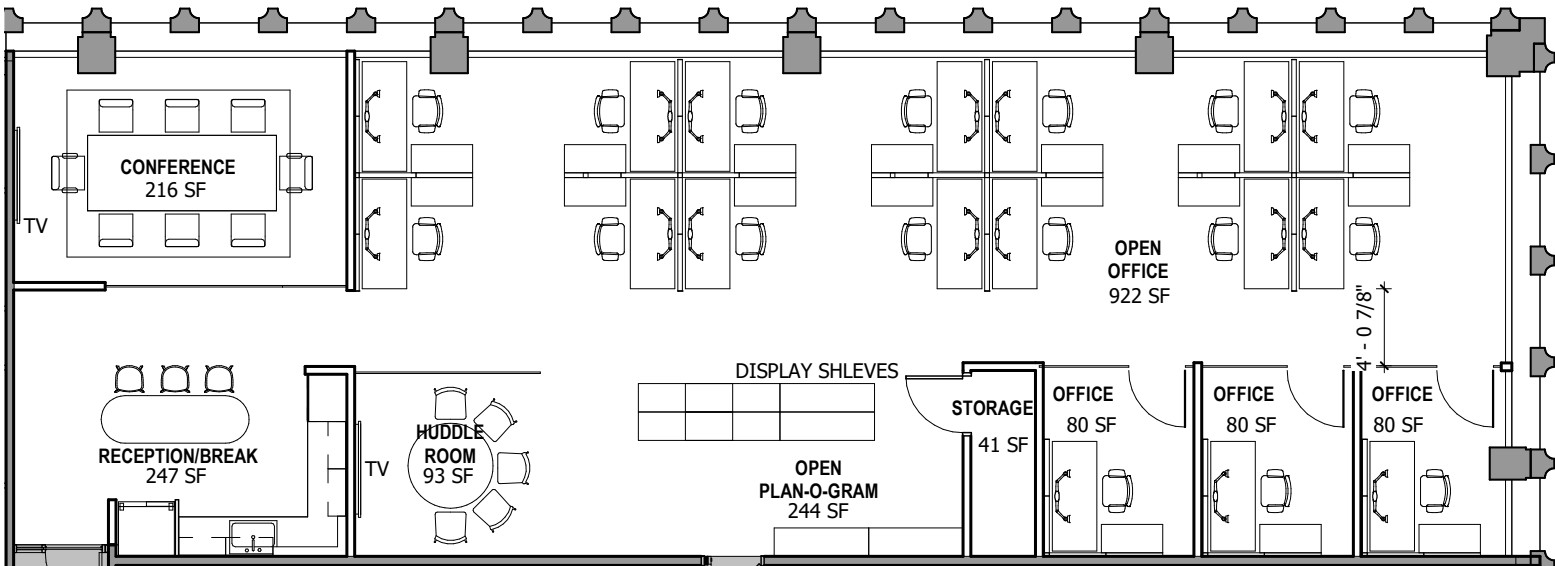
**YOU KNOW
HOW TO CREATE
SUCCESS**

SPEC SUITES



4TH FLOOR | 2,763 SF

SUITE 420 | 2,763 RSF | 3 OFFICES | 10 WORKSTATIONS | CONFERENCE ROOM

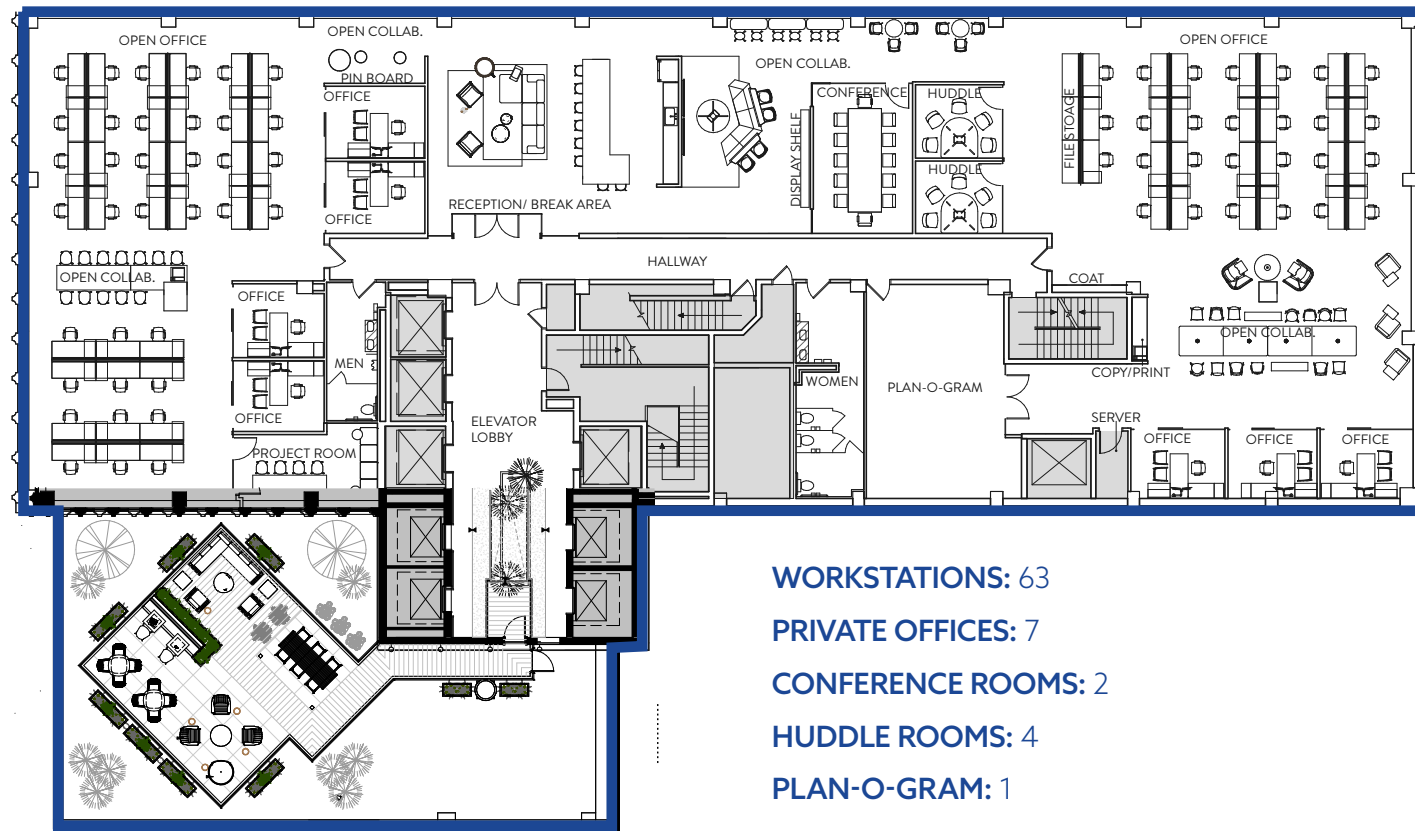


Built, furnished, and ready to perform—these spec suites offer a seamless path to occupancy with no downtime. Designed with today’s tenant in mind, each space blends high-end finishes with functional layouts to create an environment that works as hard as you do.

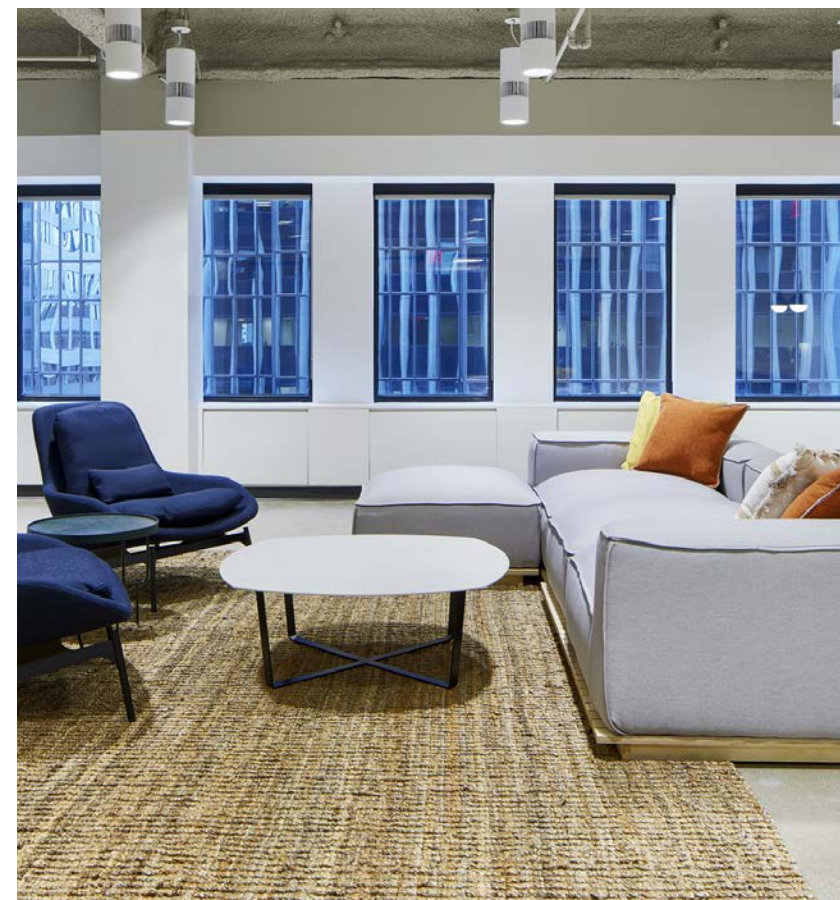


5TH FLOOR | 11,500 SF

CREATE YOUR OWN PRIVATE OUTDOOR ESCAPE



Leasing this 5th-floor spec suite offers a unique opportunity to create your own private outdoor escape. Whether used for collaboration, social gatherings, or simply a quiet moment to recharge, this outdoor space can elevate both productivity and ultimate wellness in the workplace.



BUILDING AVAILABILITIES



BUILDING SPECIFICATIONS

WEST TOWER

HEIGHT
20 Stories | 320 Foot

SIZE
244,080 Square Feet

FLOOR SIZES
Floors 1-2 : 12,321 SF (Retail)
Floors 3-20: 12,321 SF

HVAC
Forced Air System with Boilers, Chillers and Cooling Towers with Mixing Boxes and Perimeter Air Boxes at each floor. The system is comprised of Four Trane Chillers for the West Tower with over 980 Tons of capacity, lead lag and redundant.

ELECTRICAL
6 Watts/USF

TOTAL - OPS/ RE TAXES
\$15.66 (2026 est.)

EAST TOWER

HEIGHT
13 Stories

SIZE
166,490 Square Feet

FLOOR SIZES
Floors 1-2: 3,422 - 16,514 SF (Retail)
Floors 9-13: 30,000 SF

HVAC
Forced Air System with Boilers, Chillers and Cooling Towers with Mixing Boxes and Perimeter Air Boxes at Each Floor. The East Tower system is comprised of Two Trane Chillers with 1,000 Tons of capacity, lead lag and redundant.

ELECTRICAL
6 Watts/USF

TOTAL - OPS/ RE TAXES
\$15.66 (2026 est.)



Transwestern

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GOLUB