

★ VISIBLE

★ AMENITIZED

★ GLOBAL



CLASS A OFFICE BUILDING



A New View at Mall of America®

EXECUTIVE SUMMARY

A NEW VIEW AT MALL OF AMERICA®

Mall of America Crossings is the new 210,000-square-foot office complex being developed as the new face to the world at the renowned Mall of America. Located in Bloomington, Minnesota, **Mall of America Crossings** is part of the Mall of America site expansion by property owners, TripleFive® Worldwide. The office property's location, branding opportunities, amenities and ease of access are truly second to none.

With direct access to Mall of America, hotels, mass transit and MSP International Airport, this opportunity provides national visibility backed by a respected team including M.A. Mortenson Co., development partner and Minneapolis-based DLR Group as the architect. The 10-story, Class-A complex will be constructed atop a new multi-level parking garage on the north side of the mall property.

Additonal benefits:

- **Global presence** through the direct connection to Mall of America
- **Abundant free parking** including 15,000 total mall spaces and an additional 200 priority parking spaces located directly below the office for tenants and guests of Mall of America Crossings
- **Accessibility** including MSP International Airport, Light Rail Transit, Metro Transit, direct & easy freeway access
- **Leading attractions** such as an Exhibition Space, Ballrooms and Meeting Space, Retail, Over 60 Restaurants, Night Clubs, Movie Theaters, Amusement Park and other entertainment venues
- **Close proximity** to the fastest growing area of the Minneapolis/St. Paul market
- **Direct connection** to a new 300 room luxury hotel and the recently completed 500 room Radisson Blu Hotel with free shuttle service to nearly 40 Bloomington, MN hotels
- **Pedestrian friendly & green**

OPPORTUNITY HIGHLIGHTS

BEYOND A TYPICAL OFFICE



Distinguished Destination

Mall of America welcomes over 42 million visitors annually, including nearly 3 million from outside of the United States, becoming Minnesota's third largest city in population on any given day. Mall of America Crossings provides office users with the massive audience of the number one tourist destination in the Midwest.



Power of Brand

Through media relations, sponsorships, a robust community relations program, and over 400 on site events annually, the brand generates over \$400 million in free publicity annually. Tenants can leverage the powerful Mall of America brand through naming rights, building signage and direct connections to dynamic marketing opportunities.



A Place to do Business

The Twin Cities is home to 19 Fortune 500 companies and boasts the second lowest unemployment rate in the country among metros over 1 million people. Bloomington, a southern suburb and home to Mall of America Crossings, is a major subset to the business community, with over 6,000 businesses including Best Buy, Health Partners, United Properties, and Toro.



Mall of America Amenities

A City within a City, Mall of America offers stores, entertainment, food, attractions, as well as a police substation, a security force, hotel accommodations, mass transit, and with the latest phase of development, one of the most highly amenitized office developments in the world.



Transit

The combination of numerous modes of transportation converge on the site. Whether traveling by car, light rail, train, bus, bike or foot, the convergence of transit, roads, and bike/walking trails makes Mall of America Crossings an effortless destination for those seeking the best location and access of the community.



MSP International Airport

With direct connection via Light Rail to the MSP International Airport, the 14th largest airport in the United States, Mall of America Crossings is directly visible to over 33 million annual passengers flying in and out of the airport.

VISIBILITY



- ★ International billboard for distinct global brands
- ★ Over 42 million visitors annually
- ★ 40% of visitors to Mall of America live outside the 150-mile radius of Minneapolis / St. Paul

Since opening its doors in 1992, Mall of America has revolutionized the shopping experience and become a leader in retail, entertainment and attractions. With its next phase of development, Mall of America Crossings will do the same for the office experience. Tenants at Mall of America Crossings will be a part of one of the most recognizable brands in the world.

"...many companies are choosing Mall of America as a test market, a laboratory or a launching pad. Whether Lego or Microsoft, Nine West or Columbia Sportswear, Apple or Peeps, the megamall has become a national destination for manufacturers wanting to go to the next step and create their own stores, even if they're still tweaking the details."

Pioneer Press, January 20, 2012

SITE



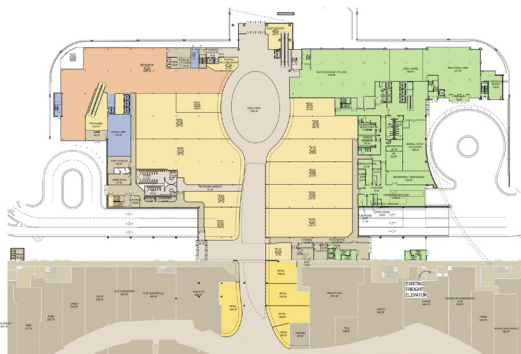
THE EXPANSION

Designed to increase the Mall of America's economic impact, the expansion is projected to add 20 million visitors annually.

Mall of America Crossings' premier location in Bloomington, MN is poised to be the center of the most exciting and active districts in the Metro community. To prepare for Mall of America Crossings, Lindau Lane is being lowered below grade to create a Plaza connecting the current development site to future expansion opportunities.

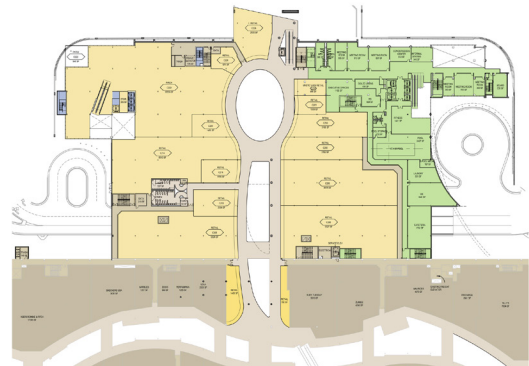
FLOOR PLATES

LEVEL ONE



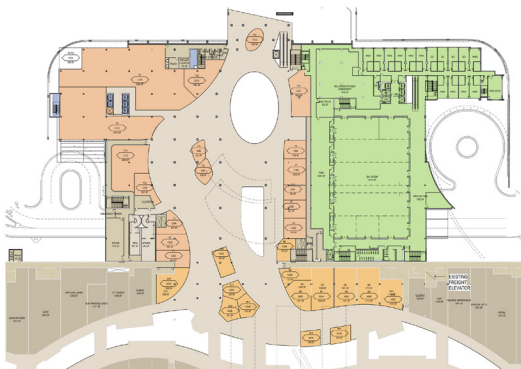
- Restaurants and Retail around Grand Atrium
- Office Lobby
- Hotel Lobby

LEVEL TWO



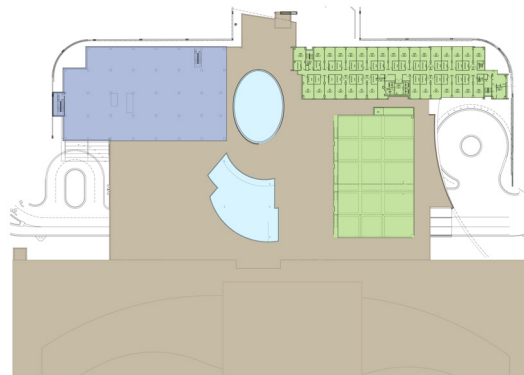
- Retail and Hotel Ballrooms

LEVEL THREE



- Terrace Dining
- Food Hall
- Restaurants

LEVEL FOUR - TEN



- Future Office Suites

DELIVERY

DESIGN AND DELIVERY

Prime Visibility:

As the new front door to the Mall of America, over 42 million people a year will travel by Mall of America Crossings as they come to enjoy all the attractions that Mall of America has to offer.

Delivery:

Mall of America Crossings can be delivered in 24 months with the efficiencies of construction alongside the retail first, second and third levels and luxury hotel.

Large Block Opportunity:

210,000 square feet Total

1st Floor - 3rd floor: Office Lobby, Hotel Lobby, Retail and Restaurant

4th floor - 10th floor: Office development with floor plates of 25,000-30,000 sq. ft.

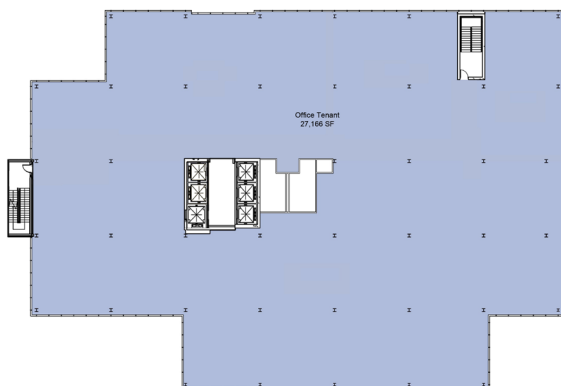
Parking:

Abundant free parking including 15,000 total mall spaces, 200 of which service office tenants and guests of Mall of America Crossings.

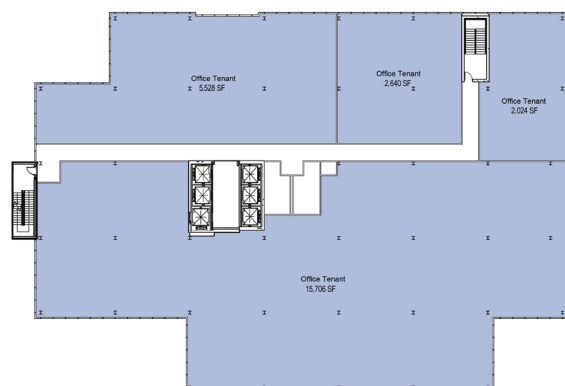
Green Delivery:

Mall of America Crossings is planned to achieve a LEED Silver certification.

SINGLE TENANT FLOORPLATE



MULTI TENANT FLOORPLATE





SPONSORS

POWER BEHIND THE PROPERTY

Mall of America Crossings is the next phase of development at the Mall of America brought by owners, TripleFive Worldwide. TripleFive is a multi-national conglomerate, development and finance corporation with major offices in the United States and Canada. The Canadian based firm has developed, owns and manages the world's first and second largest tourism, retail and entertainment complexes, which together, attract over 60 million visitors annually.

Active in various fields, TripleFive has the experience and past success in delivering on a wide range of high profile projects including commercial office and industrial real estate, revitalization programs, municipal planning and development.



West Edmonton Mall



Real value in a changing world

Jones Lang LaSalle
45 South Seventh Street
Suite 3051
Minneapolis, MN 55402
www.jll.com/minneapolis



Leasing contacts:

Brent Robertson
+1 612 217 5132
brent.robertson@am.jll.com

Jon Dahl
+1 612 217 5130
jon.dahl@am.jll.com

Ann Rinde
+1 612 217 5115
ann.rinde@am.jll.com

Sam Maguire
+1 612 217 5157
sam.maguire@am.jll.com