



PENTAGON
VILLAGE

TENANT

URBAN INSPIRED

ELEGANT CONNECTIONS





Pentagon Village is a fully-integrated

*live, work,
play, stay*

development thoughtfully designed to enhance an active, balanced experience for tenants and visitors through connectivity to nearby parks, central gathering spaces, biking/walking paths, retail shops and restaurants.



PENTAGON
VILLAGE

PentagonVillageEdina.com

Location

Gateway to Edina

At the intersection of Highway 100 and 77th Street, Pentagon Village boasts incredible visibility and exudes a timelessly modern, comfortable elegance that fosters a sense of community within a community.

Pentagon Village features retail and restaurant concepts, as well as potential multifamily housing opportunities, Marriott hotels and a Class A, urban-inspired office building with surface and covered parking for employees and visitors alike.

With immediate access to France Avenue, Pentagon Village is only minutes away from the Galleria, Southdale, Centennial Lakes and Fairview Southdale Hospital and Health System.

City of Edina Demographics

Population: 51,651 / **Daytime:** 74,769

Median Household Income: \$99,150

Average Home Value: \$600,786

Households: 75% owner, 25% renter

School District: Top 4 in Minnesota

Average Graduation Rate: 96%

Education Attainment: 69.7% Bachelor's Degree or higher



Multifamily Apartments



Long-term & short-term stay hotels



Morning & evening restaurant concepts

Interconnected, tree-lined biking & walking paths

TOWNEPLACE
SUITES®
MARRIOTT

Fairfield®
BY MARRIOTT



Covered ramp &
surface parking



The Plaza
at Pentagon Village



Modern design for
connectivity & collaboration



Outdoor &
patio spaces



Quick service,
grab & go dining options



The Reserve
Class A Co-Working Space



*DESIGNED FOR
CONNECTIVITY & COLLABORATION*



The Offices at Pentagon Village are intentionally constructed with the modern, vibrant workforce in mind.

This Class A office building is strategically designed with productivity, collaboration and wellness at its core. Highly visible to I-494 and Highway 100, the Offices at Pentagon Village boast urban-inspired, accessibly-elegant architecture. The building features striking glass lines, exposed raw materials and outdoor gathering areas that create a symbiotic relationship with nature, bringing the outside inside during every season. The building contains all the amenities the energized employee is seeking in their workplace—a fitness center, bike storage and direct connections to the regional biking and trail system, as well as the future Fred Richards Park. The Offices at Pentagon Village are thoughtfully created to provide tenants with the utmost flexibility and are highly adaptable so the space can easily evolve as business needs change.



Urban finishes &
contemporary, clean interiors



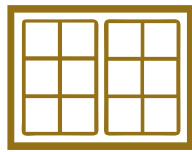
High visibility from I-494
and Highway 100



Beautifully landscaped
terraces & patios



Ample covered &
surface parking options



11' 6" windows &
striking glass lines



Fitness center, locker rooms
& bike storage



Immediately adjacent to
The Plaza at Pentagon Village



Multiple tenant lounge areas
& coworking spaces



Flexible floor plates





Amenities

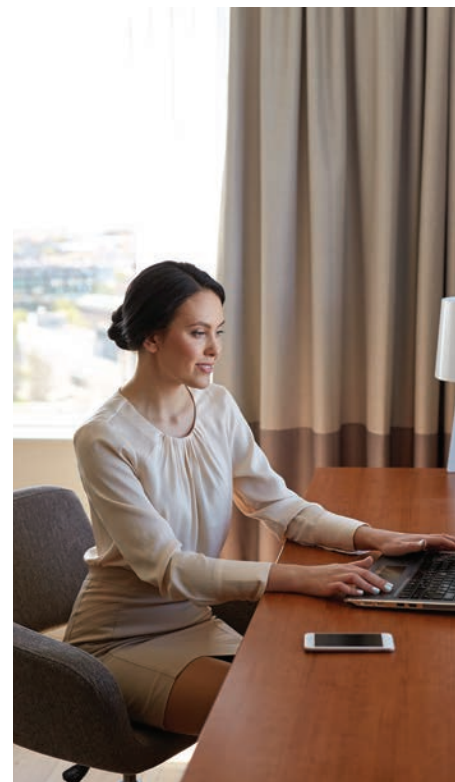
Retail

Whether stopping in for coffee with a friend, lunch with a co-worker or dinner with your family, there is an option for everyone. Office tenants enjoy the convenience of the third workspace options and happy hour choices, while hotel guests know they won't have to travel far to find just what they need.

The Plaza

The entire Pentagon Village was intentionally designed around an inviting central gathering space within the development. Lush landscaping featuring native plants help to visually accent unique public art sculptures and water features that encircle areas for community events and recreation. These features, coupled with a tree-lined and spacious walking path, make The Plaza at Pentagon Village a truly stunning spoke to the wheel of Pentagon Village.

- Public art sculpture
- Lush, native landscaping
- Water feature
- Recreation area
- Walking trails
- Contemplative and reflective spaces





Amenities

Accommodations

Guests have several options for hotel accommodations – whether staying for a short or long stay business travel, a quick weekend getaway or for an extended trip, Pentagon Village has just what you need. From family-friendly or extended stay suites, the hospitality options at Pentagon Village fit your style and budget.

TOWNEPLACE
— **SUITES®** —
MARRIOTT

Fairfield®
BY MARRIOTT

Marriott
TownePlace Suites & Fairfield Inn

5-stories, 235 rooms

Colliers

INTERNATIONAL

MICHAEL GELFMAN SIOR

Senior Vice President
952 897 7875
michael.gelfman@colliers.com

KEVIN O'NEILL SIOR

Senior Vice President
952 897 7724
kevin.oneill@colliers.com



SOLOMON
REAL ESTATE
GROUP

"Where Wisdom and Opportunity Meet"

HILLCREST
DEVELOPMENT, LLLP

PentagonVillageEdina.com

