

# ELEVEN

Eleven marks the first residential condominium tower in the heart of the Midwest by Robert A.M. Stern Architects. Providing world-class design, unmatched finishes, thoughtful amenities and service, plus stunning views of Minneapolis.

## Neighborhood

ELEVEN is situated in the historically significant and culturally vibrant Mill District, downtown Minneapolis' most sought after neighborhood

- Adjacent to several distinct park spaces such as Gold Medal Park and the Grand Rounds Scenic Byway along the Mississippi riverfront
- Cultural amenities in the area include the Guthrie Theatre, MacPhail Center for Music, Mill City Museum, Mills Ruins Park, Open Book and The Commons
- Public and private schools located nearby including Webster Elementary, Fair, Pratt, Marcy Open School, DeLaSalle High School, The Blake School, and Spero Academy

## Building Features

- Private old-world motor court paved in granite with 24/7 doorman service
- Elegant glass canopy over the entry
- Abundant guest parking on-site
- Private residential entry with tree-lined drive
- High-speed, on demand smart elevators operating at 1,000 feet per minute
- Restaurant planned on the first floor operated by a local chef
- Intricate exterior façade with precast limestone course block detailing, bay windows and generous heated outdoor terraces
- Oversized, high performance windows / doors with operable windows
- Accessory suites available for purchase
- Central tempered building humidification

## Team

### ARCHITECT

Robert A.M. Stern Architects

### DEVELOPER

Arcadia Investments

### DEVELOPER

Ryan Companies US, Inc.

### INTERIORS

Robert A.M. Stern Architects

### INTERIORS

Martha Dayton Design

### INTERIORS

PKA Architecture

### BUILDER

Streeter Custom Builder

### BUILDER

John Kraemer & Sons

### FINANCING

Related

### EXCLUSIVE SALES & MARKETING

WMG Partners

## World-Class Amenities

- Elegant lobby accessed directly from West River Parkway and private motor court
- 24-hour doorman, front desk attendant, on site caretakers and full-time building engineer
- Library finished in rich wood-lacquered paneling w/fireplace
- Fitness center designed by The Wright Fit
- Yoga studio, weight room, sauna and treatment room
- Men's and women's locker rooms with private steam rooms
- Private outdoor terrace (nearly one-half acre)
- 75-foot lap pool, spa hot tub, children's splash pad, private cabanas and multiple seating areas with outdoor fireplaces
- Private dining room with chef-inspired display kitchen
- Lounge with spectacular views and access to the terrace
- Billiards lounge with wet bar
- Technology suite with golf simulator, gaming and lounge
- Indoor multi-sport court
- 2 Guest Suites
- Secured bike room
- Private dog park and dog grooming room
- Dedicated service entrances for easy cart access both inside and outside of the tower
- Onsite live-in caretaker
- Boardroom

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Eleven's residences bear the mark of extraordinary design and are defined by curated pieces and elevated material. The finishes were thoughtfully envisioned, and seamlessly integrate with the surrounding details.

## Residence Features

- Ceiling heights of 10' to 12' in most residences
- 5" wide hardwood floors in all rooms except bathrooms/laundry
- Stone tile flooring in all bedroom bathrooms with in-floor heat in master baths
- Enameled, custom casings and base throughout
- Lacquered 8' tall front entry door with unfinished brass hardware
- Emtek interior door hardware
- Pre-wired and recessed Lutron shade pocket above each window bank
- Expansive outdoor heated living rooms with pavers
- Heating elements on the ceilings of all covered terraces
- 4" recessed can lighting plan for each residence with additional decorative fixture allowance per plan
- All lighting switches to include dimmers
- Designer custom closet system allowance
- 8' Trustile doors 1-3/4" thick single panel doors with rectangular hinges
- Lutron home automation systems available
- Soft close doors and drawers on cabinetry throughout
- Hardwood, dovetail joinery drawer boxes on custom cabinets in kitchen
- Screwless electrical switch and outlet plates
- Minimum of 2 non-tandem parking stalls included with every residence
- Individual storage units for each owner

## Kitchen

- Open chef's kitchen with oversized center island for casual dining and entertaining
- Choice of three designer kitchens in RAMSA, Chelsea, or Kenilworth curated themes
- Fully integrated, paneled Sub-Zero refrigerator and freezer
- Wolf gas range or cooktop with double wall ovens per plan
- Fully integrated, paneled dishwasher
- Waterworks kitchen faucet with side spray
- Choice of stone, quartz, or marble countertops
- Choice of designer pendent lighting over island
- Heavy duty garbage disposal with countertop push button operation
- Custom-designed kitchen hood (certain packages) vented to the outdoors for optional performance
- Front-load washer and dryer
- Under cabinet LED lighting (certain packages)
- Cast iron or stainless-steel kitchen sink available

## Master Bathroom

- Waterworks vanity faucets
- Waterworks shower and handheld shower (with separate pressure and volume control in master bath)
- Freestanding 66" Henley Cast Iron double-ended pedestal tub
- Frameless shower glass
- Choice of designer light sconces at bath vanity
- Kohler Cimmaron water closet in comfort height, elongated bowl with soft close seat
- Kohler vanity sinks
- Lutron Maestro bath fan timers
- Choice of stone or quartz countertops
- Choice of stone or porcelain tile for bathroom floor, shower floor and shower surround
- Shelf at enclosed shower and bench in master shower
- Panasonic Whispergreen fan in lavatory and shower areas