

M&I Bank,
formerly National City Bank

financial institution

M&I Bank

Keewaydin provided planning, site selection, financial analysis and lease negotiation services for 95,000 square feet of space in Gaviidae Common in downtown Minneapolis. In addition, Keewaydin provided project management services in connection with this project.



M&I Bank was intent on changing its image and was looking for an open, inviting space in which to move their 95,000 square foot headquarters. The Minneapolis Class A office market had few available contiguous alternatives.

After listening to the concerns of M&I Bank's leadership, Keewaydin spearheaded a unique site selection analysis which included some very non-traditional office space alternatives such as the Minneapolis Armory and the Hyatt Hotel Merchandise Mart. Finally, Keewaydin approached the owners of the Gaviidae Common shopping center and suggested that an office could provide more revenue and stability on the top floors of the mall than the current retail tenants could. After the owners of Gaviidae initially rejected Keewaydin's idea, the Landlord terminated and "bought-out" leases with retail tenants and welcomed M&I Bank as a tenant in March of 1996. The non-traditional solution gave M&I Bank an exceptional financial result and successfully met their desire for an open, egalitarian facility, with a retail orientation, in the center of downtown.



Keewaydin Services:

- Needs Analysis
- Strategic Real Estate Planning
- Site Selection
- Real Estate Negotiation
- Financial Analysis
- Project Management