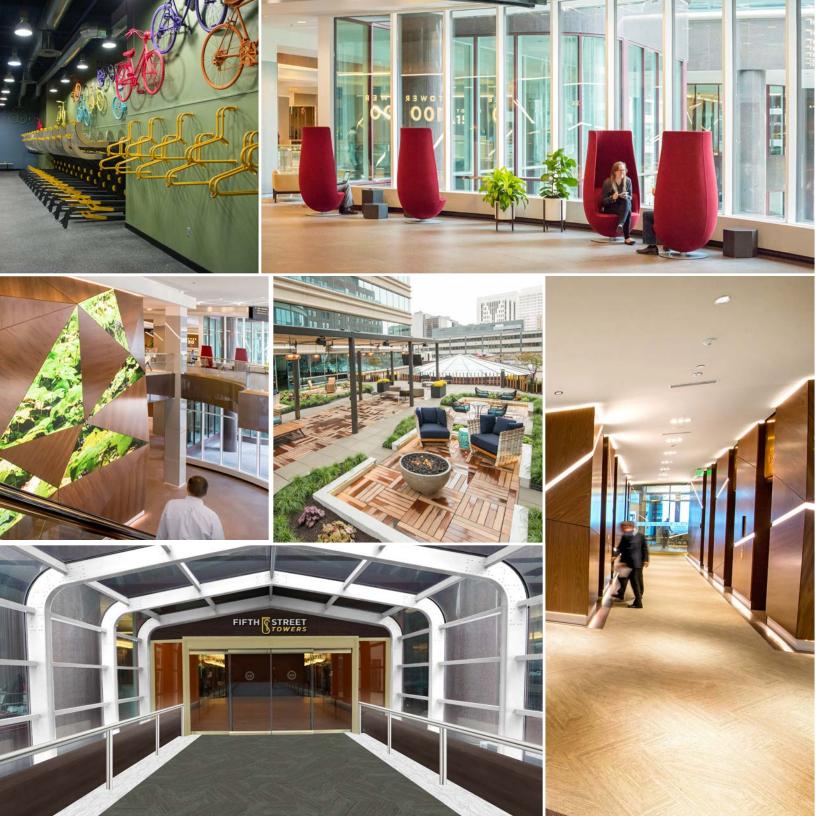
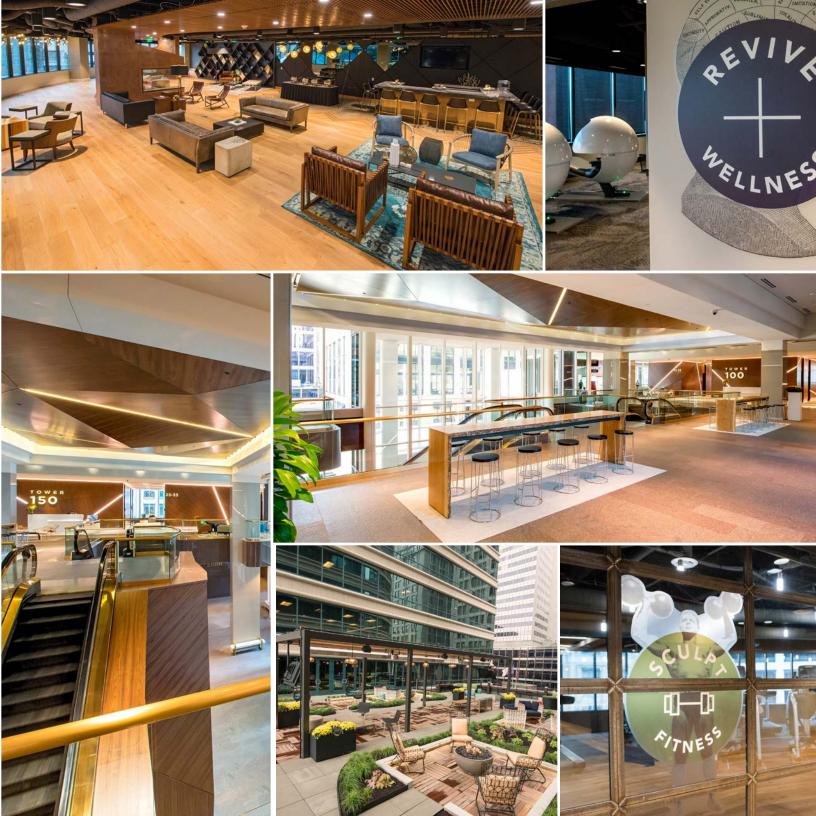
FIFTH STREET

BUILT FOR THRIVING



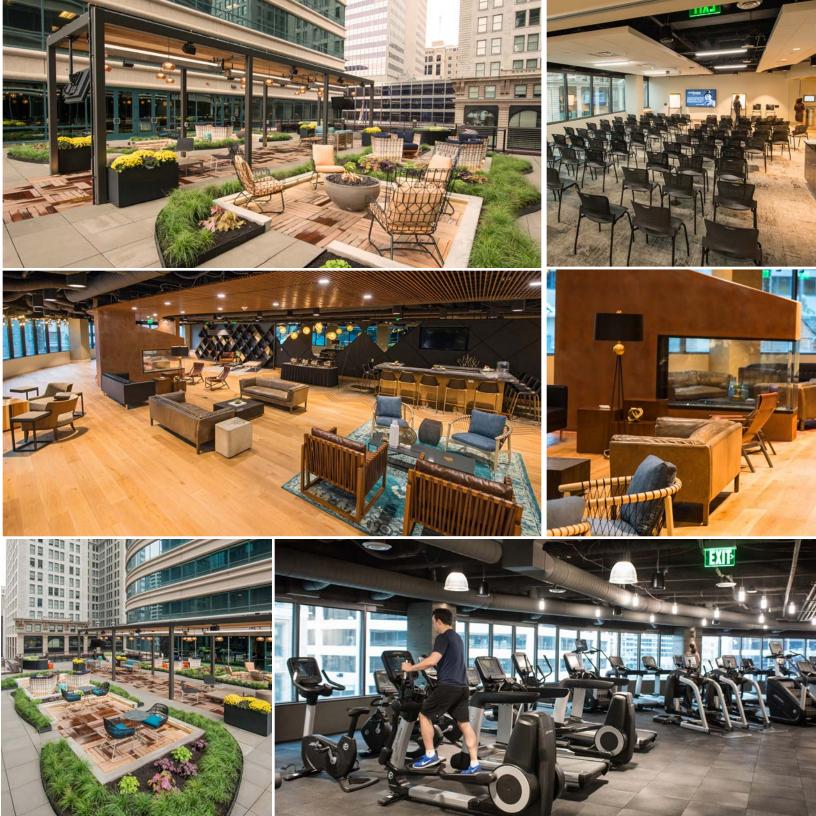




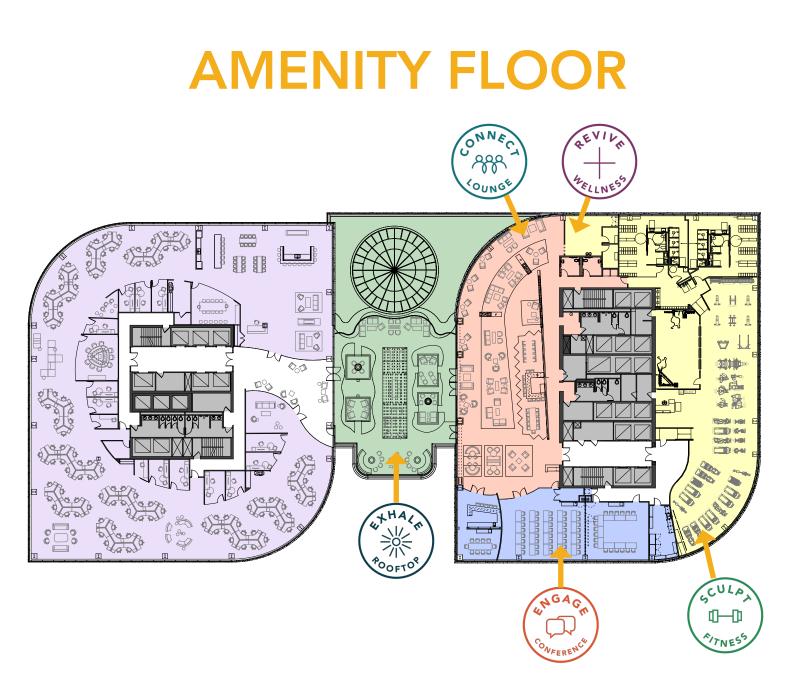
OUR BRAND PROMISE FIFTH STREET TOWERS HELPS **INNOVATIVE LEADERS AND THEIR ORGANIZATIONS THRIVE BY** CREATING AN INTENTIONALLY DESIGNED, EVER-EVOLVING WORKPLACE EXPERIENCE THAT FOSTERS A COMMUNITY OF HAPPY, HEALTHY AND PRODUCTIVE PEOPLE.



BEYOND NOW ENHANCING WORKFORCE WELLBEING, ENGAGEMENT AND PRODUCTIVITY MORE THAN ANY OTHER OFFICE BUILDING.



AMENITY FLOOR OUR WIDE ARRAY OF THOUGHTFULLY CURATED AMENITIES CREATES A HOLISTIC, INTEGRATED AND ELEVATED EXPERIENCE TO HELP THE **ORGANIZATIONS WE SERVE THRIVE** BY PROMOTING THE WELLBEING, ENGAGEMENT AND PRODUCTIVITY OF THEIR PEOPLE.





Our Fitness room has all the resources you need to work your body and achieve physical balance for peak performance in all areas.

Our Wellness room is all about you and the space you need to stay on top of your game, from nap pods to private rooms for respite.



Our Lounge space is all about kicking back, with an alwaysvibrant bar and comfortable nooks to chill.

Our conference spaces are open to tenants looking for extra meeting space or hoping to get away from the office to accommodate and impress.



Our rooftop is the perfect hangout space to bask in the sun or enjoy a fire at the end of the day, with the sparkling city skyline in view.

Our best-in-class indoor secure bike parking on the first floor is completely equipped with locker rooms and showers.



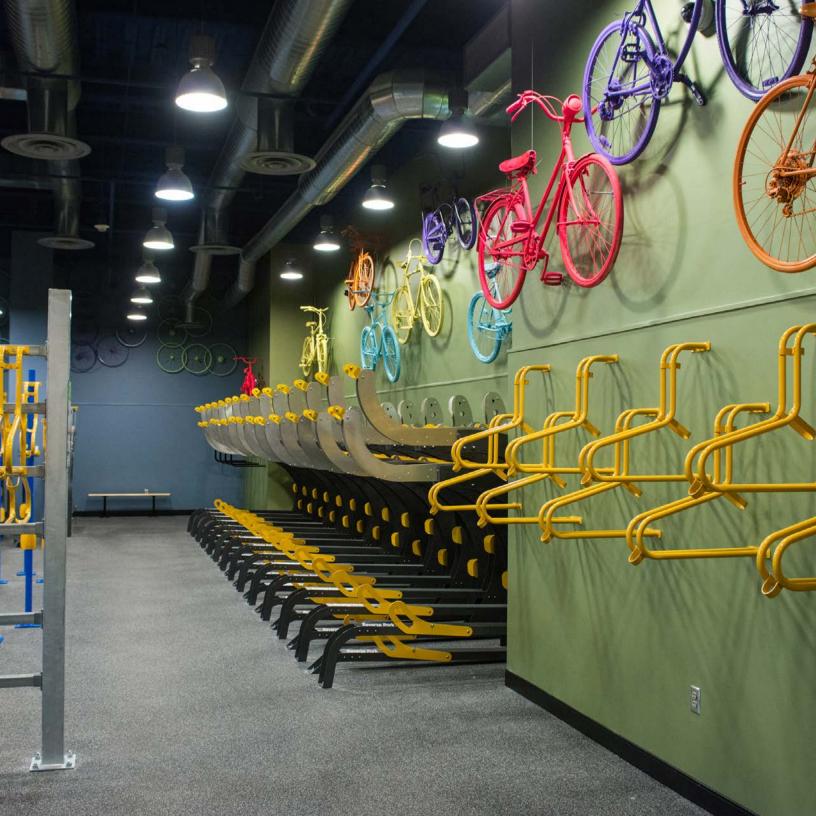






UNPARALLELED LOCATION

WITH A LIGHT RAIL STOP OUTSIDE THE FRONT DOOR, LINED BY MARQ2 AND MULTIPLE PARKING ENTRIES, NO OTHER BUILDING HAS BETTER TRANSIT ACCESS THAN FIFTH STREET TOWERS. THIS UNPARALLELED LOCATION - ON MARQUETTE AVENUE AND 5TH STREET – NOW HAS AN UNPARALLELED STORY.



CYCLE BIKE HUB

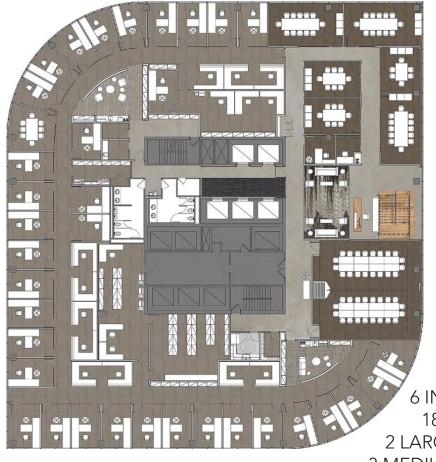
TO SUPPORT THE 21,000 THAT BIKE TO WORK, FIFTH STREET TOWERS HAS THE LARGEST, BEST EQUIPPED, COMPLIMENTARY, INDOOR, SECURE BIKE PARKING IN THE CITY, COMPLETE WITH PRIVATE LOCKER ROOMS, SHOWERS AND TOWEL SERVICE.

OPEN FLOOR PLAN



128 PEOPLE 14 OFFICES 24 WORKSTATIONS 90 BENCHING 4 CONFERENCE ROOMS 76 BREAKOUT SEATS OPEN WORK CAFÉ

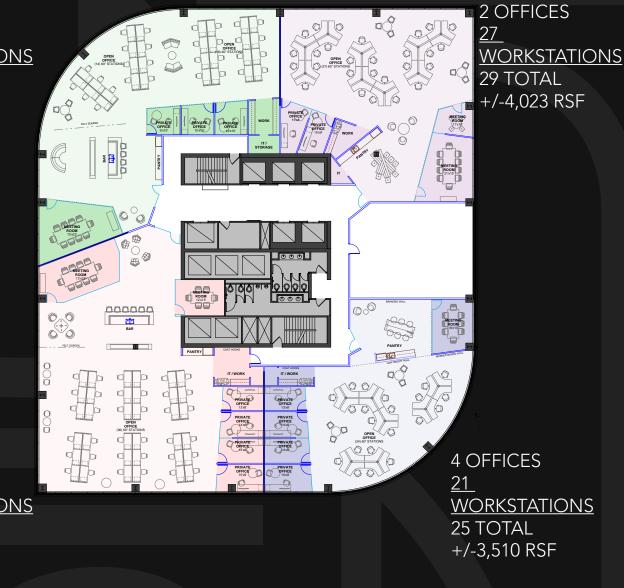
PERIMETER OFFICE PLAN



55 PEOPLE 31 OFFICES 6 INTERIOR OFFICES 18 WORKSTATIONS 2 LARGE CONFERENCE 3 MEDIUM CONFERENCE 3 SMALL CONFERENCE 2 BREAKOUT LOUNGES LARGE FILE STORAGE

SPEC SUITES

3 OFFICES <u>30</u> <u>WORKSTATIONS</u> 33 TOTAL +/-4,614 RSF

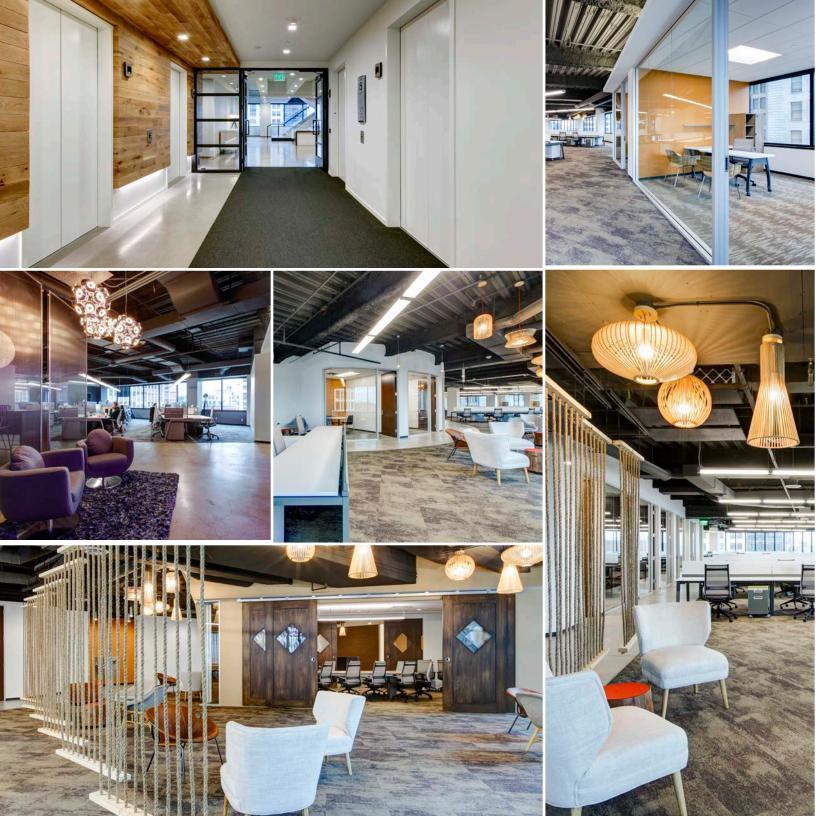


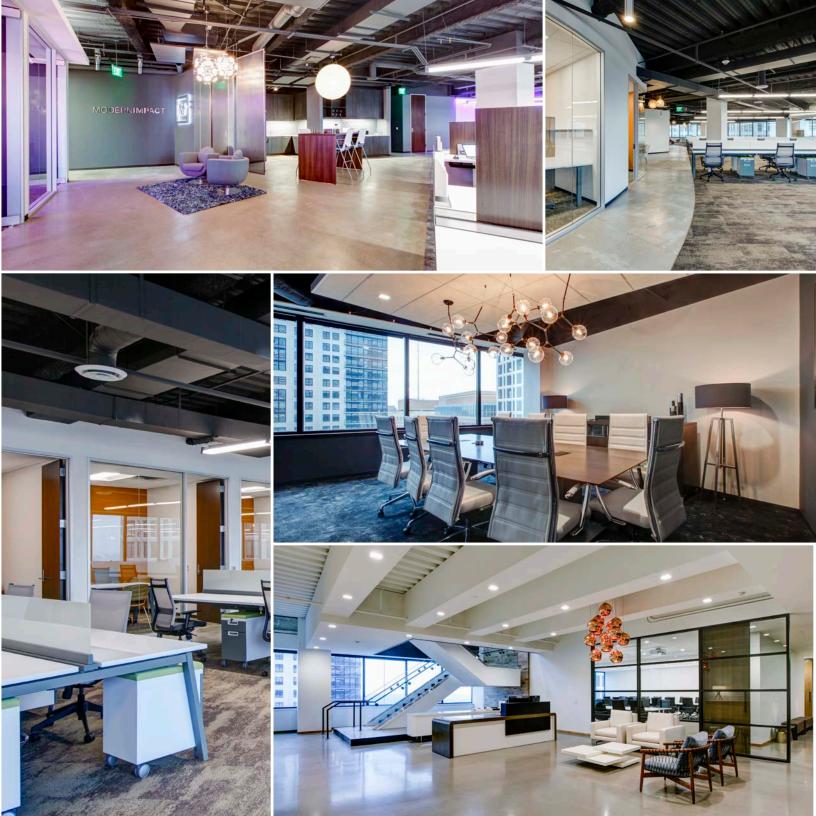
4 OFFICES <u>36</u> <u>WORKSTATIONS</u> 40 TOTAL +/-5,732 RSF

STATEMENT

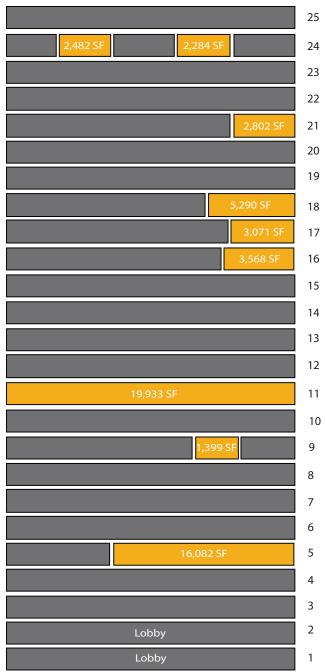
FOR PROGRESSIVE ORGANIZATIONS TO ENHANCE THEIR BRAND & CULTURE

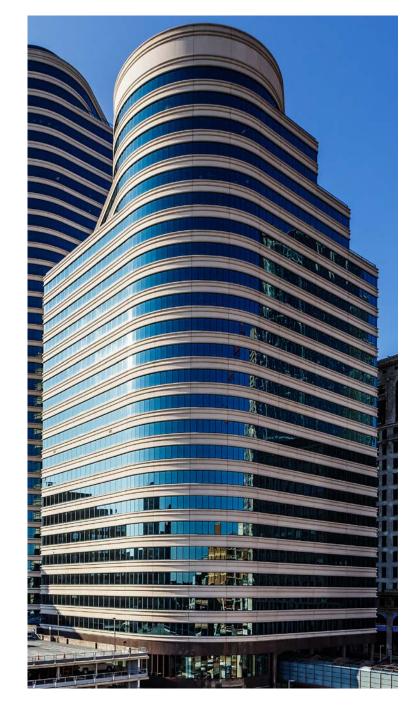
SPACE





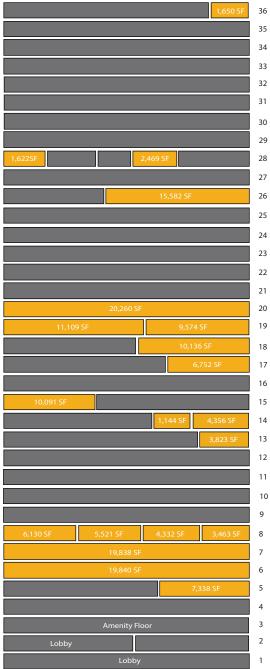
TOWER 100





TOWER 150





100 BUILDING SPECIFICATIONS

- Building Size
 436,551 square feet
- Available Space
 1,399 19,933 square feet
- Year Built: 1985
- Parking:
 259 underground stalls
- Net Rates: \$15.00 \$21.00 per sf
- Operating Expenses & Taxes (2018 estimate)
 \$4.86 Real Estate Taxes
 <u>\$8.25 Operating Expenses</u>
 \$13.11 Total

150 BUILDING SPECIFICATIONS

- Building Size
 632,510 square feet
- Available Space
 - 1,144 52,334 square feet
- Year Built: 1989
- Parking:
 233 underground stalls
- Net Rates: \$15.00 \$21.00
 per sf
- Operating Expenses & Taxes (2018 estimate)
 \$4.86 Real Estate Taxes
 <u>\$8.25 Operating Expenses</u>
 \$13.11 Total

AMENITIES

- Sculpt Fitness
- Revive Wellness
- Connect Lounge
- Engage Conference
- Exhale Rooftop
- Cycle Bike Hub
- Concierge services
- Nap Pods
- Mother rooms
- On-site management

- Skyway connected
- Underground, heated parking garage
- Car wash & detailing
- Sphere Kitchen + Bar,
 Caribou Coffee, Bep
 Eatery, & convenience
 store
- LEED Gold Certified
- Wired Certified Gold



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