

**SPS**TOWER 

TRANSFORM THE WAY YOU WORK.

**SPS**TOWER 

**CBRE**



# TRANSFORM THE WAY YOU WORK.



We understand how much your business has changed, so at **SPS TOWER** we've created an environment designed to attract and retain top talent in Minneapolis.

We support your business with a fantastic building staff dedicated to servicing your every need.



# THE BUILDING

## SPS TOWER

At SPS Tower, we've changed to meet your needs. Expanded services. Expanded amenities. Expanded building staff.



**1700**  
BUILDING  
POPULATION

### LOCATION:

- 333 South Seventh Street  
Minneapolis, MN 55402
- Situated on an entire city  
block of approx 2.5 acres

### BUILDING SIZE:

- 620,000 RSF
- 31 stories

### AVERAGE FLOOR SIZE:

- Floor 1-2: 18,000 RSF
- Floor 3-20: 24,000 RSF
- Floor 21-26: 17,000 RSF
- Floor 27-31: 13,200 RSF

### YEAR BUILT:

- 1987
- Skyway/common area  
renovations: 2011-2015

### OWNER:

**CALSTRS**

CalSTRS is the nation's second largest public pension fund with assets totaling approximately \$185.5 billion as of January 31, 2015. The investment portfolio is broadly diversified into six asset categories.

### LANDLORD ADVISOR:

**CBRE**  
GLOBAL  
INVESTORS

CBRE Global Investors is one of the world's largest real estate investment management firms with \$90.6 billion in assets under management. CBRE Global Investors is an independently operated affiliate of CBRE Group, Inc.

# CONFERENCE CENTER

## SPS TOWER

Leverage your space:  
Use our best of class conference  
center for training and meetings!



### SERVICES INCLUDE:

- Three rooms to accommodate groups up to 64 people
- Video and teleconferencing
- Wireless internet access
- Overhead projectors with 110' screen
- SMARTBoard technology
- Podium
- Lapel & handheld microphones
- Sound system
- Speakerphones
- Ergonomic chairs
- Fully-equipped kitchen
- Multiple meeting room layouts
- Catering assistance

### INTRODUCTORY RATES:

| ROOM                                | HALF DAY | FULL DAY |
|-------------------------------------|----------|----------|
| Conference Room<br>(up to 8 people) | \$75     | \$150    |
| Board Room<br>(up to 14 people)     | \$100    | \$200    |
| Training Room<br>(up to 64 people)  | \$150    | \$300    |

IN 2015:

**16**  
AVERAGE  
MEETINGS/  
MONTH

**4558**  
MEETING  
ATTENDEES  
TOTAL

# FITNESS CENTER

## SPS TOWER

You and your employees will appreciate the FREE, fully-staffed fitness center in downtown Minneapolis!



### FEATURES:

- Conveniently located on the first floor
- Fully staffed by Advantage Health
- State-of-the-art cardiovascular machines
- Professional strength machines
- Free weights
- Spacious group exercise studio
- Fitness assessments
- Personal training
- Complete locker room facilities
- Private showers with towel service

### DISCOVER WELLNESS:

- Fitness center orientations
- Fitness assessments
- Behavior change programs
- Incentive/speciality programs
- Wellness seminars

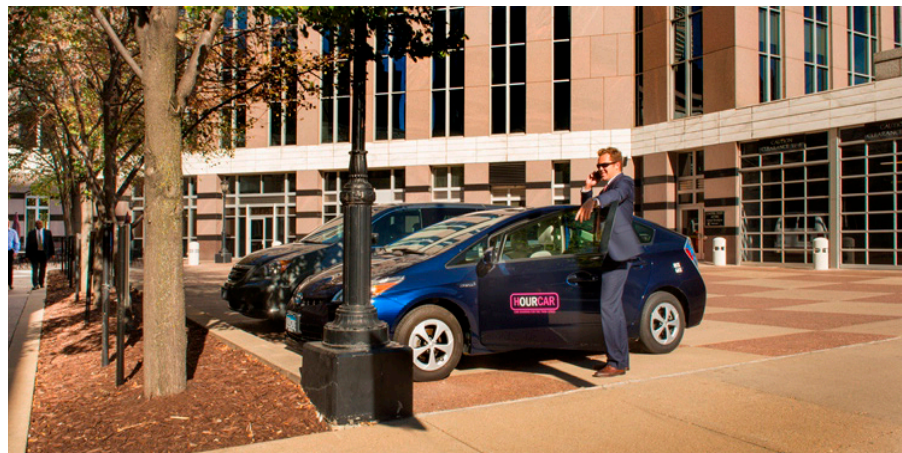
### HOURS:

- Monday - Thursday: 6 a.m. - 7 p.m.
- Friday: 6 a.m. - 6 p.m.

**500**  
ACTIVE  
MEMBERS

**72**  
GROUP  
CLASSES/  
MONTH

Obtain more parking spaces  
per square foot leased!



### FEATURES:

- Underground bike storage at no charge to tenants
- 627 spaces of underground parking
- Parking ratio 1:1000 RSF
- Hourly visitor parking available
- Free short-term visitor surface parking lot in front of building
- Conveniently placed air filling station

### DR. WASH CAR WASH:

- Full-service car wash
- Interior/exterior detailing
- Scratch and small dent removal

### HOURLY CAR:

- On-site car share program
- Reserve online or by phone
- Gas and insurance included for rental ease!

### PARKING RAMP HOURS:

- Monday - Friday: 5:30 am - 6:30 pm
- Sat-Sun & Holidays: Closed to public
- Ramp is open 24/7 to monthly parkers

### CURRENT MONTHLY RATES:

- Unreserved: \$275
- Reserved: \$350

### HOURLY RATES:

- Hours 0-1: \$8.00
- Hours 1-3: \$10.00
- Hours 3-12: \$18.00

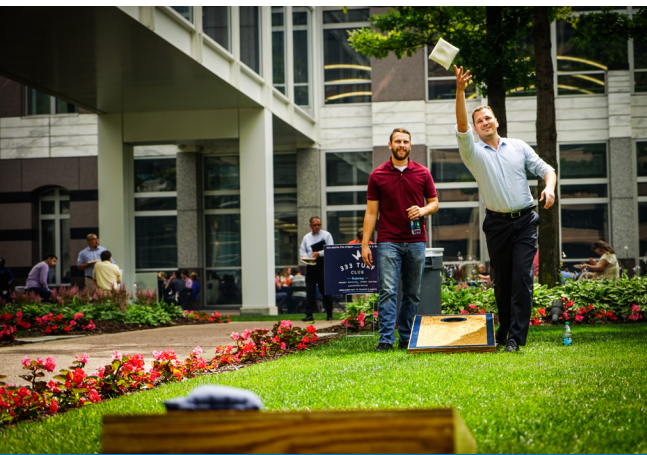
IN 2015:



# TENANT AMENITIES

## SPS TOWER

Our community is amenity  
and service-rich for you!



### THE FULL PACKAGE:

- FREE fully-staffed fitness center
- Dunn Brothers Coffee conveniently located on skyway level
- Tavern 333 Restaurant & Bar features “chef-driven” American fare including a full bar, lunch and dinner
- Convenience store
- Turf Club outdoor space with seating, games available daily, and scheduled events throughout the season. Increase productivity and collaboration with a game of bocce, bean-bag-toss or croquet!
- Skyway connection runs directly into the heart of the Minneapolis CBD
- Renovated lobby featuring seating areas and free WiFi
- Underground parking with monthly and hourly options
- Free short-term visitor surface parking lot
- Hour Car car share program
- Dr. Wash full-service car wash with interior/exterior detailing
- Close proximity to bus service and light rail
- On-site management
- On-site concierge services
- Sustainability initiatives for a green-friendly environment
- Meeting rooms to accommodate groups up to 64
- Tenant Axis Portal giving access to service requests, an event calendar, reservations, merchant discounts and more

**3**  
TURF CLUB  
EVENTS PER  
WEEK

# BUILDING ACCESS

## SPS TOWER

Avoid downtown's congestion!  
Fast and easy in and out saves  
time and frustration!

### BUILDING HOURS:

- Monday - Friday:  
6:00 a.m. - 6:00 p.m.

### SKYWAY HOURS:

- Monday - Friday:  
6:30 a.m. - 10:00 p.m.
- Saturday:  
9:30 a.m. - 8:00 p.m.
- Sunday:  
12:00 p.m. - 6:00 p.m.

### SECURITY:

Exterior building entrances are monitored 24 hours via CCTV camera. After-hours access to the building is provided by a card-key system. Closed-circuit television monitors are located at various locations on P-1 through P-4. A security officer is posted at the Information Desk (skyway level) 24 hours a day, seven days a week.



# BUILDING SPECIFICATIONS

## SPS TOWER



### HVAC:

Constant volume and pinch down variable air boxes. Typically 18 zones per floor (average) with primary duct work installed. All controls are Direct Digital Control (DDC) type, manufactured by MCC/Powers. Air handling units are located on every floor throughout the building. Chilled water and steam are purchased from the Minneapolis Energy Center. Energy management is executed by a fully automated system located in the building. There are six air changes per hour.

Ten tons of surplus chilled water is available per floor for supplemental cooling. System delivery is 24 hours per day, seven days a week.

Normal operating hours:

- Monday - Friday: 8 a.m. to 6 p.m.

### AFTER HOURS HVAC:

\$45.00 per hour.

### ELEVATORS:

The building is serviced by a total of 16 Otis Gearless Traction elevators which include:

|           | # | Floors   | Bank      | Wait Time  | Speed/<br>Min |
|-----------|---|----------|-----------|------------|---------------|
| Passenger | 7 | 2-16     | Low-Rise  | 10-12 Sec  | 500           |
| Passenger | 6 | 17-31    | High-Rise | 10-12 Sec. | 700           |
| Freight   | 1 | 1-31     | -         | -          | 500           |
| Parking   | 2 | P4-P1, 2 | -         | -          | -             |

### ESCALATORS:

The property has two 32-inch escalators serving the lobby to the second floor.

# BUILDING SPECIFICATIONS

## SPS TOWER

### LIFE SAFETY SYSTEMS:

- Fully sprinklered
- Fire Control Command Center located on the ground level
- Secondary equipment located at the Information (security) console on 2nd floor
- Smoke detectors, horns, strobes, and annunciation speakers located
- throughout all tenant areas

### PLUMBING:

The domestic water system uses two booster pumps to deliver the required pressure to three pressure-reducing valves in the tower for restroom and tenant requirements. Parking ramp, first and second floors are fed from city pressure. All floor drains in the mechanical rooms and parking ramp are served by an indirect waste riser, which passes through a flammable catch basin before being discharged.

### TELECOMMUNICATIONS:

Qwest, AT&T, Cogent, Comcast, Electric Lightwave, TW Telecom, XO Communications

### TELEPHONE ROOMS & SERVICE:

The telephone service providers point of presence is located on the P-2 level of the building. Each floor is served by a finished, dedicated Telephone/Electrical service room located within the building core. Each floor's service is sized to one twisted pair for every 200 SF of BOMA defined usable floor space.

### WINDOW COVERINGS:

1" levolor "squirrel gray" blinds

### ELECTRICAL

The building is served by Xcel Energy from two separate 13,800 volt feeders. The switches served by these lines are located on the P-1 level of the building. Each switch serves separate areas in the building, defined by the high and low-rise elevator banks.

Power is distributed to typical floors via transformers, located every five floors. Three 225 Amp, 42 circuit panel boxes at 120/208 volts, three phase are located on each floor in the building core electrical closet. Floor distribution is supplemented through an installed grid mounted to the underside of each slab. A clean ground is available to each floor at the electrical closet.

# BUILDING SPECIFICATIONS

## SPS TOWER

### BUILDING EXTERIOR:

- Floors 1-5: Thermal finish Carnelian granite with a band of exterior honed Montclair Danby white marble between Floors 1 and 2.
- Floors 5 & up: Rockville white flamed finish with a polished sill of Carnelian granite under the punch-through windows.

### BUILDING INTERIOR:

Floors 1-2 common area: Floors consist of green Vermont Verde Antique marble, Montclaire Danby white and San Nicola polished marbles.

### LOADING DOCK:

- Located off Eighth Street
- Open 24 hours a day, seven days per week
- Staging area has 15-minute parking available.



## SPS TOWER

Award-winning green building:  
Saving energy, saving resources,  
saving you operating expenses!



### ECO-FRIENDLY POLICIES & PROCEDURES:

- Comingled recycling for tenant's convenience
- Recycling of food waste to Second Harvest Farms
- "Bird Safe Lights Out" program during migration season
- Green cleaning products
- Water saving fixtures
- Improved air quality systems
- Sprinklers with rain sensors
- Hazardous waste procedures
- Bike racks to encourage alternate modes of transportation
- Daycleaning full janitorial services are provided Monday - Friday
- Showers available

### BUILDING AWARDS:

- BOMA 360 Certification: 2010-2016
- Energy Star Award: 2002-2017
- LEED Gold: 2013-Current
- LEED Silver: 2009-2012
- TOBY Award:
  - International Winner: 2010
  - Regional Winner: 2008, 2010
  - Local Winner: 2007, 2008, 2010
- TOBY Earth Award:
  - Regional Winner: 2013, 2014
- Greening & Public Realm Award for "Best Large Green Space": 2014
- Best of BOMA "Property Management Professional of the Year", Bob Traeger: 2015
- Best of BOMA "Engineer of the Year", Bill Schouviller: 2015

# PROPERTY TEAM

**SPS**TOWER 

Our building staff is here to help you  
and your employees succeed!



## LEASING:

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**CBRE**

# AVAILABLE SPACE

## SPS TOWER

