



YEAR BUILT:

1982



OWNER:

COMM 2014-UBS5 Harwood Center LLC.



BUILDING SIZE:

734,443 Rentable Square Feet, 36-story office tower



BASE RENTAL RATE:

Floors 8-14 - \$18.50/RSF NNN + E

Floors 15-36 - \$19.50/RSF NNN + E



EXPENSES:

2025 Expenses – \$8.48/RSF (CAM: \$6.73/RSF; Taxes: \$1.75/RSF)



BUILDING HOURS:

Monday – Friday: 8:00 a.m. – 6:00 p.m.

Saturday: 8:00 a.m. – 1:00 p.m.



AFTER-HOURS HVAC:

After-hours HVAC – \$75/hr



PARKING:

Parking Ratio – 1.7/1000



TELECOMMUNICATIONS:

Cogent, AT&T, Spectrum, Verizon, and Century Link (all provide fiber)



AMENITIES:

On-site DART Light Rail – St. Paul station, M Line Trolley station, on-site management, 24/7 on-site security, near

