



TRANSWESTERN

REAL ESTATE
SERVICES

**LARGEST, PRIVATE DECK IN
DOWNTOWN MINNEAPOLIS**

CLASS A OFFICE FOR SUBLEASE

CAPELLA TOWER

STAR TRIBUNE BUILDING, 650 3RD AVE S, MINNEAPOLIS



**AMENITY
RICH**
BUILDING



EXCELLENT
DOWNTOWN
LOCATION



2 FLOORS
23,408 TOTAL RSF

PROPERTY SPECIFICATIONS

Sublease Information

Top two floors available at the 650 3rd Ave S building at Capella Tower. Internal staircase, private rooftop deck, and beautiful views make this a rare downtown availability. Space is new and modern, with a mix of team space, private offices, and open space with workstations. Flexible layout and demising options could accommodate various sized office uses.

Property Summary

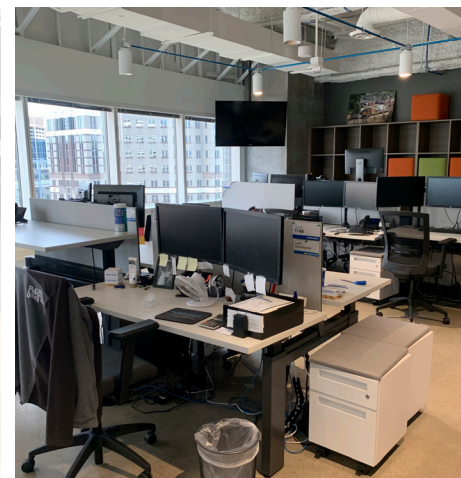
- **Building:** Capella Tower / Star Tribune Building
- **Address:** 225 S 6th St / 650 3rd Ave S
- **Building Area:** 1,934,403 RSF
- **Stories:** 58
- **Year of Construction / Renovated:** 1992 / 2017
- **Parking:** Underground parking ramp
- **Amenities:** Banking, conferencing facility, convenience store, fitness center with locker rooms, food options, lobby with open seating and fireplace, restaurant, skyway connected, and more.

Available Space

- Floors 17 and 18 - 23,408 RSF (divisible)
- Space includes multiple conference rooms, reception, and a large employee break area with kitchen and pantry.
- Private rooftop deck with own ADA elevator

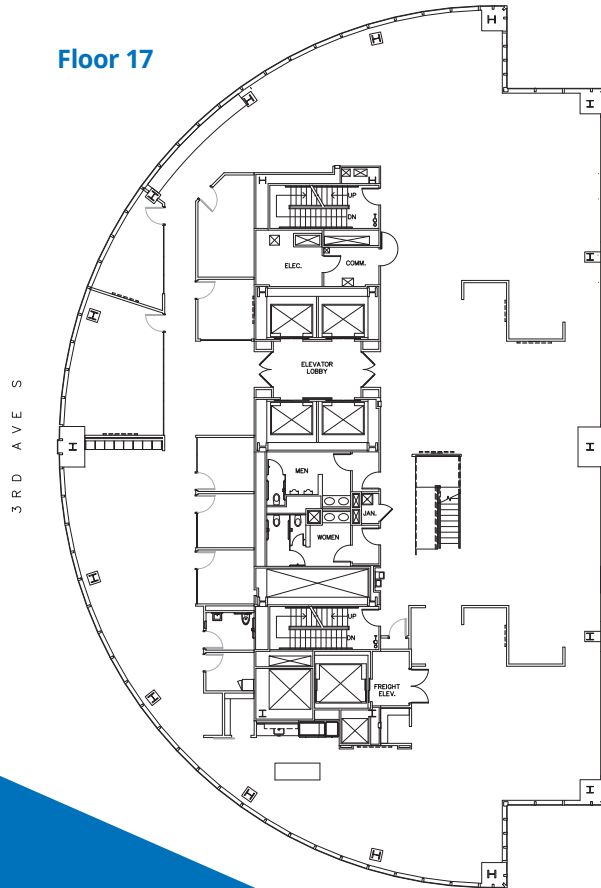
Terms

- Negotiable lease rates
- Furniture available
- Lease through April 30, 2029

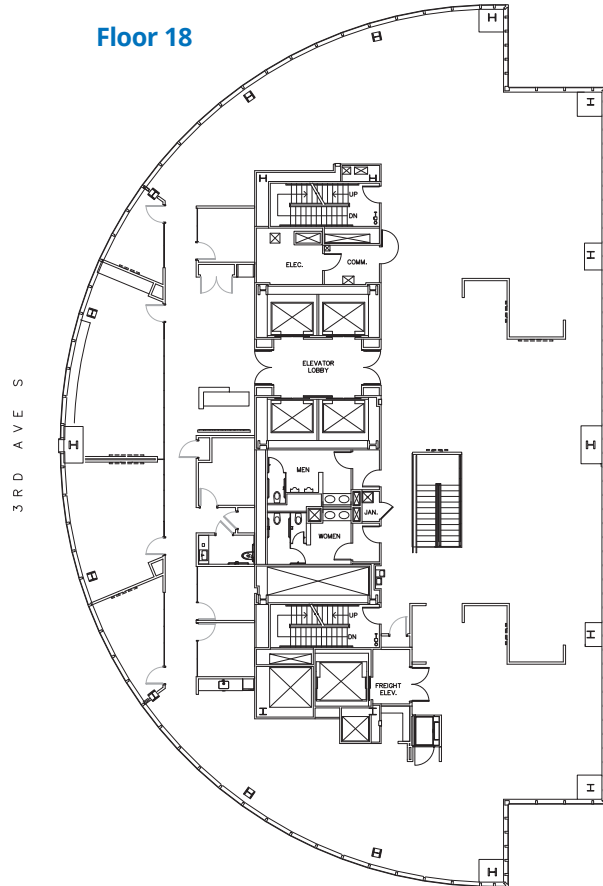


FLOOR PLANS

Floor 17



Floor 18



SUBLEASE

Suites 1700 & 1800 - 23,408 RSF

- Mix of large and small conference rooms
- Break room with kitchenette, seating, and large pantry
- Reception, team spaces, and storage areas
- Furniture available

AN UNMATCHED OPPORTUNITY





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