



FIFTH  STREET  
*TOWERS*

BUILT FOR THRIVING™



TOWER  
100

15-25  
STREET LEVEL  
EAST ENTRANCE

FIFTH STREET TOWERS  
HELPS INNOVATIVE   
LEADERS & *their Organizations*  
THRIVE  
BY CREATING AN INTENTIONALLY DESIGNED,  
EVER-EVOLVING WORKPLACE EXPERIENCE THAT  
FOSTERS A STRONG   
*Community of Happy, HEALTHY*  
& PRODUCTIVE  
PEOPLE 

ENHANCING   
WORKFORCE WELLBEING,  
ENGAGEMENT  
*productivity* &  
MORE THAN ANY OTHER  
 OFFICE BUILDING 



INTENTIONALLY DESIGNED AMENITIES



  
**Variety**  
of Machines  
and Equipment

  
**Group**  
Classes  
Available

  
**Full-Time**  
On-Site  
Management



Our wide array of thoughtfully curated amenities creates a holistic, integrated and elevated experience to help the organizations we serve thrive by promoting the well-being, engagement and productivity of their people.



Let's make this easy: Free. Fully staffed. Fully stocked. Everything you need to get ready for the day.



Our lounge space is all about kicking back, featuring comfortable bar and lounge seating, private nooks, and cozy fireplaces



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.





## PRODUCTIVITY REDEFINED



Why not be happy at work? Host company and client events in our state-of-the-art golf simulator and enjoy golf all year round!



The best indoor bike parking to support the #1 bike community in the U.S.



Improving productivity by focusing on the well-being of employees, 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.



2  
Nap  
Pods



20  
Minutes in a nap  
pod **increases**  
productivity by **36%**



2  
Wellness  
Rooms



INTENTIONALLY DESIGNED AMENITIES



INTENTIONALLY DESIGNED AMENITIES



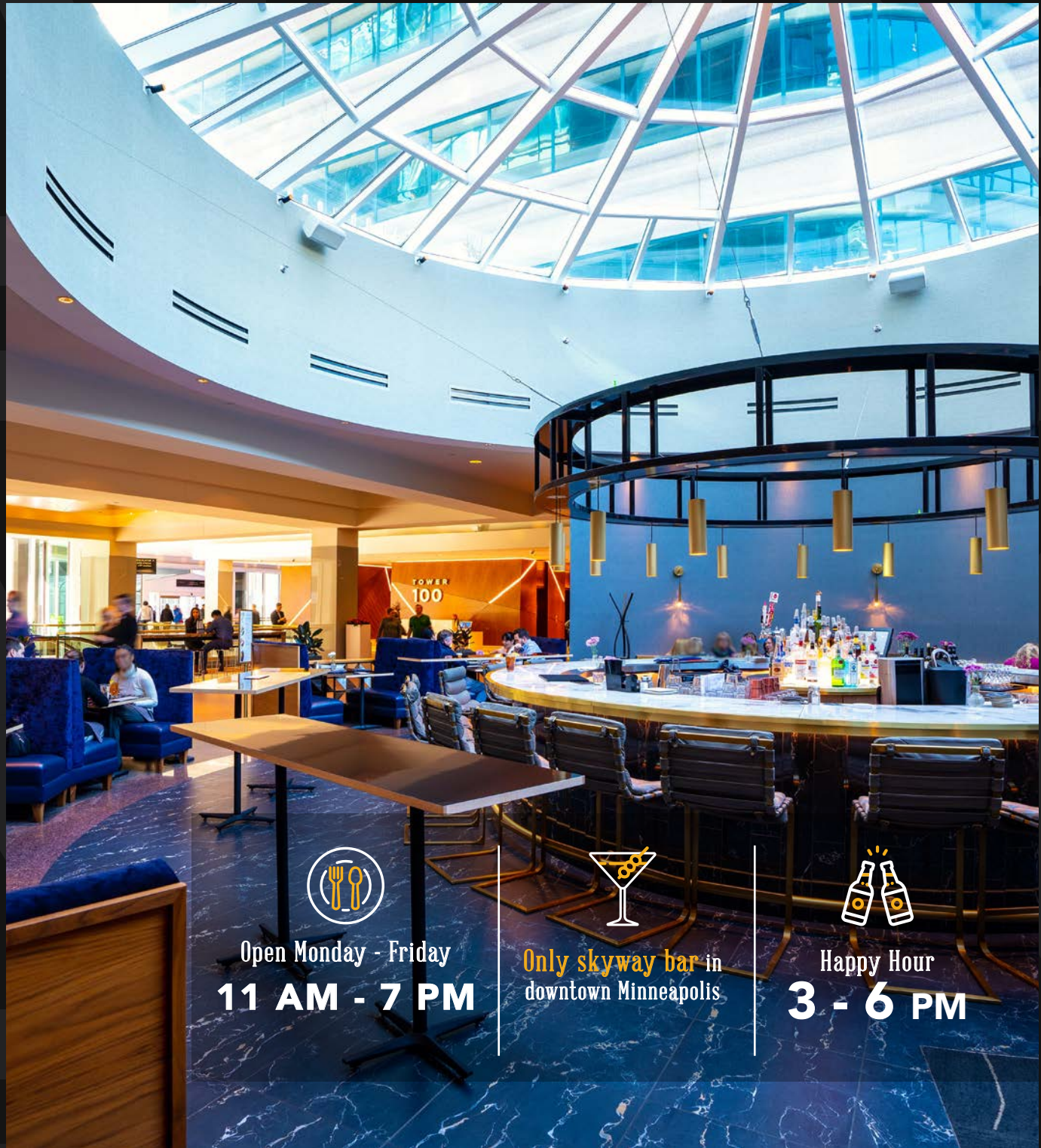
Hotel-quality conference center with three meeting options for groups of 8-250 people.



Skyway level bar and restaurant. The prime spot for easy client lunches and fun employee happy hours.



SPHERE BAR + RESTAURANT



Open Monday - Friday  
**11 AM - 7 PM**



Only skyway bar in  
downtown Minneapolis



Happy Hour  
**3 - 6 PM**



# BE WHERE THE ACTION IS

## TOP 15 *Area Amenities*

- 1 Sphere Bar + Restaurant
- 2 BEP Eatery
- 3 Blackwater Coffee
- 4 Taza Mediterranean
- 5 Oceanaire
- 6 Giulia
- 7 Green & The Grain
- 8 Potbelly
- 9 Market EaTo
- 10 D'Amico & Sons
- 11 BANK Restaurant
- 12 Naf Naf
- 13 Chipotle



### BY THE NUMBERS

**80**  
Restaurants  
within a  
5 minute walk

**11**  
Coffee Shops  
within a  
5 minute walk

**68**  
Shops  
within a  
5 minute walk

# PRIME TRANSIT ACCESS



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.



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.

# PRIME TRANSIT ACCESS





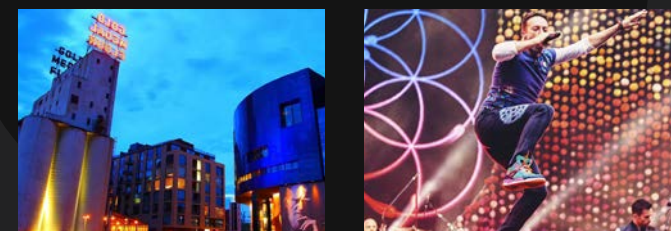


# BEST LOCATION

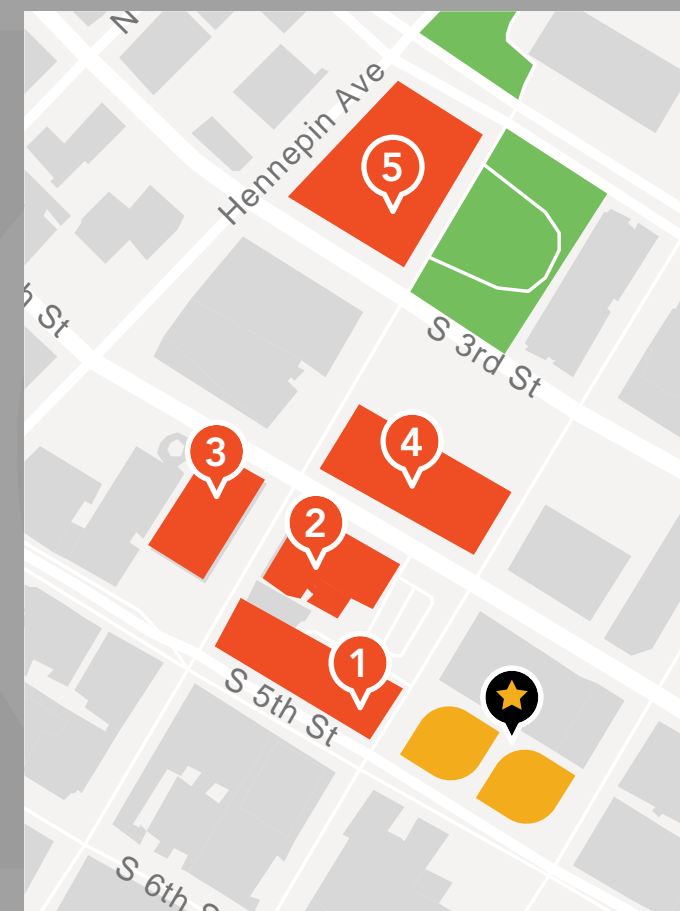








# THRIVING COMMUNITY

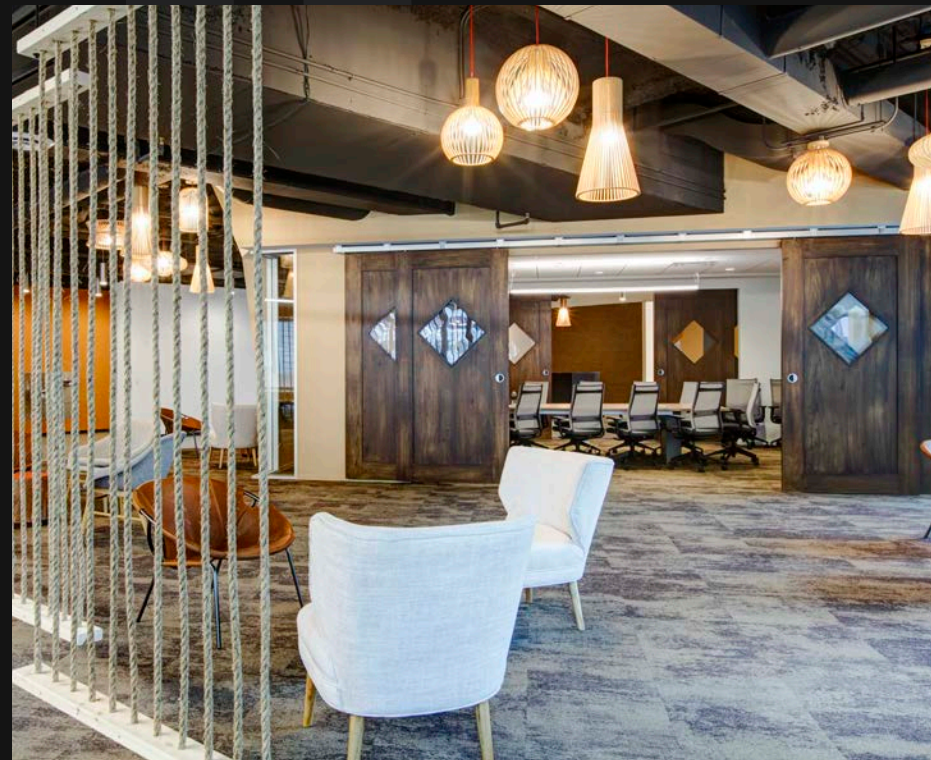
Located in the heart of some of the newest development in downtown Minneapolis, Fifth Street Towers is the focal point for a live, work and play environment. Within the building, the community is ever-evolving with recurring tenant events to promote the wellbeing of employees that work in Fifth Street Towers.



## NEARBY DEVELOPMENTS



-  Fifth Street Towers
-  1 Nic on 5th
-  2 Marq4
-  3 Xcel Energy HQ
-  4 365 Nicollet
-  5 Gateway

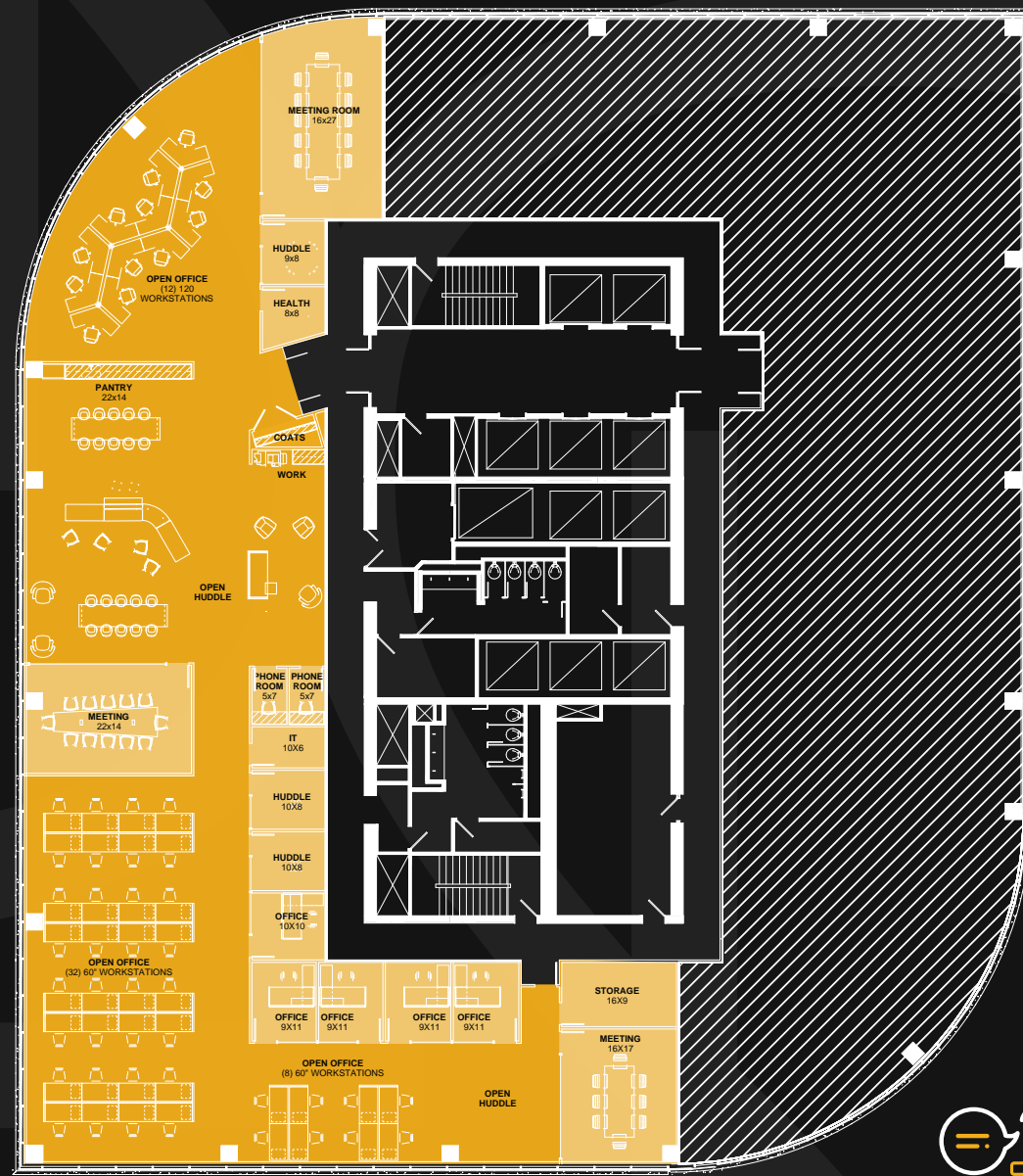


STATEMENT SPACE  
*for* PROGRESSIVE  
 ORGANIZATIONS  
 TO ENHANCE THEIR  
**BRAND &**  
*Culture*



# SPEC SUITES

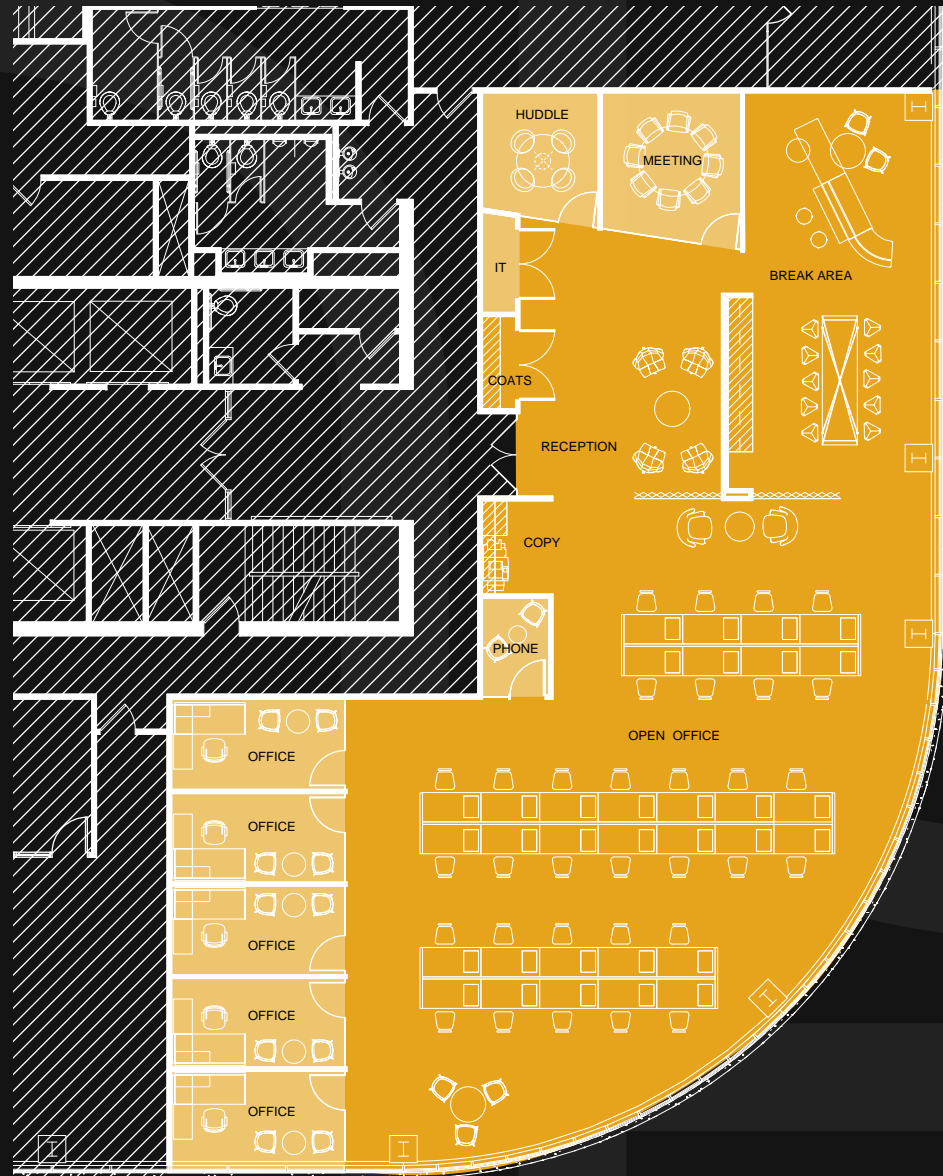
SUITE 1500 | TOWER 150 | 10,091 RSF





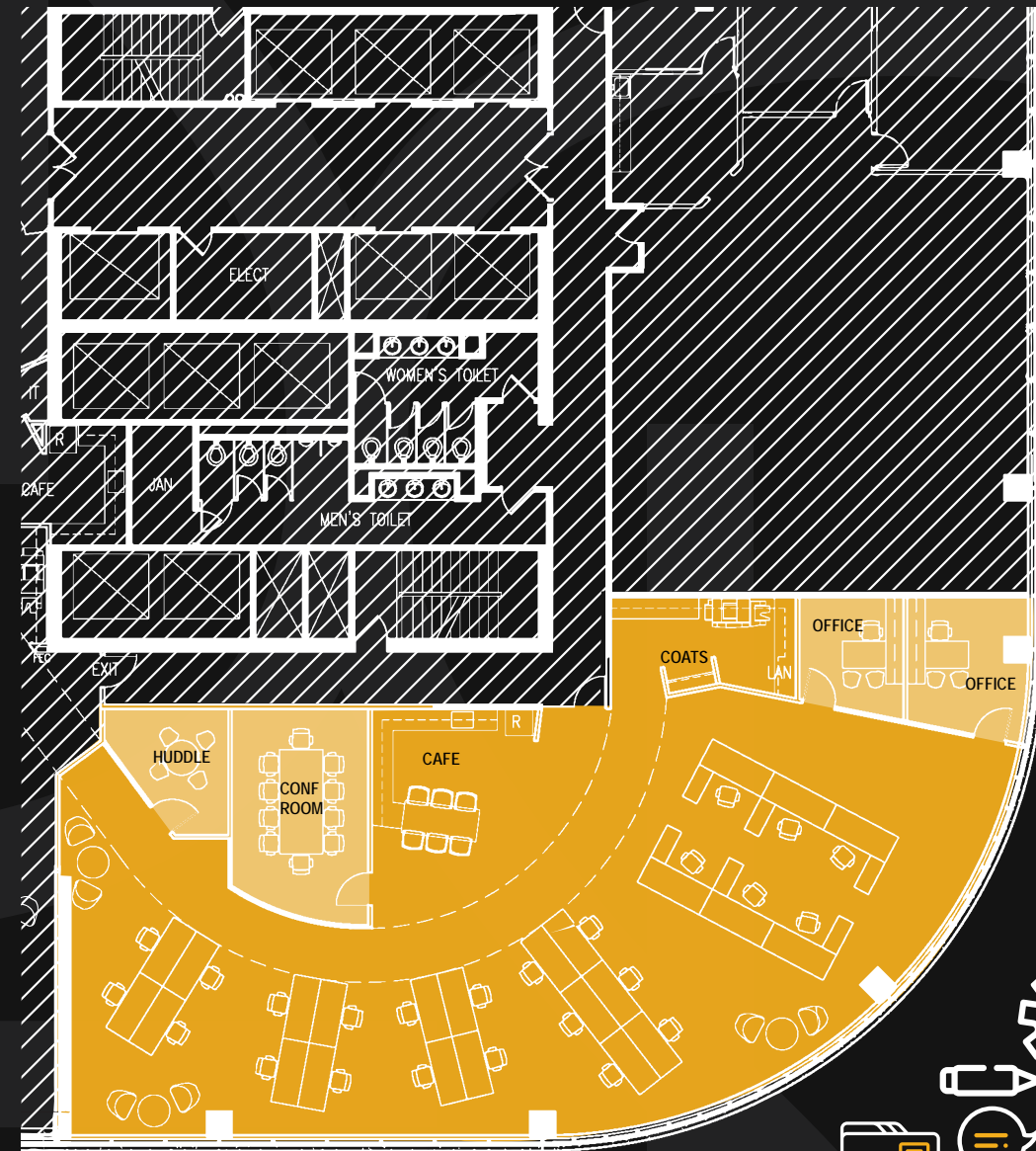
# SPEC SUITES

SUITE 1875 | TOWER 100 | 5,290 RSF



# SPEC SUITES

SUITE 1085 | TOWER 100 | 4,299 RSF





## 100 BUILDING SPECIFICATIONS

- **Building Size:** 446,568 square feet
- **100 Building:** 25 stories
- **Year Built:** 1984
- **Parking:** 259 underground stalls
- **Net Rates:** Negotiable
- **Operating Expenses & Taxes (2024 estimate):**
  - \$10.21 Operating Expenses
  - \$4.93 Real Estate Taxes
  - \$15.14 Total

## AMENITIES

- Sculpt Fitness
- Revive Wellness
- Connect Lounge
- Engage Conference Center
- Nap Pods
- Wellness Rooms
- Exhale Rooftop
- Cycle Bike Hub
- Links Golf Simulator
- Sphere Kitchen + Bar, Blackwater Coffee & Cafe, Taza Mediterranean Bep Eatery, & Convenience Store
- Underground, Heated Parking Garage
- Car Wash & Detailing

## 150 BUILDING SPECIFICATIONS

- **Building Size:** 642,055 square feet
- **150 Building:** 36 stories
- **Year Built:** 1988
- **Parking:** 233 underground stalls
- **Net Rates:** Negotiable
- **Operating Expenses & Taxes (2024 estimate):**
  - \$10.21 Operating Expenses
  - \$4.93 Real Estate Taxes
  - \$15.14 Total

- On-site Management
- Skyway Connected
- LEED Gold Certified
- WiredScore Platinum

FIFTH  STREET  
TOWERS

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