



Free, fully staffed, and fully stocked everything you need to power through your 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.



INTENTIONALLY DESIGNED **AMENITIES**

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.





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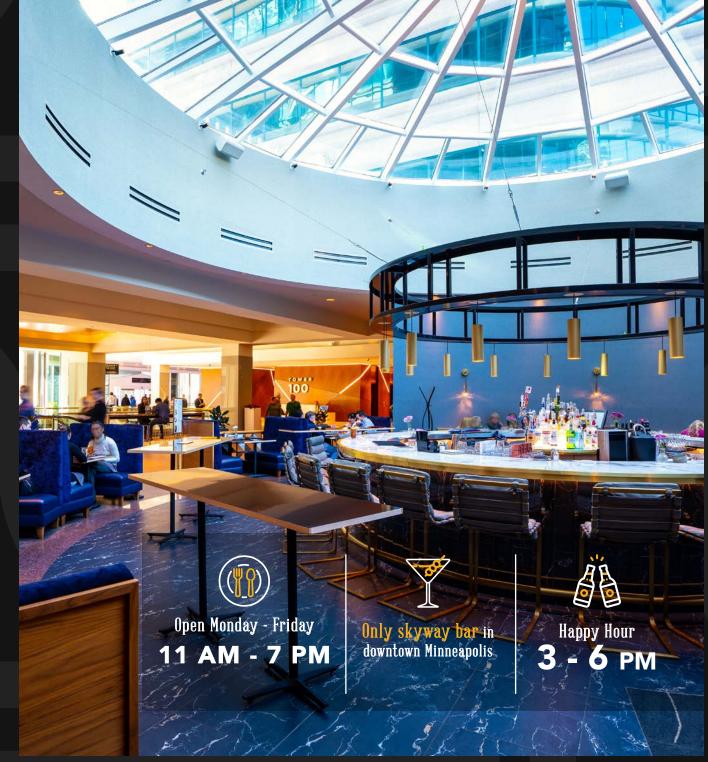


Conference center featuring three meeting options for groups of 8-250 people, along with a fully equipped collection of the latest, top-of-the-line audiovisual and IT technology.



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

RESTAURANT \mathbf{m} SPHERE



BE WHERE THE ACTION IS

TOP 15 Area Amenities

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











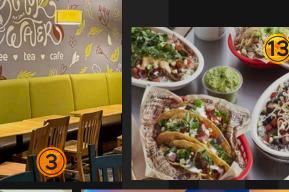
















With a light rail stop outside the front door, lined by Marq2 and multiple parking entries, no other building has better transit access than Fifth Street Towers.



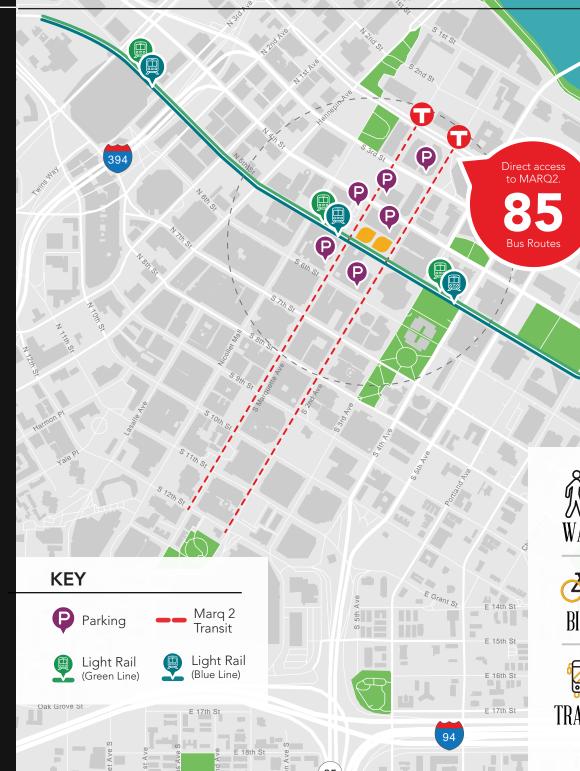






To support the 21,000 that bike to work, Fifth Street Towers has the largest, best equipped, complimentary, indoor, secure bike parking in the city, complete with private locker rooms, showers and towel service.







65

Mississippi River



ACCESS

PRIME

TRANSIT

BEST LOCATION NORTH NORTH EAST LOOP WARE HOUSE & THEATER DISTRICT DISTRICT 3 Block Radiu LORING PARK FAST TOWN CBD

5

THRIVING COMMUNITY

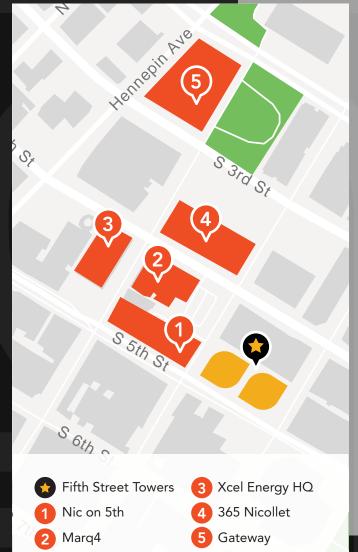
Located in the heart of some of the newest development in downtown Minneapolis, Fifth Street Towers is the focal point for a live, work and play environment. Within the building, the community is ever-evolving with reoccurring tenant events to promote the wellbeing of employees that work in Fifth Street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







NEARBY DEVELOPMENTS







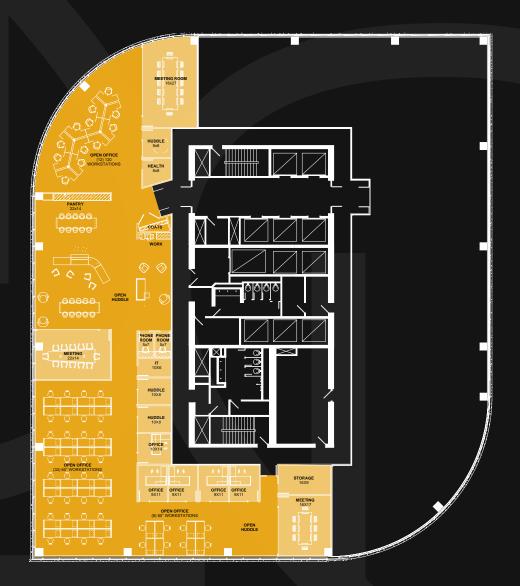


STATEMENT **SPACE** ORGANIZATIONS





SPEC SUITES

















SPEC SUITES

SUITE 1025 | TOWER 100 | 7,560 RSF

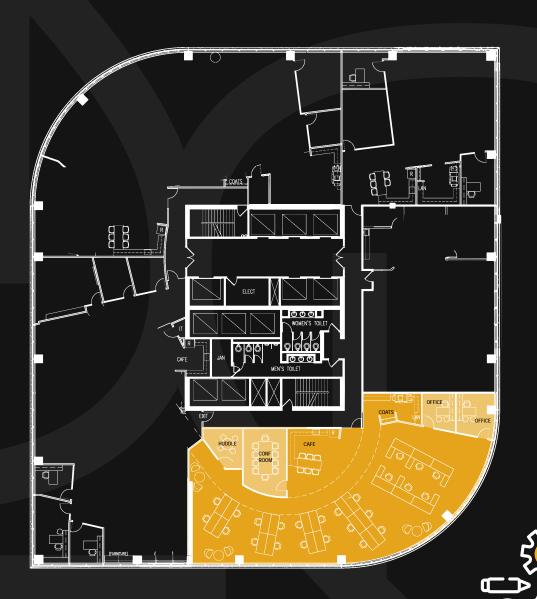






SPEC SUITES

SUITE 1085 | TOWER 100 | 4,338 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 (2025 estimate):

\$10.87 Operating Expenses

\$4.54 Real Estate Taxes

\$15.41 Total

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 (2025 estimate):

\$10.87 Operating Expenses

\$4.54 Real Estate Taxes

\$15.41 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

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



TRINETTE WACKER

(612) 372-1230 trinette.wacker@transwestern.com



