



TOWER



THE SEASON OF CHANGE

RENOVATION IS UNDERWAY

NATURALLY ICONIC



PRIVATE ACCESS TO
2.5 ACRES OF GREEN SPACE



THE **LARGEST** LIVING
WALL IN MINNEAPOLIS



TENANT ONLY TURF CLUB WITH
OUTDOOR SEATING & PAVILION



WEEKLY SUMMER EVENTS



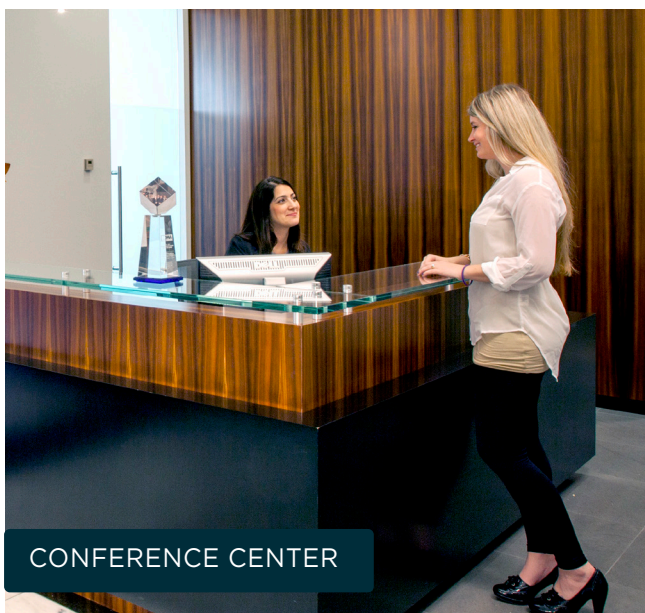
YARD GAMES



FITNESS CENTER



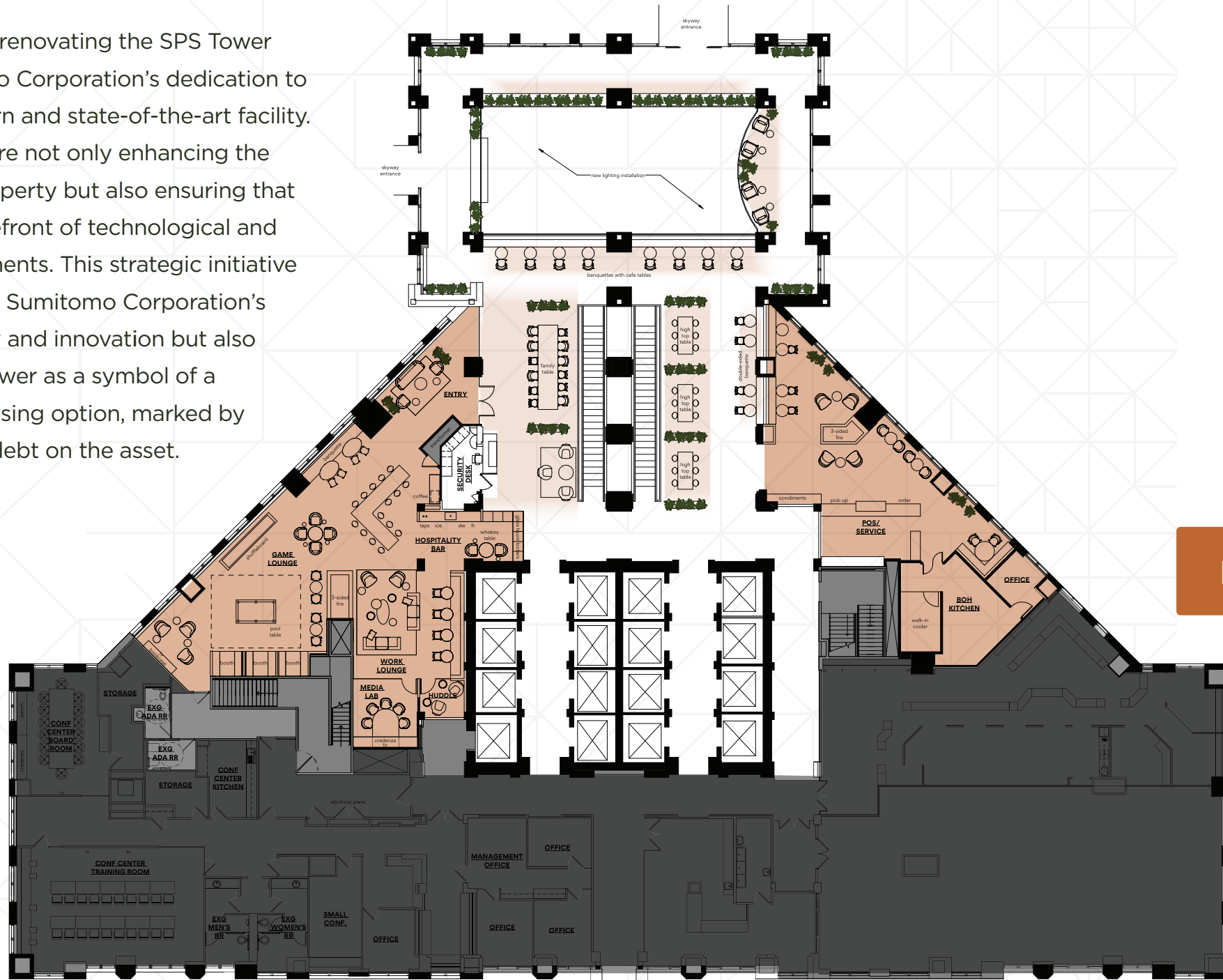
GROUP OR 1-ON-1 FITNESS TRAINING



CONFERENCE CENTER

SKYWAY

The commitment to renovating the SPS Tower reflects on Sumitomo Corporation's dedication to maintaining a modern and state-of-the-art facility. These investments are not only enhancing the aesthetics of the property but also ensuring that it remains at the forefront of technological and functional advancements. This strategic initiative not only emphasizes Sumitomo Corporation's dedication to quality and innovation but also positions the SPS Tower as a symbol of a financially secure leasing option, marked by the absence of any debt on the asset.



FLOOR 2

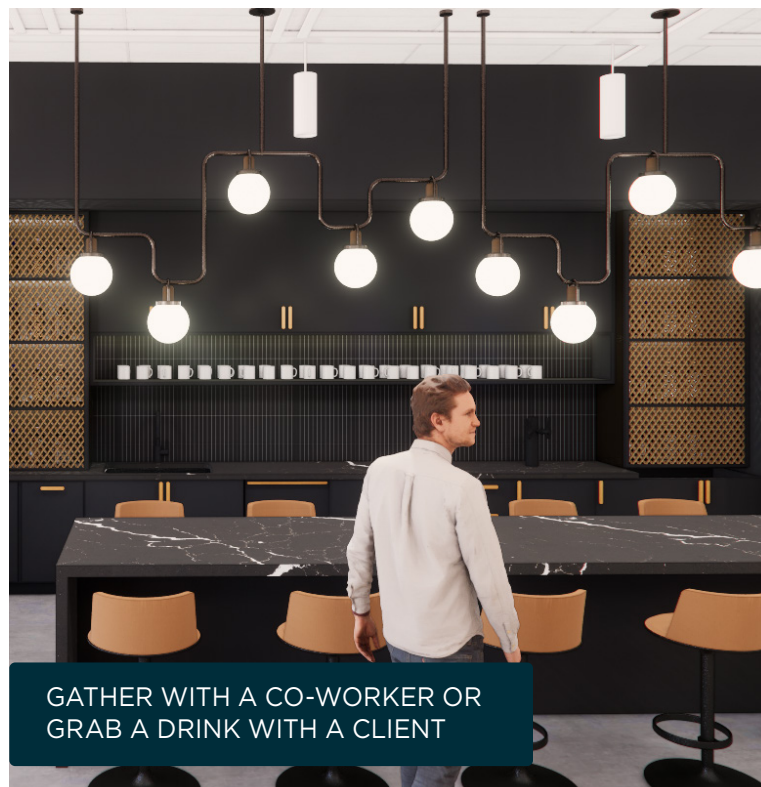
EXCLUSIVE SPEC SUITE LOUNGE



DEBRIEF IN STYLE IN AN EXCLUSIVE TWO STORY LOUNGE WITH FIREPLACE



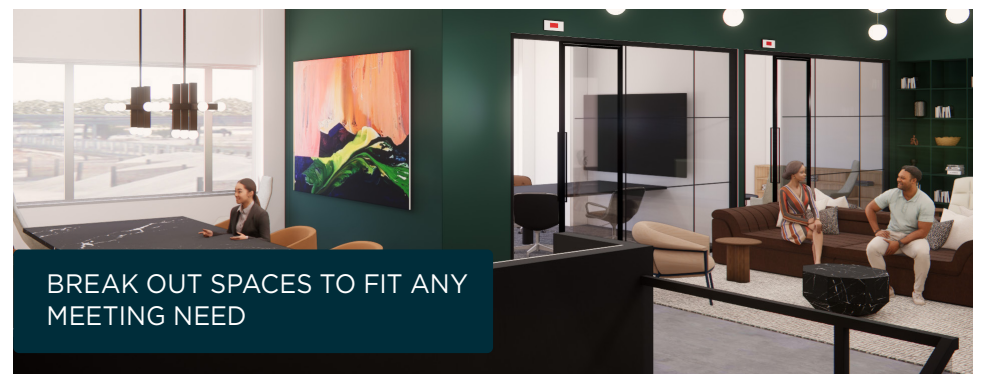
A QUIET HEADS DOWN WORKSPACE



GATHER WITH A CO-WORKER OR GRAB A DRINK WITH A CLIENT



SECURED ELEVATORS



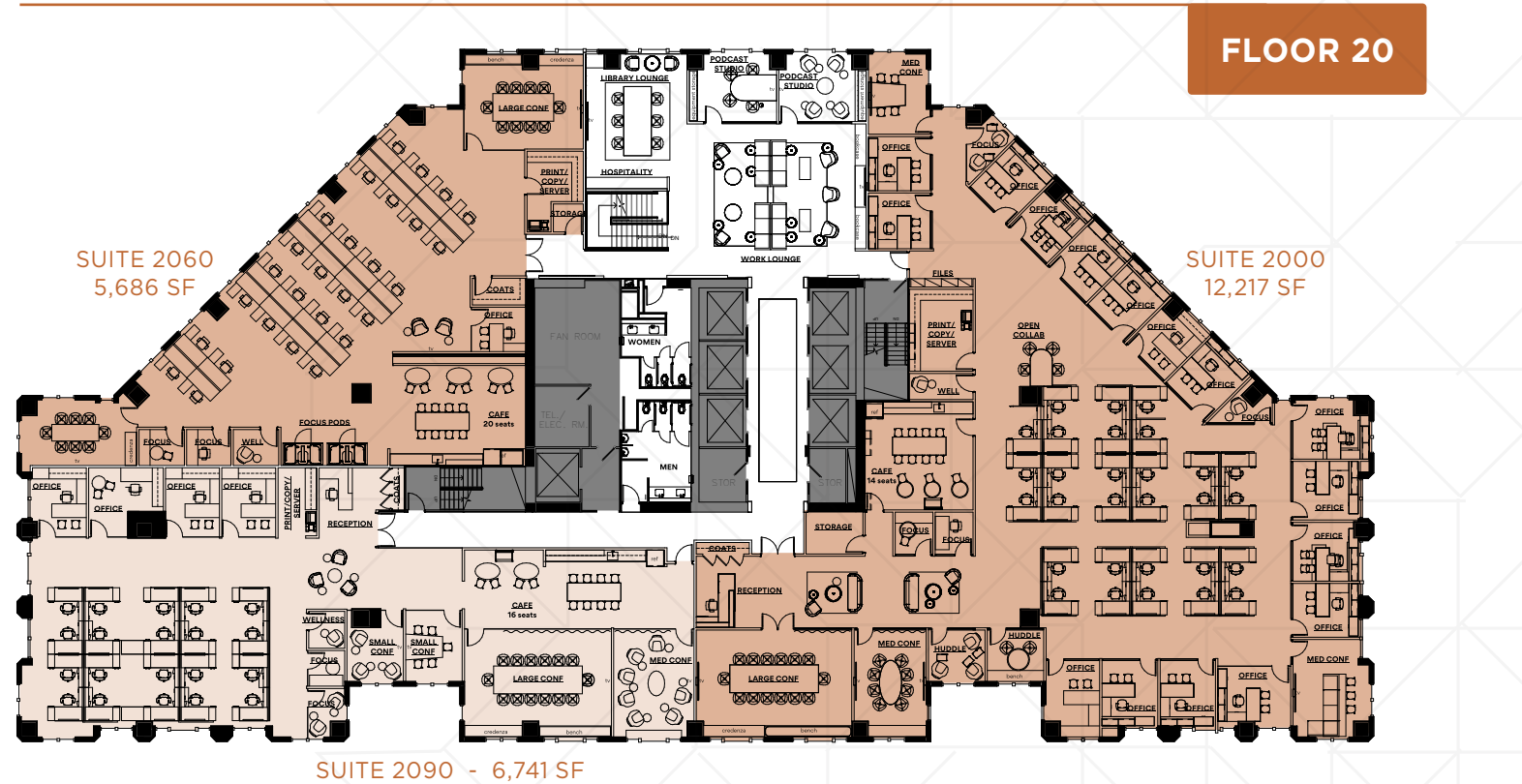
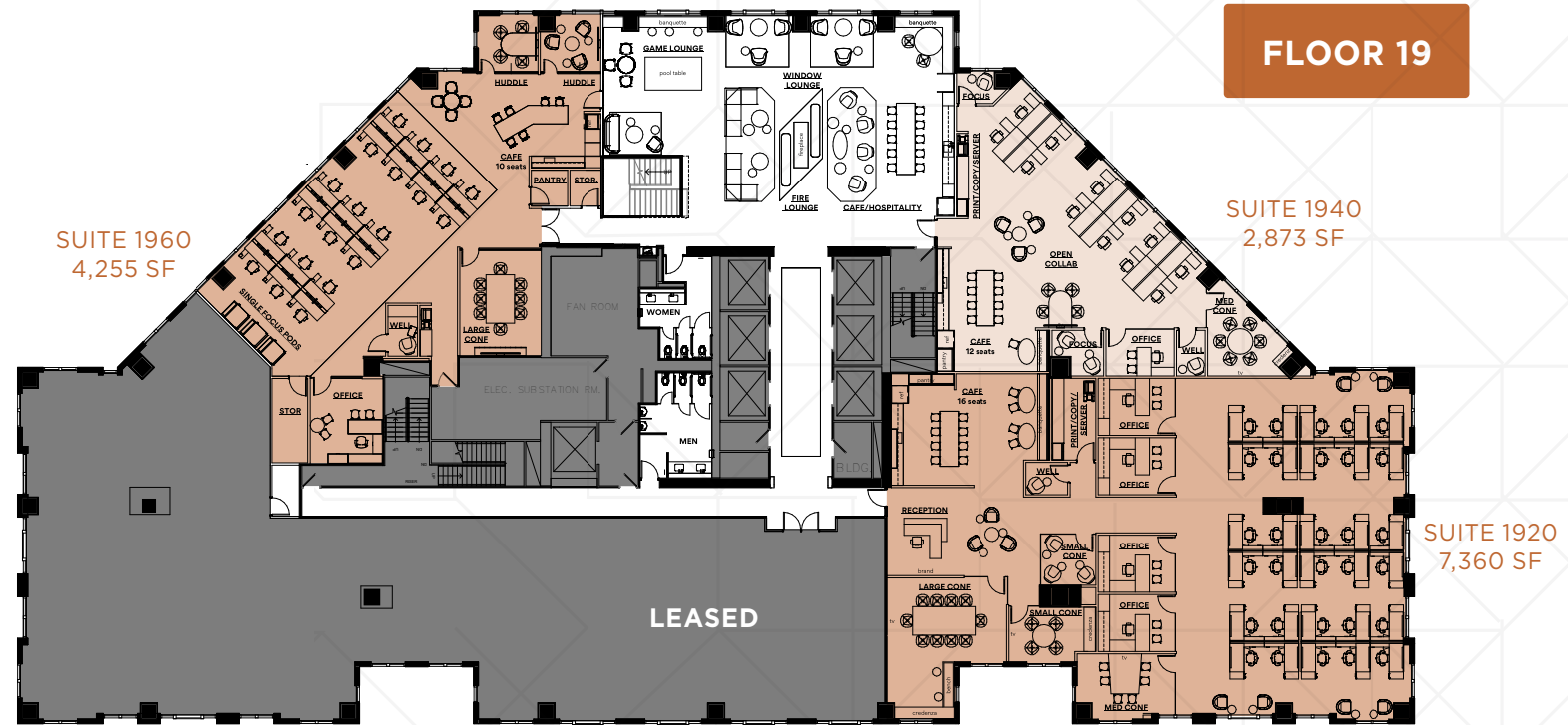
BREAK OUT SPACES TO FIT ANY MEETING NEED

WELCOMING SPEC SUITES



SPACIOUS SPEC SUITES

Ranging in size from 2,900 to 12,000 SF



TOP AREA AMENITIES



1



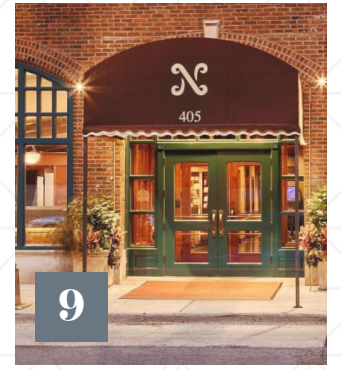
6



17



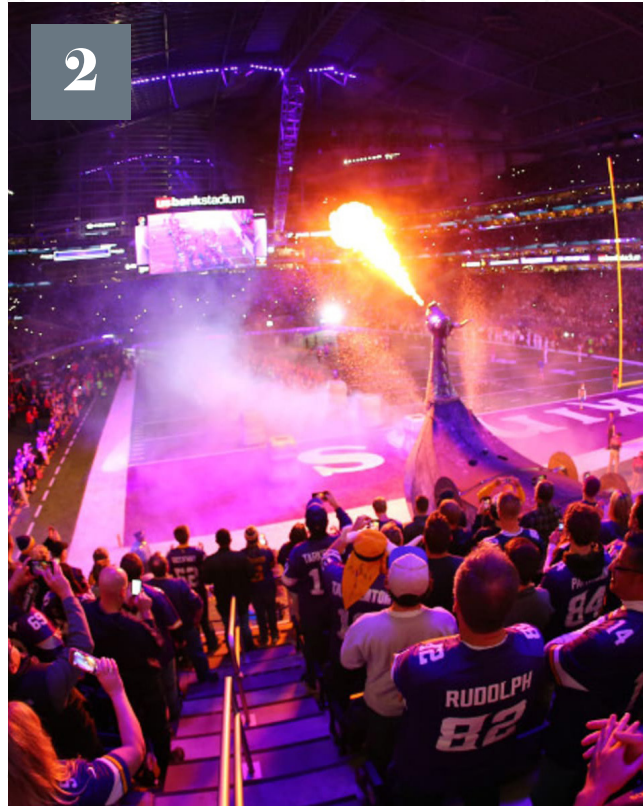
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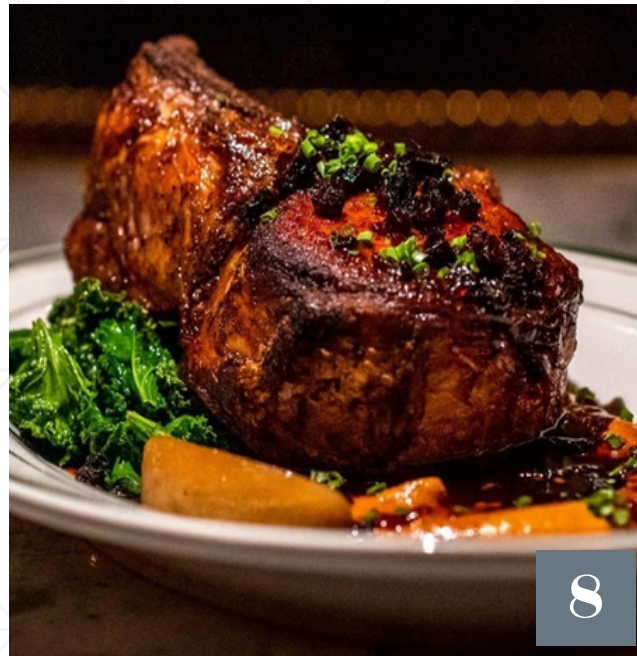
9



18



2



8



5



17



10



15



12



15

- 1. The Armory
 - 2. US Bank Stadium
 - 3. The Commons
 - 4. Grey Fox
 - 5. Green & Grain
 - 6. Vellee
 - 7. Hen House
 - 8. Manny's
 - 9. Normandy Kitchen
 - 10. Wakey, Wakey
 - 11. Rusty Taco
 - 12. Cave Cafe
 - 13. Crepe and Cake
 - 14. Naughty Greek
 - 15. Travola
 - 16. Finnegan's
 - 17. Sushi Takatsu
- # Weekly Food Trucks that are parked in visitor parking at SPS Towers

COMMUTER'S OASIS



94
WALK
SCORE

87
BIKE
SCORE

95
TRANSIT
SCORE



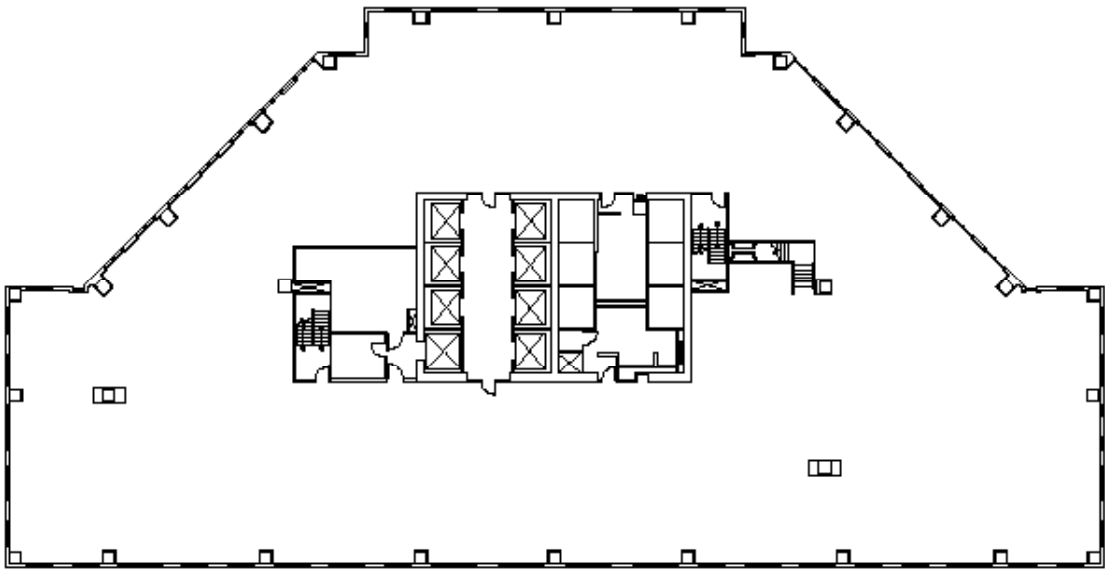
625

PARKING SPOTS AT SPS
10 EV STATIONS

3,142

PARKING SPOTS WITHIN
A 7 MINUTE WALK

SELECT SPACES

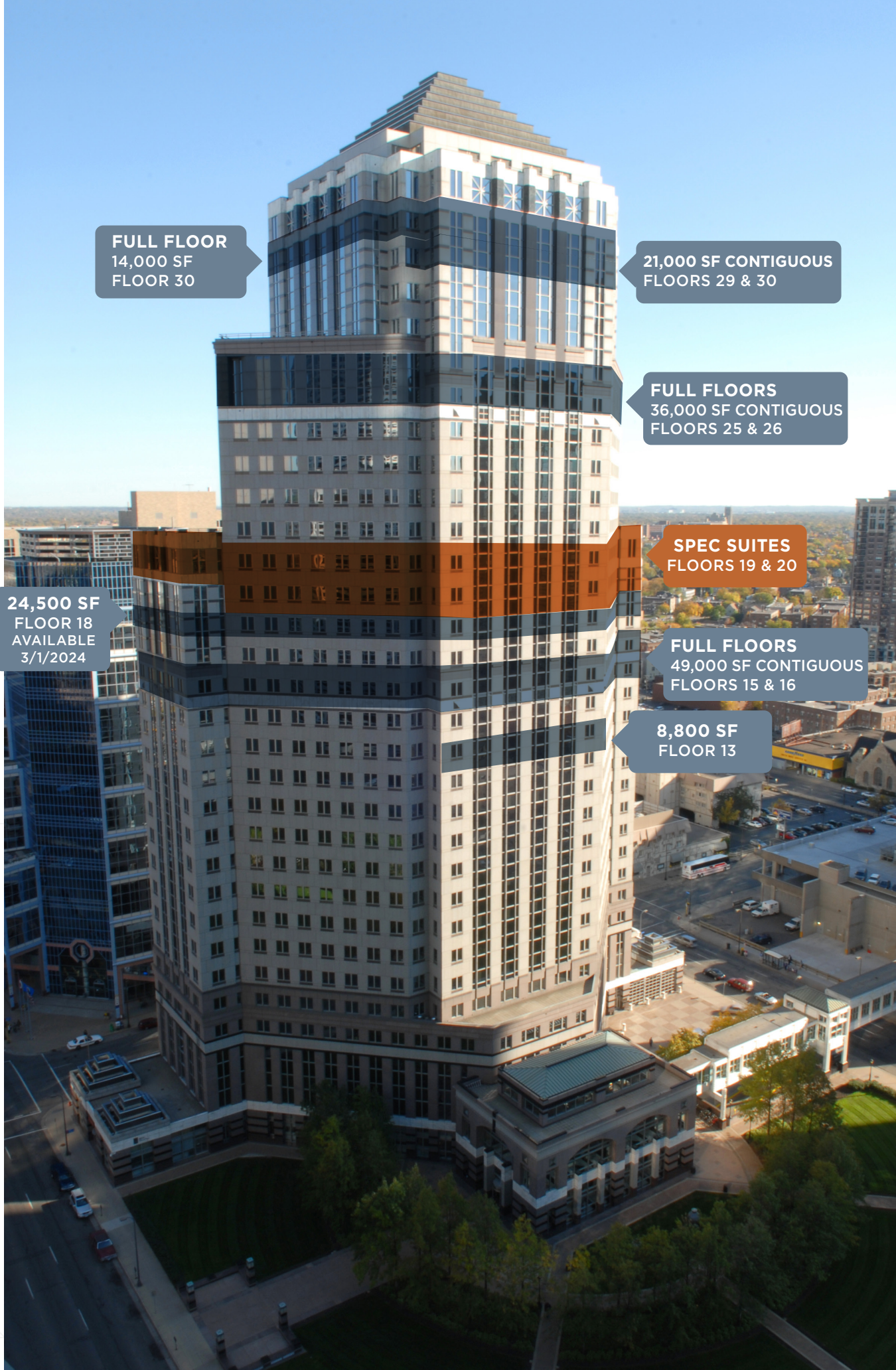


Typical Floorplate

24,500 SF

Ceiling Height

12'





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