



TOWER



**A WORKPLACE FOR
ALL SEASONS**

NATURALLY ICONIC



PRIVATE ACCESS TO **2.5 ACRES** OF GREEN SPACE INCLUDING A 6-HOLE **PUTTING GREEN**



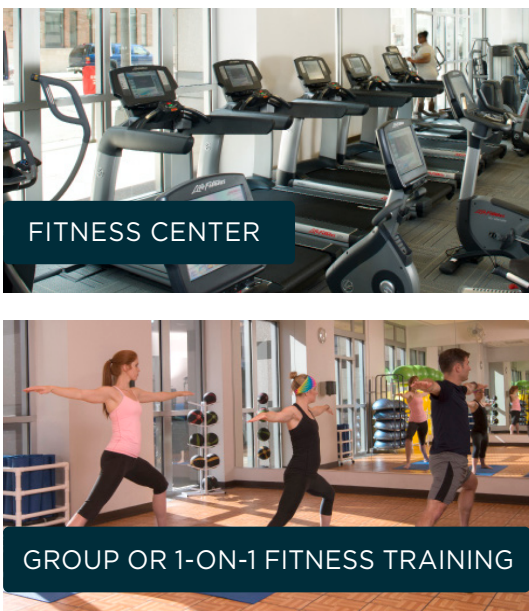
LOBBY RENNOVATION IS UNDERWAY



TENANT ONLY TURF CLUB WITH OUTDOOR SEATING & PAVILION

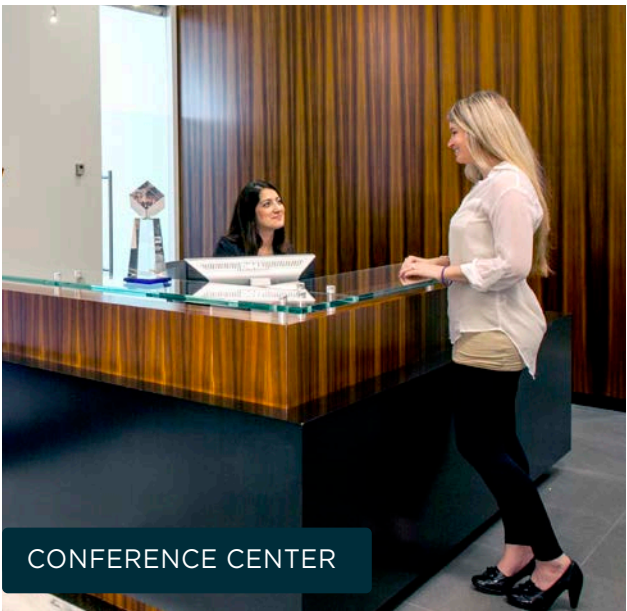


WEEKLY SUMMER EVENTS



FITNESS CENTER

GROUP OR 1-ON-1 FITNESS TRAINING

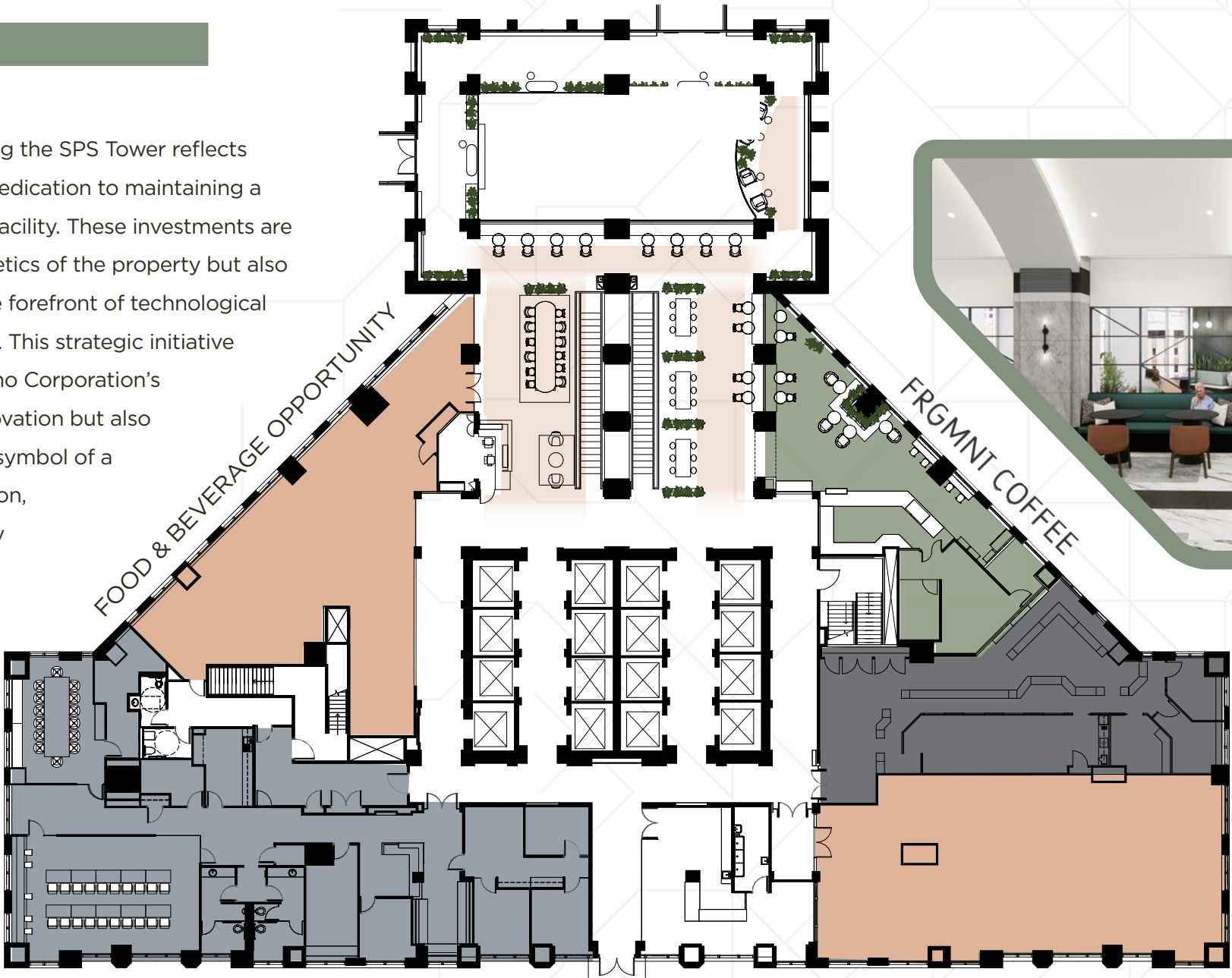


CONFERENCE CENTER

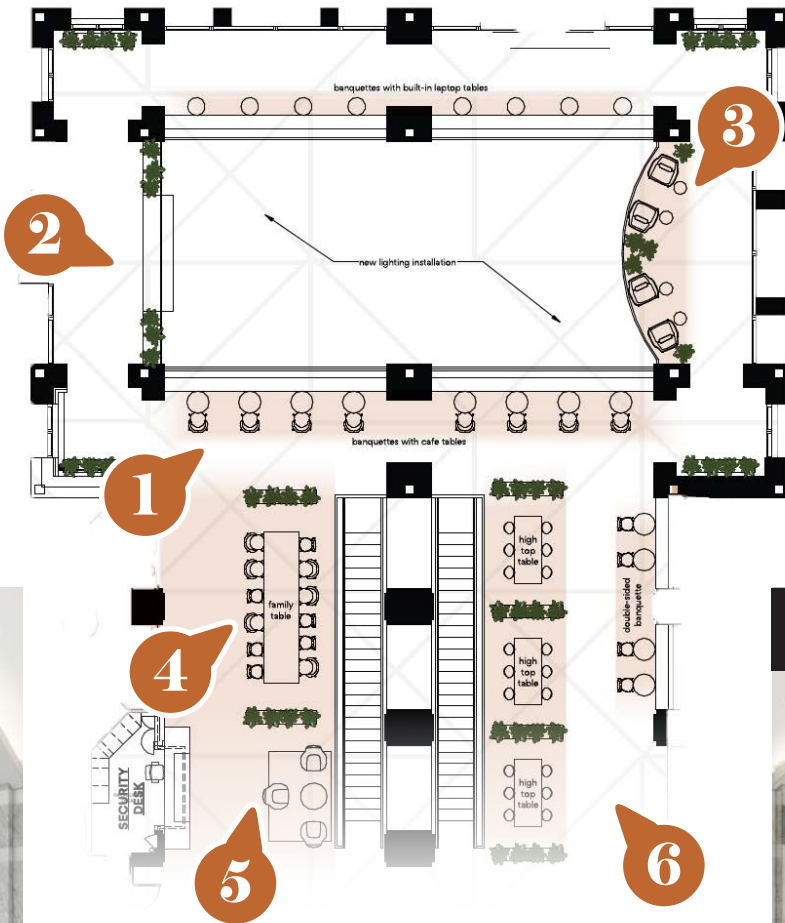
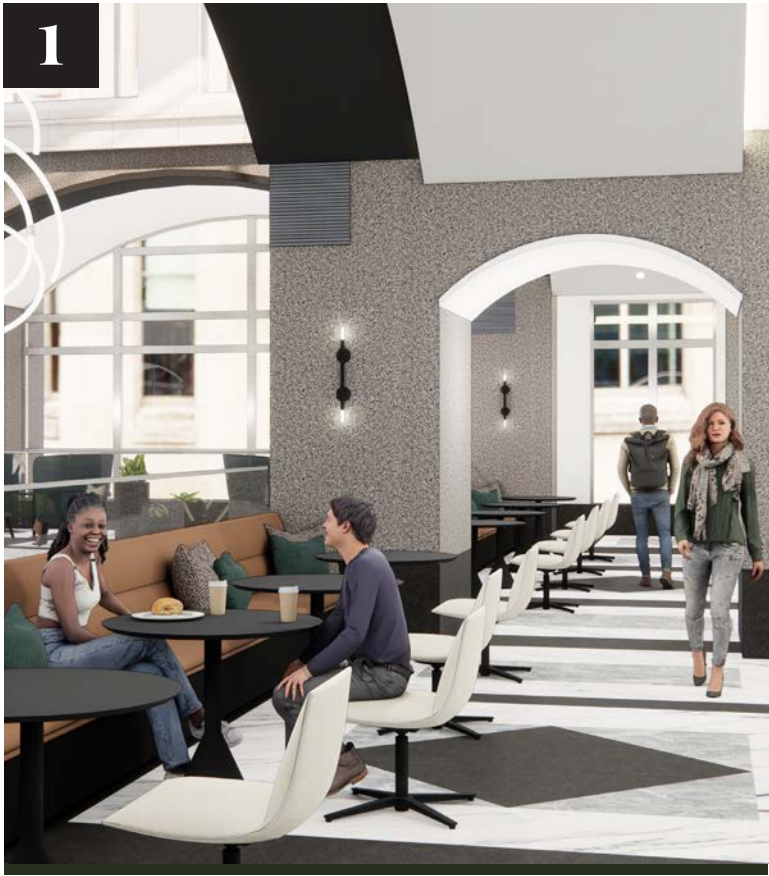
SKYWAY

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.

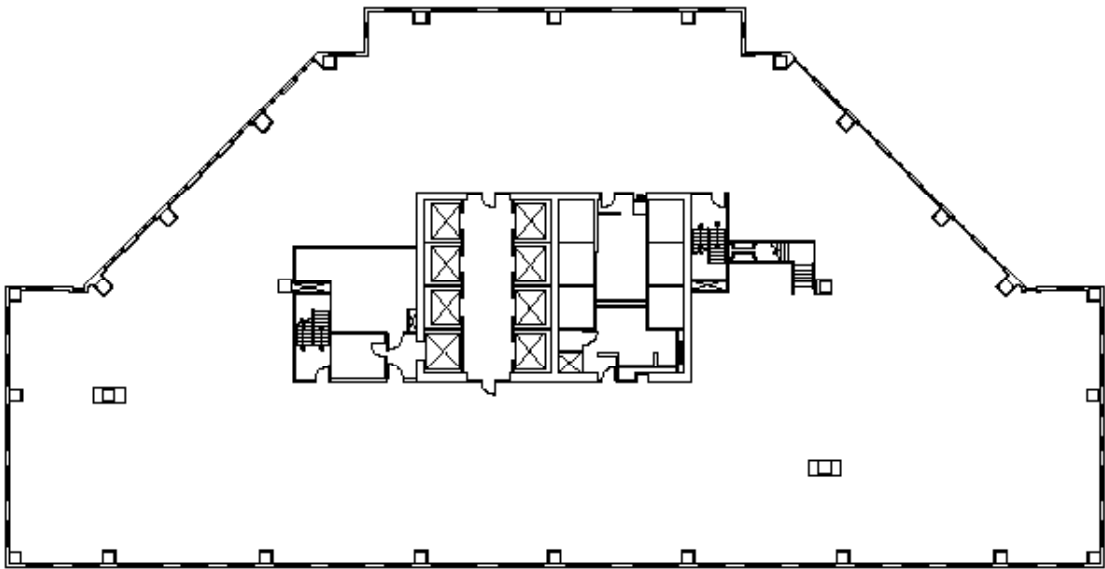
- Available
- Leased
- Conference Center
- FRGMNT Coffee



SKYWAY RENOVATION UNDERWAY

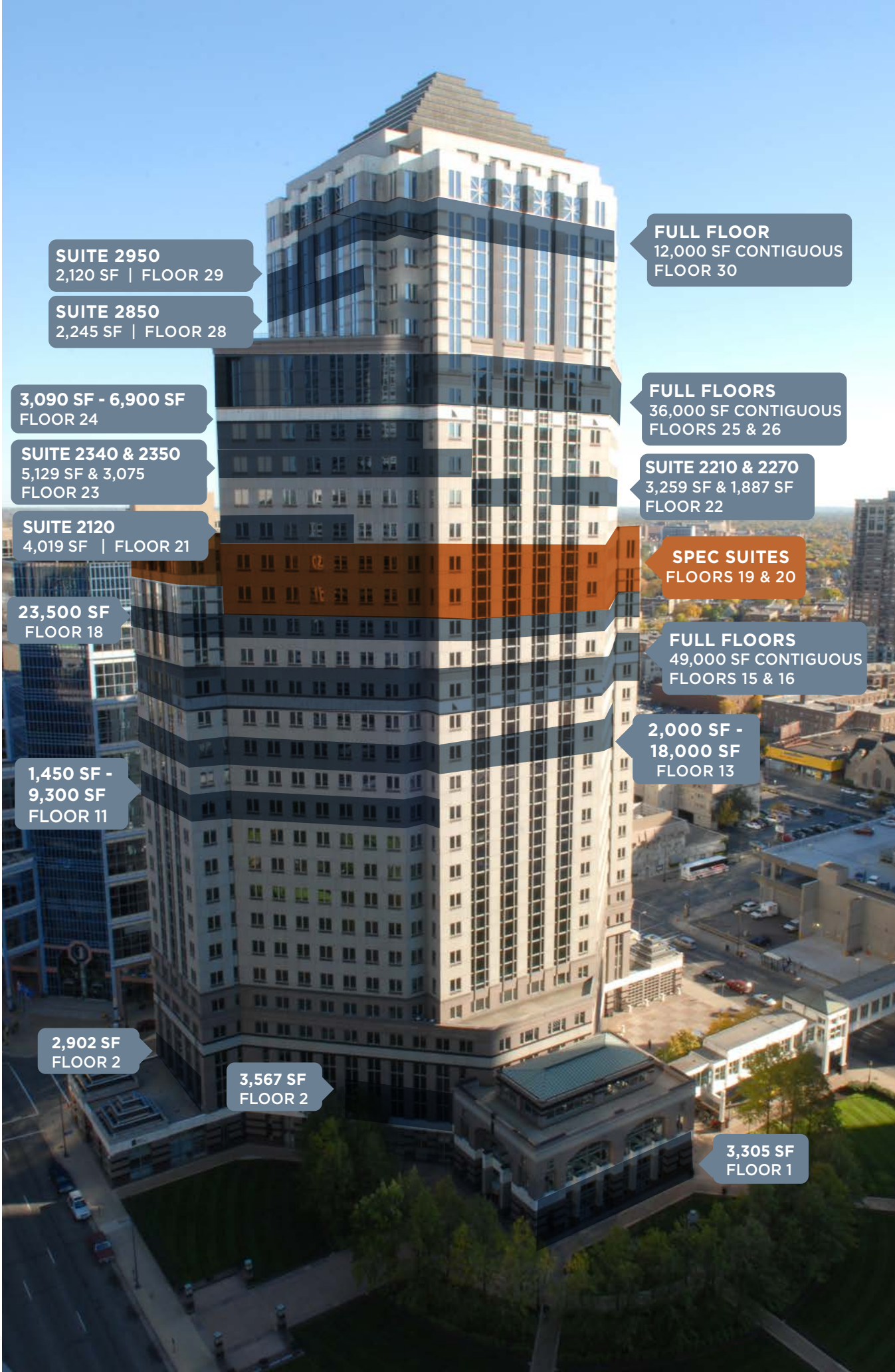


SELECT SPACES

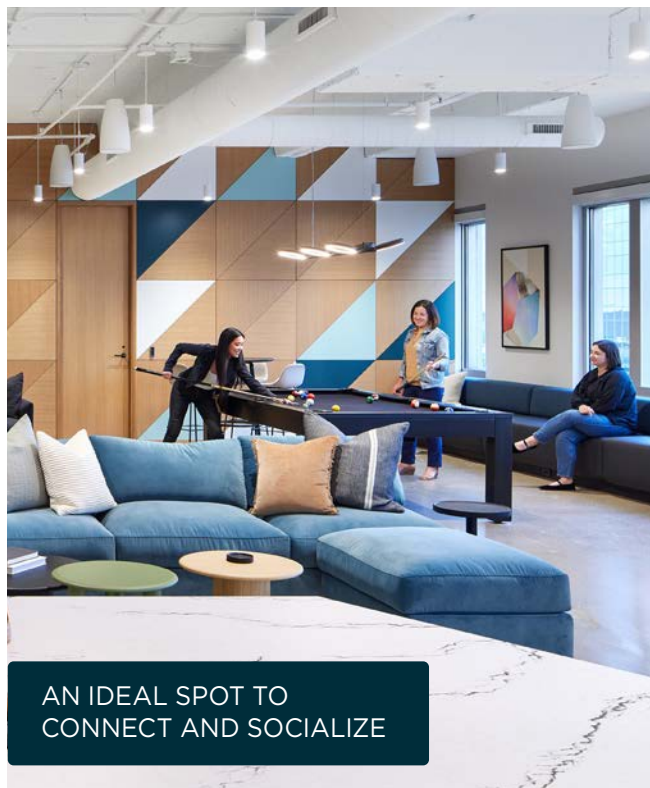


Typical Floorplate

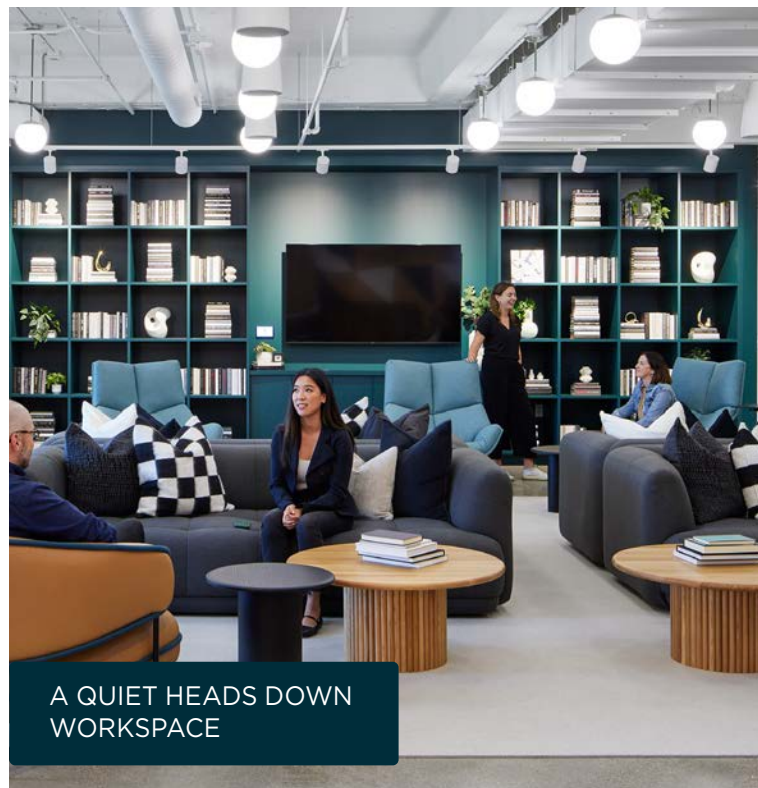
24,500 SF



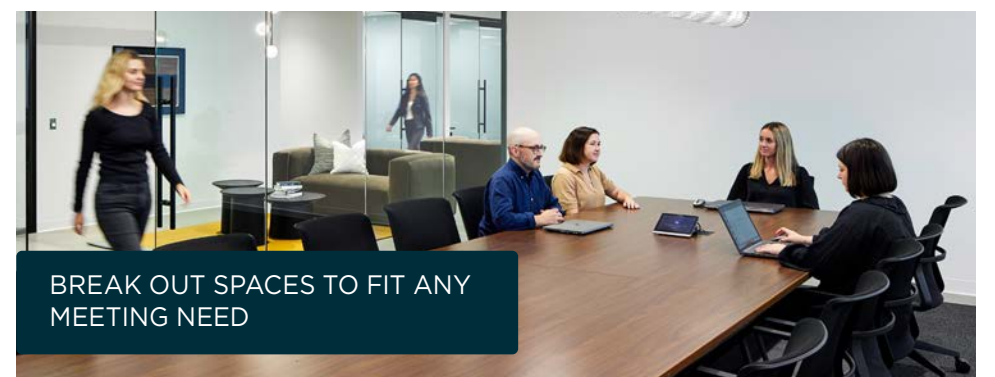
EXCLUSIVE SPEC SUITE LOUNGE



AN IDEAL SPOT TO
CONNECT AND SOCIALIZE



A QUIET HEADS DOWN
WORKSPACE



BREAK OUT SPACES TO FIT ANY
MEETING NEED

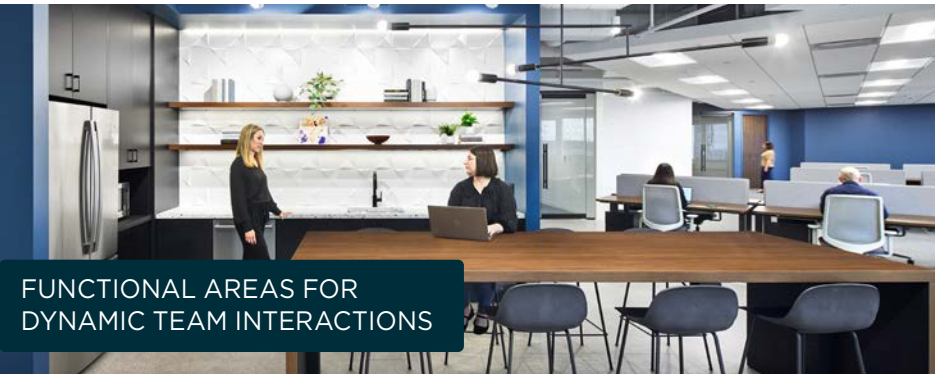
WELCOMING SPEC SUITES



MEET WITH A VIEW



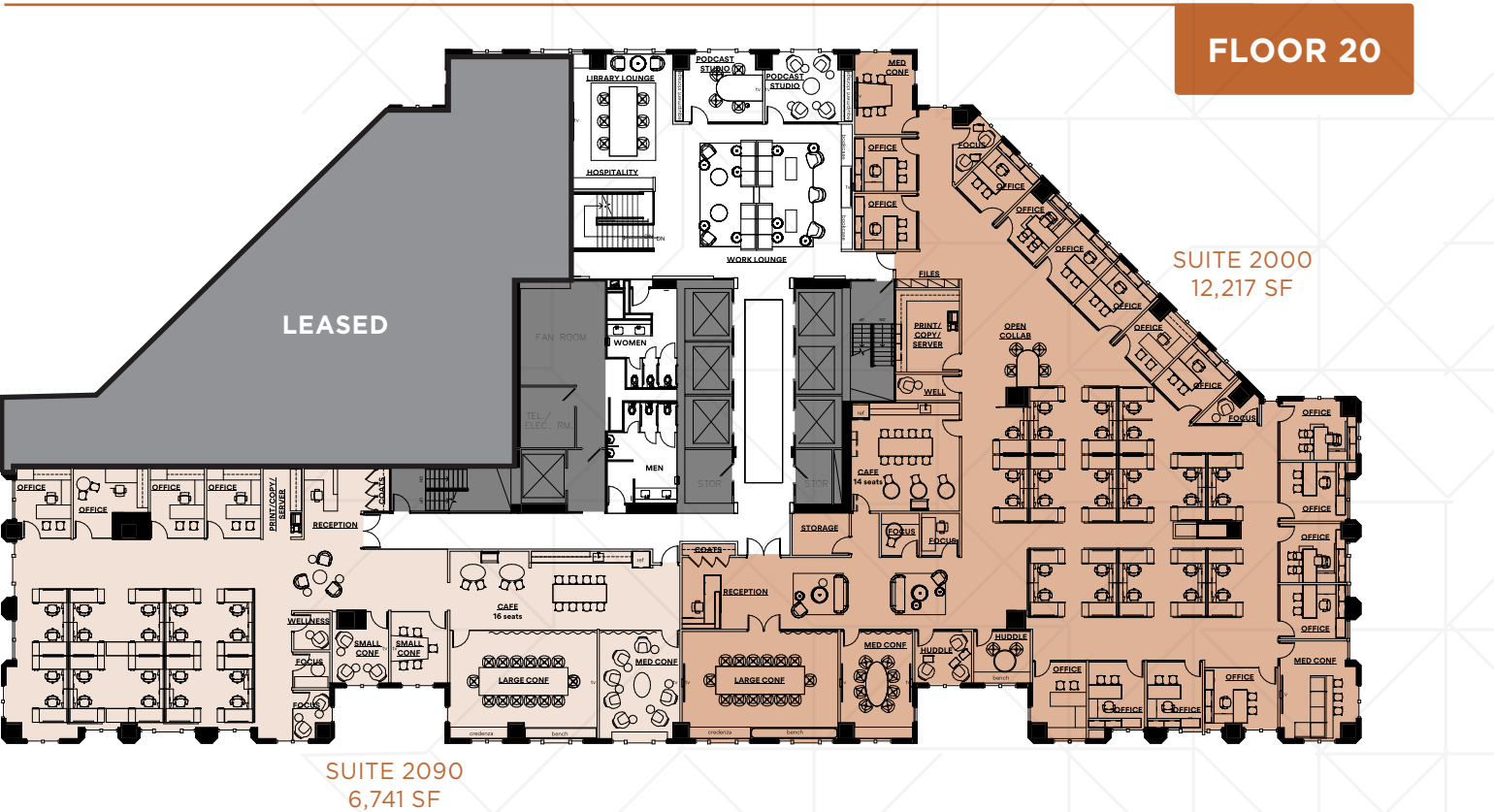
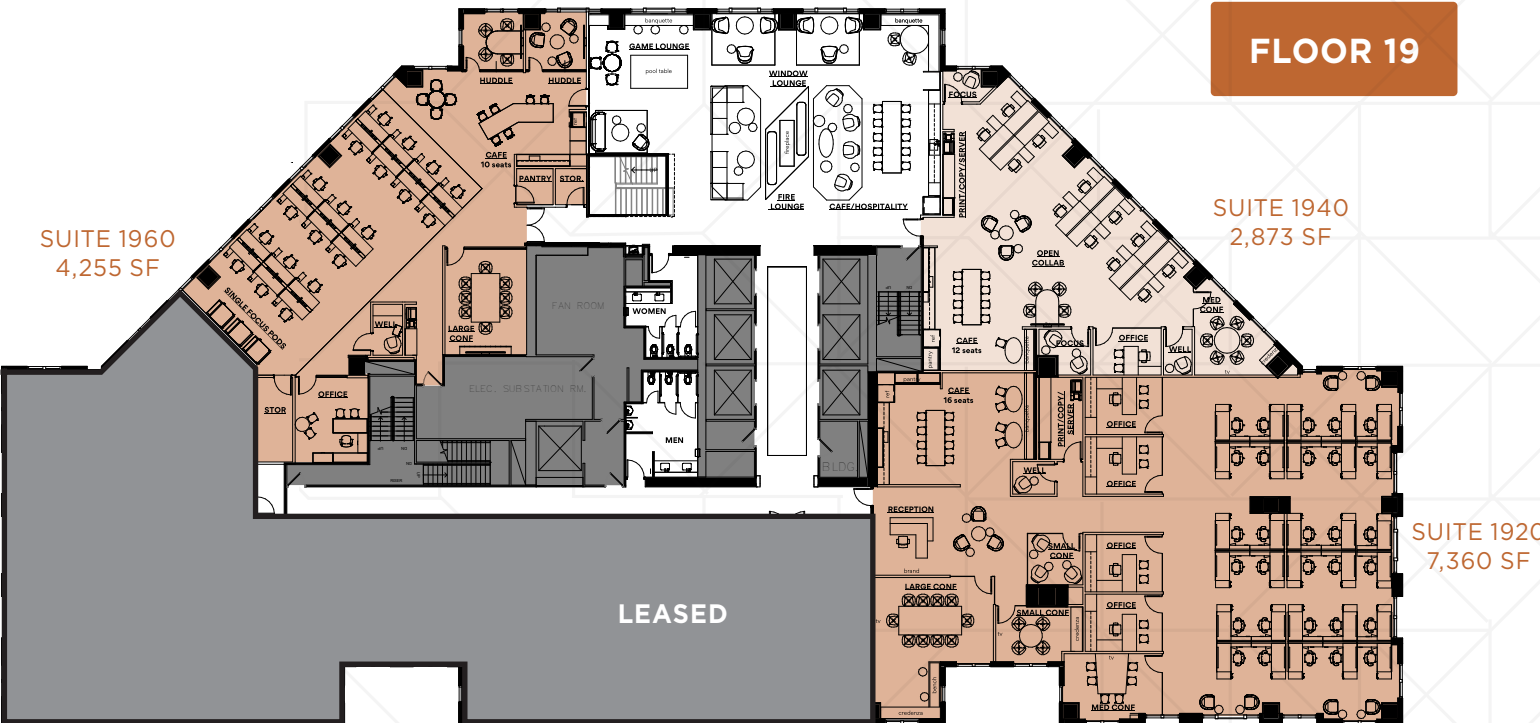
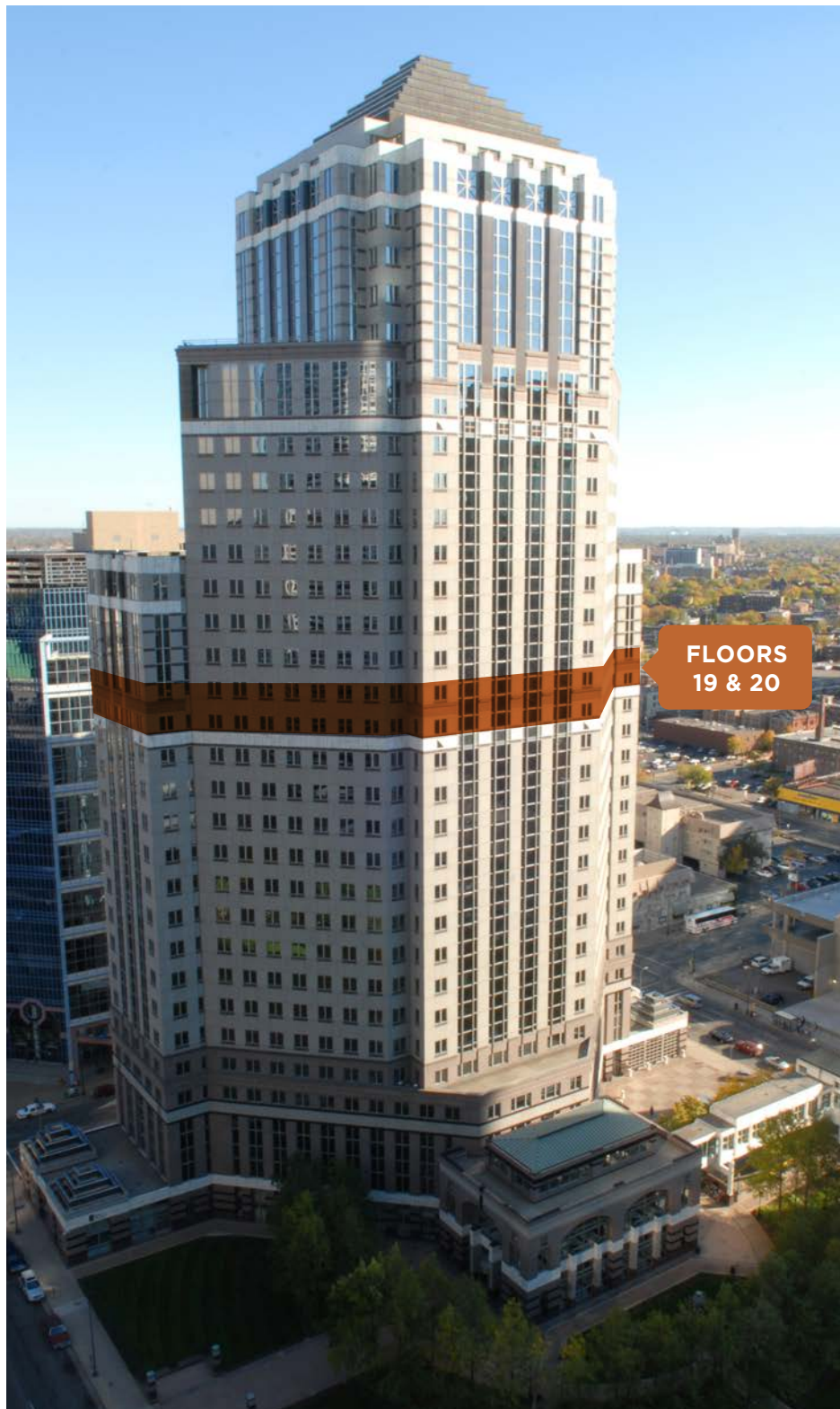
PERFECT FOR COLLABORATION
OR FOCUSED WORK



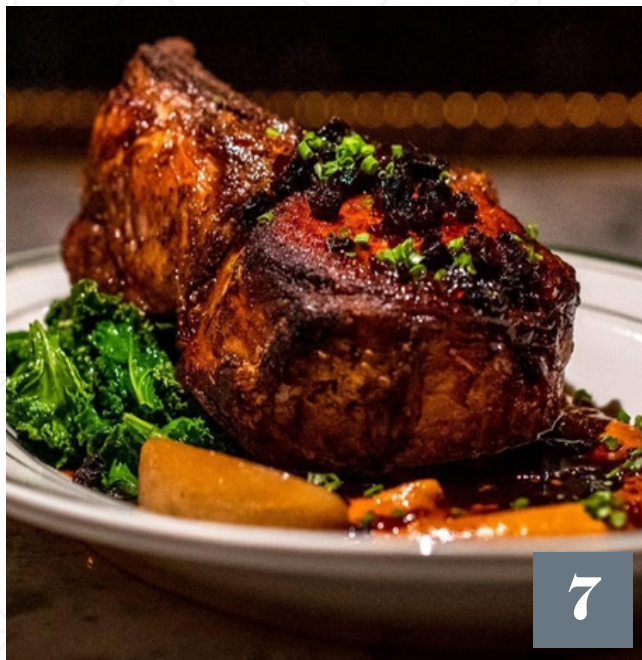
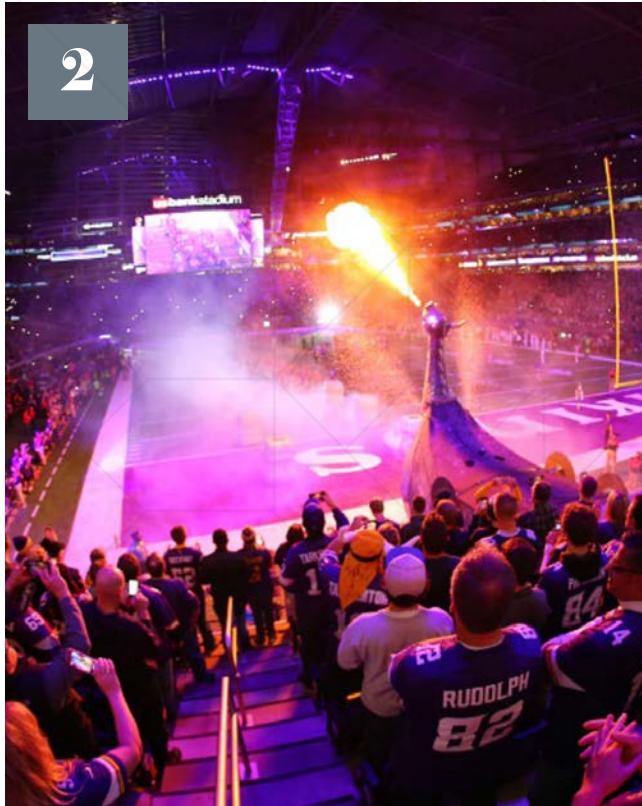
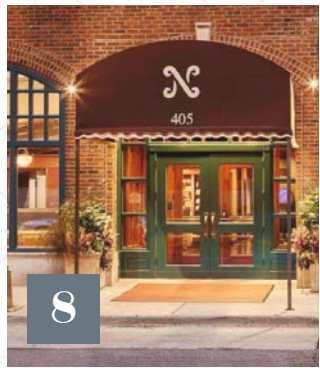
FUNCTIONAL AREAS FOR
DYNAMIC TEAM INTERACTIONS

SPACIOUS SPEC SUITES

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



TOP AREA AMENITIES



- 1. The Armory
 - 2. US Bank Stadium
 - 3. The Commons
 - 4. Green & Grain
 - 5. Vellee
 - 6. Hen House
 - 7. Manny's
 - 8. Normandy Kitchen
 - 9. Wakey, Wakey
 - 10. Rusty Taco
 - 11. Cave Cafe
 - 12. Crepe and Cake
 - 13. Naughty Greek
 - 14. Travola
 - 15. Finnegan's
 - 16. 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

3-POINT SKYWAY ACCESS



MULTIPLE TRANSIT OPTIONS



VISITOR PARKING AVAILABLE



625

PARKING SPOTS AT SPS
10 EV STATIONS

3,142

PARKING SPOTS WITHIN
A 7 MINUTE WALK



**BECOME PART OF THE
CHANGE**





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