



TOWER





**A WORKPLACE FOR  
ALL SEASONS**



# NATURALLY ICONIC



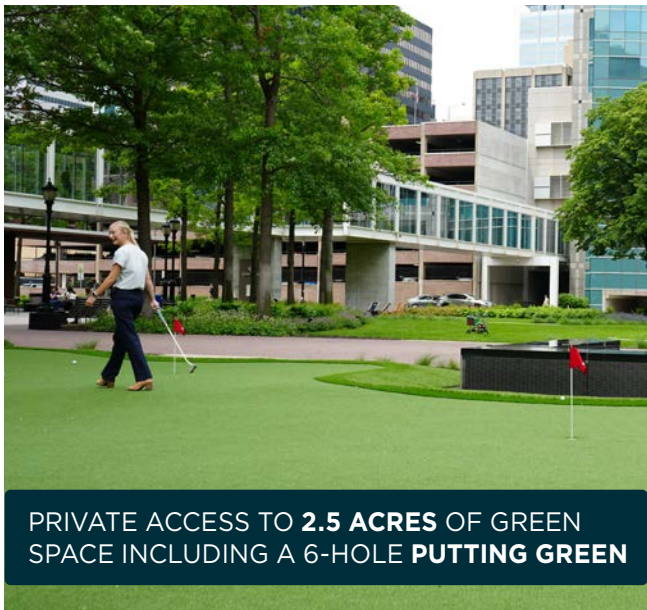
TENANT ONLY **TURF CLUB** WITH  
OUTDOOR SEATING & PAVILION



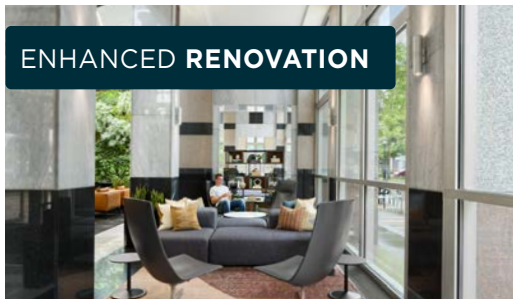
WEEKLY **SUMMER EVENTS**  
FEATURING "TUNES ON THE TURF"



LOBBY WITH A **FRESH NEW LOOK**



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



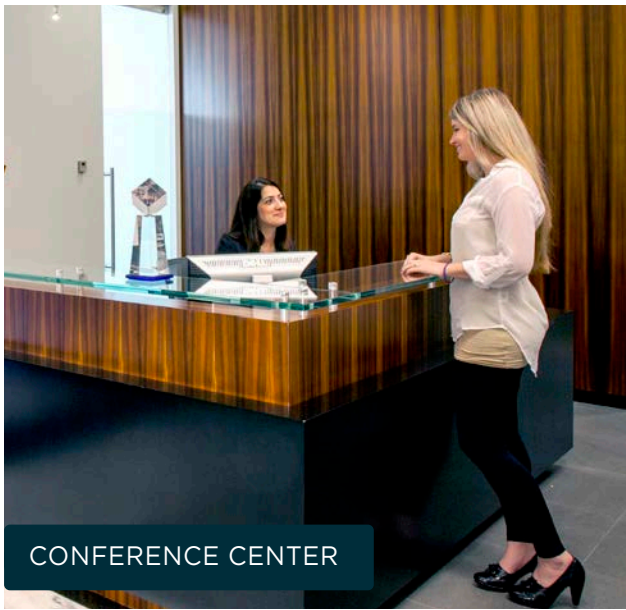
ENHANCED **RENOVATION**



**FITNESS CENTER**



**GROUP OR 1-ON-1 FITNESS TRAINING**



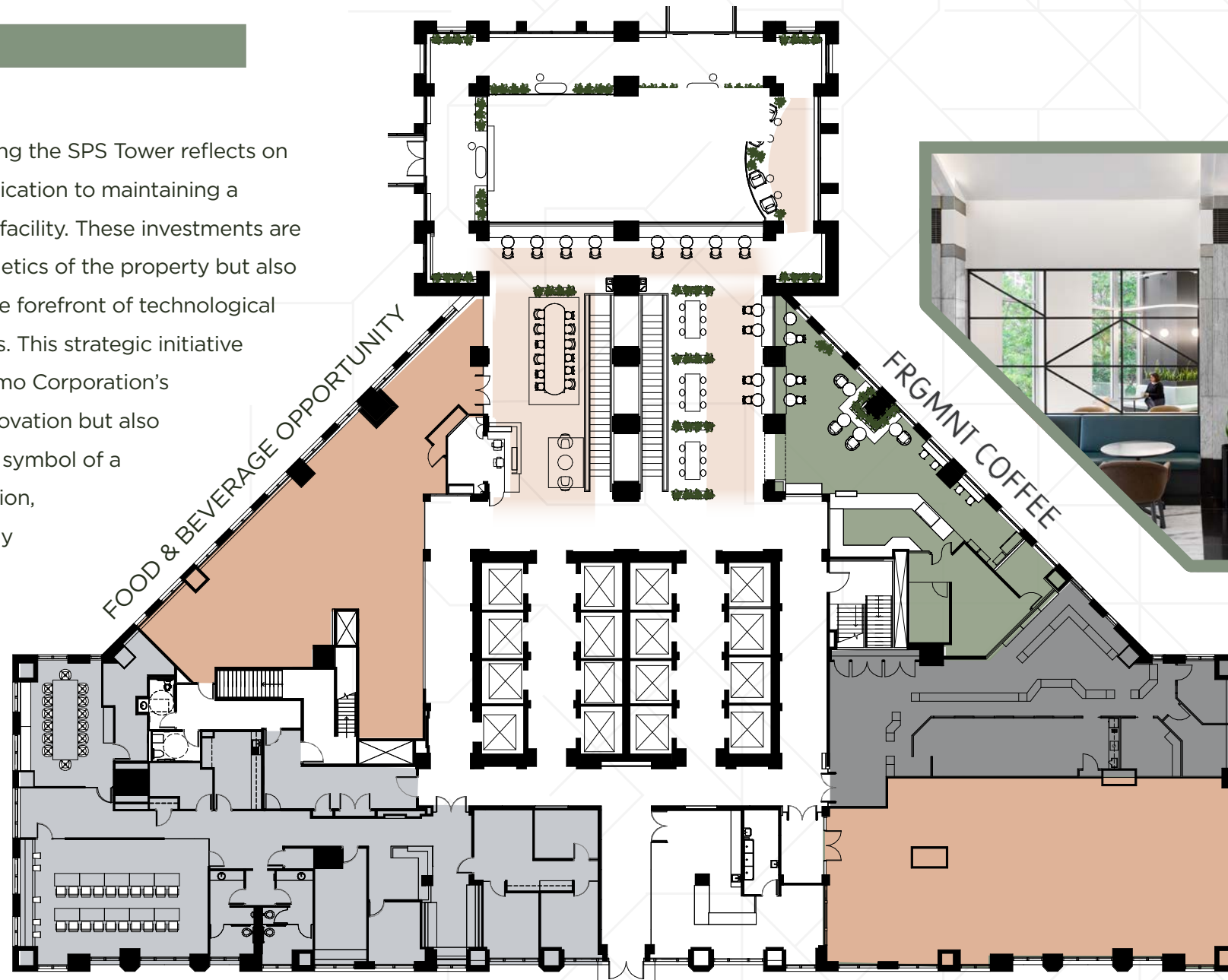
**CONFERENCE CENTER**



# SKYWAY

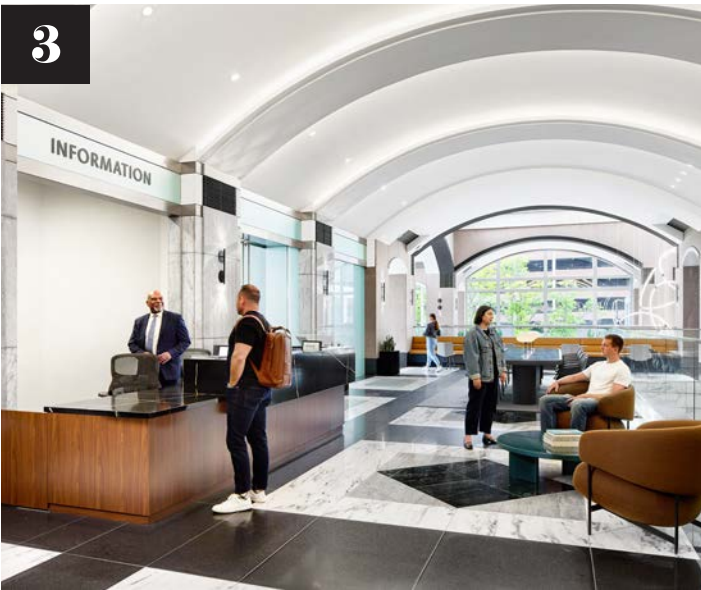
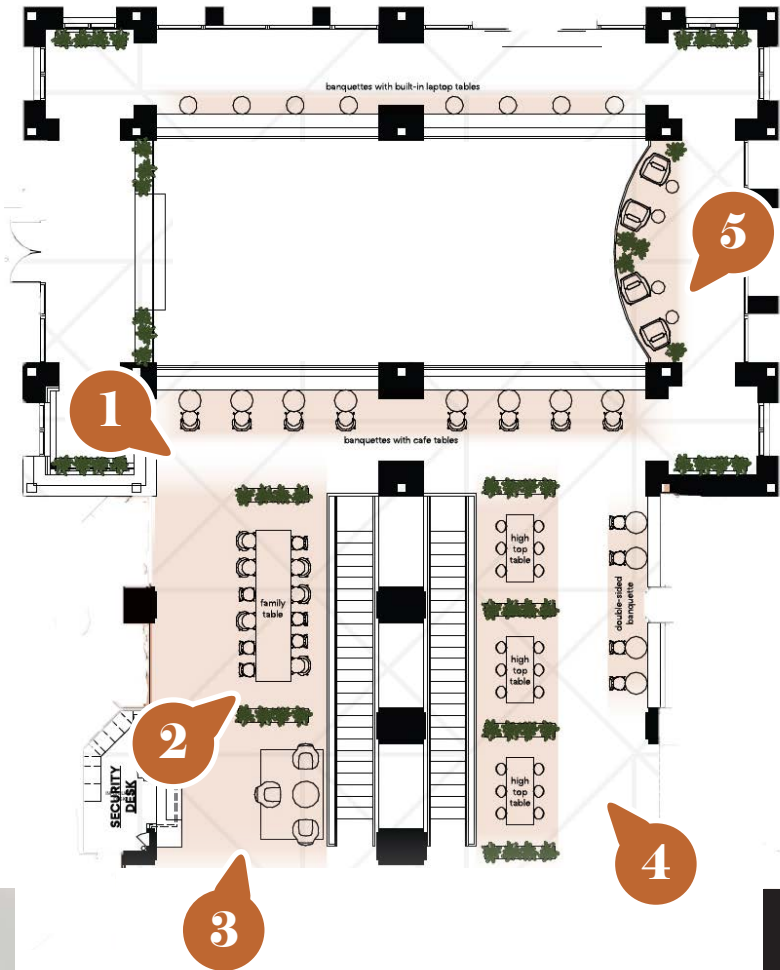
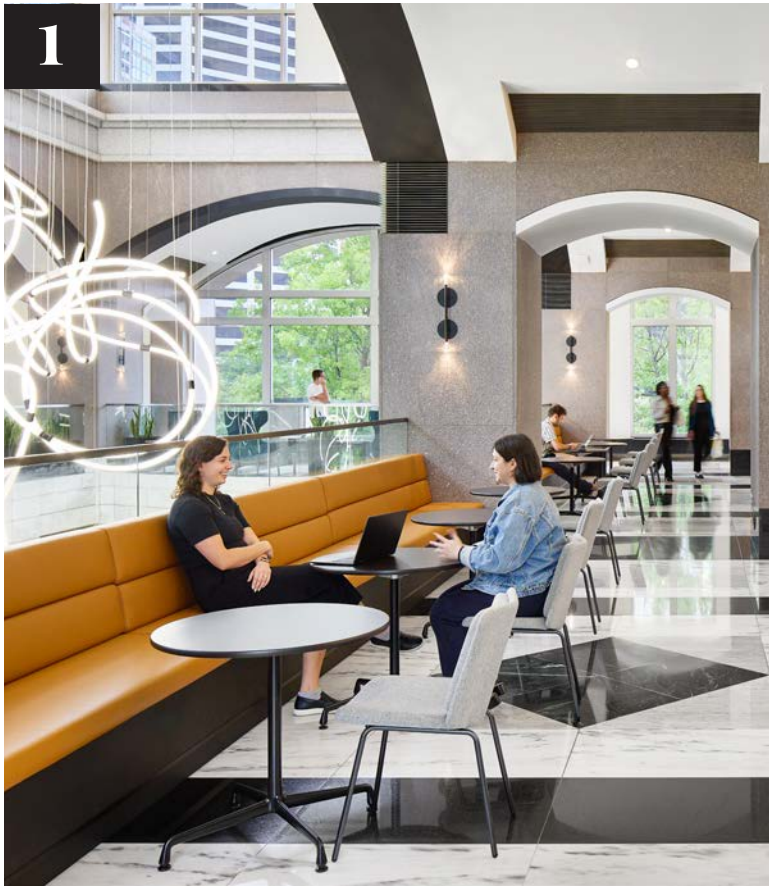
The commitment to renovating the SPS Tower reflects on Sumitomo Corporation's dedication to maintaining a modern and state-of-the-art facility. These investments are not only enhancing the aesthetics of the property but also ensuring that it remains at the forefront of technological and functional advancements. 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



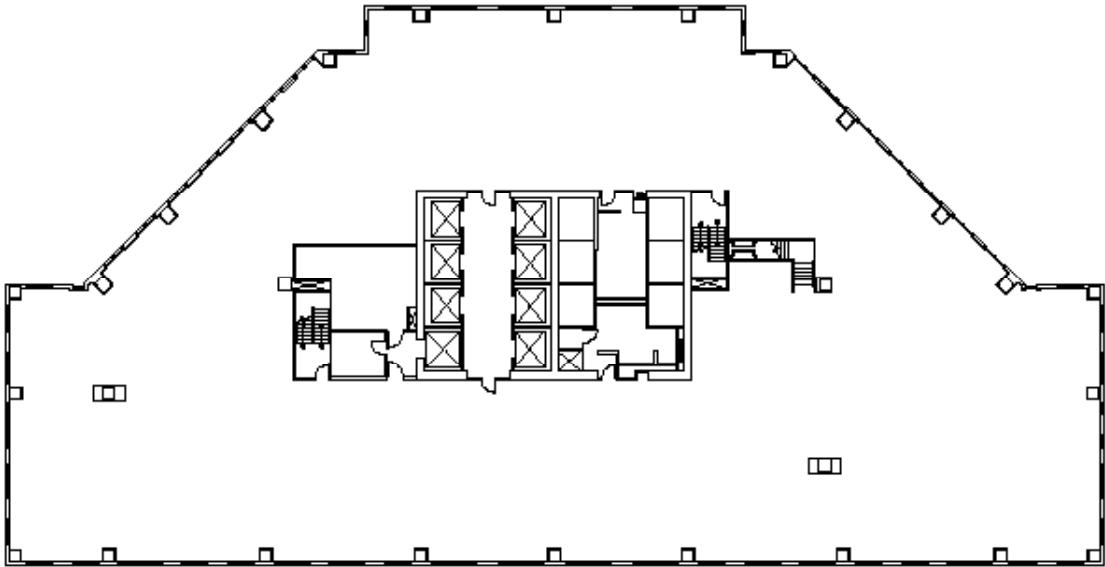


# NEWLY REIMAGINED SKYWAY

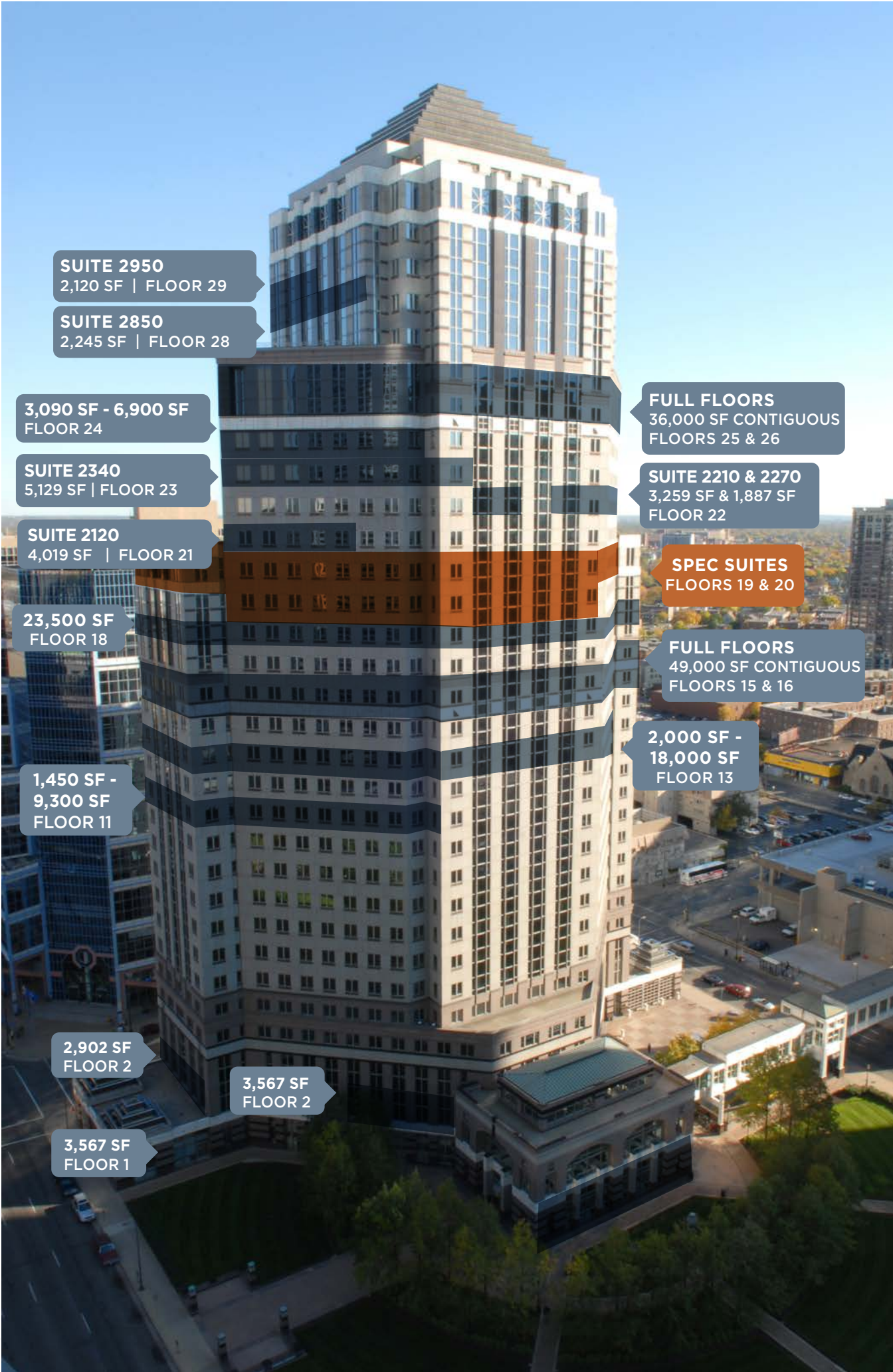




# SELECT SPACES



Typical Floorplate  
**24,500 SF**





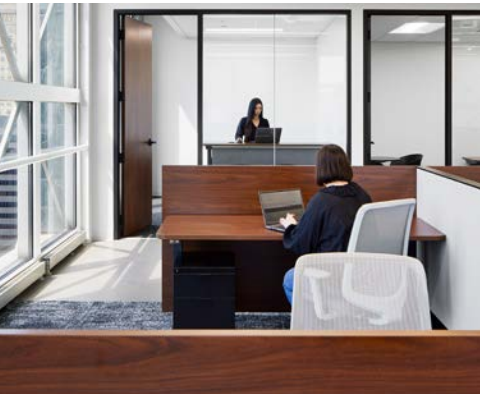
# WELCOMING SPEC SUITES



MEET WITH A VIEW



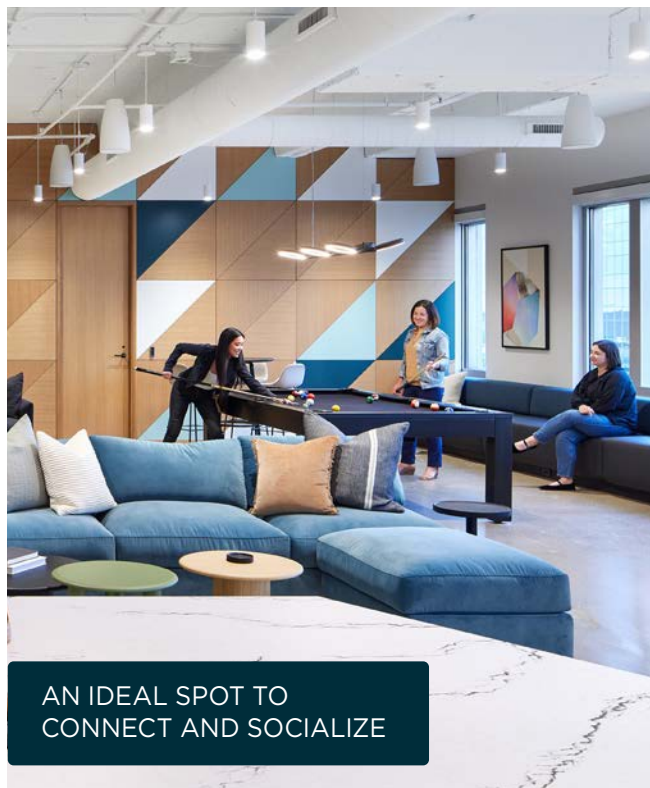
PERFECT FOR COLLABORATION  
OR FOCUSED WORK



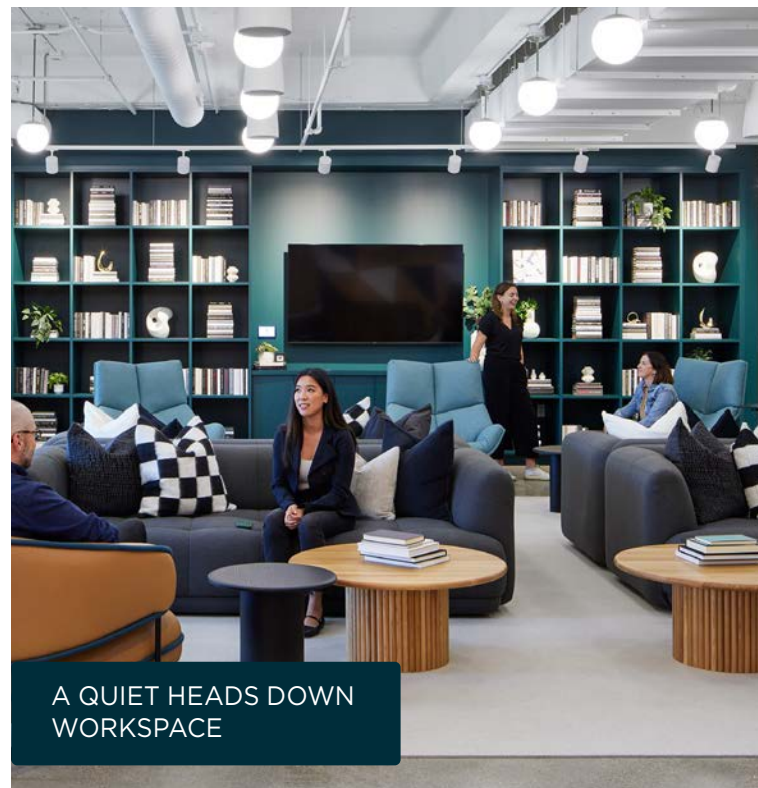
FUNCTIONAL AREAS FOR  
DYNAMIC TEAM INTERACTIONS



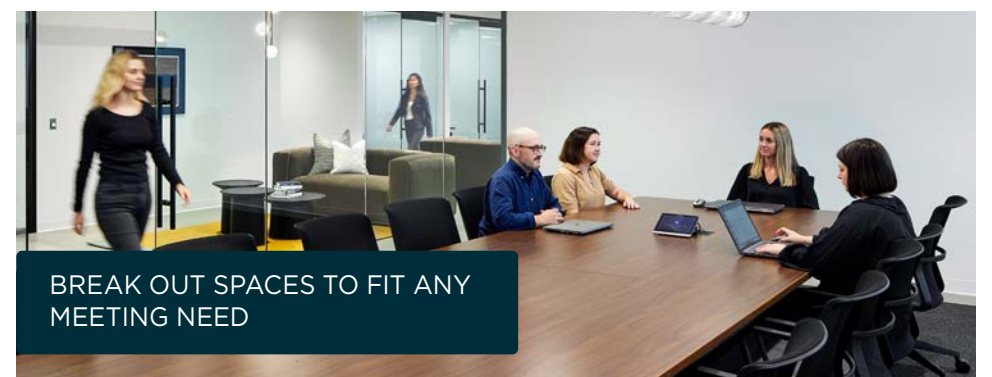
# EXCLUSIVE SPEC SUITE LOUNGE



AN IDEAL SPOT TO  
CONNECT AND SOCIALIZE



A QUIET HEADS DOWN  
WORKSPACE

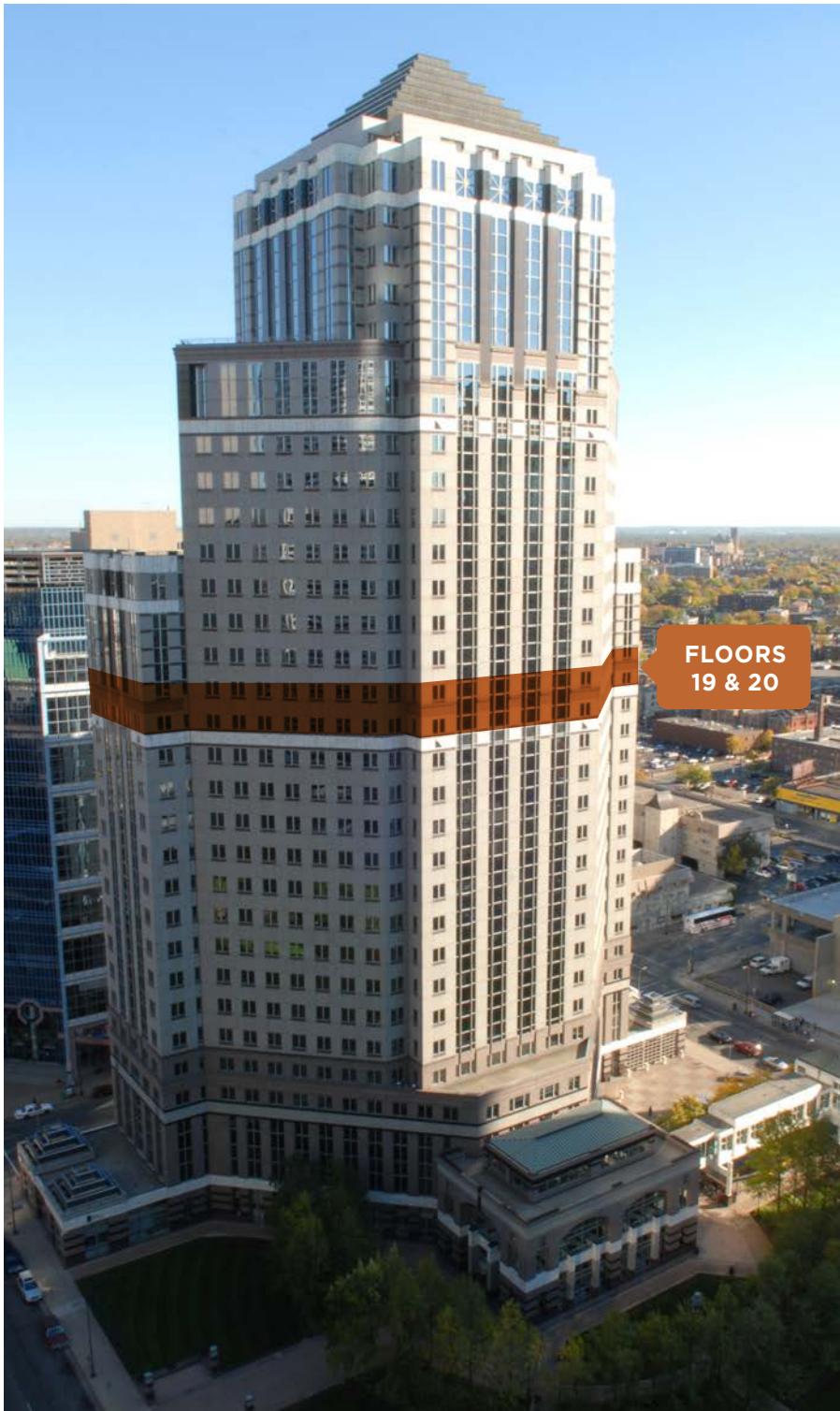


BREAK OUT SPACES TO FIT ANY  
MEETING NEED

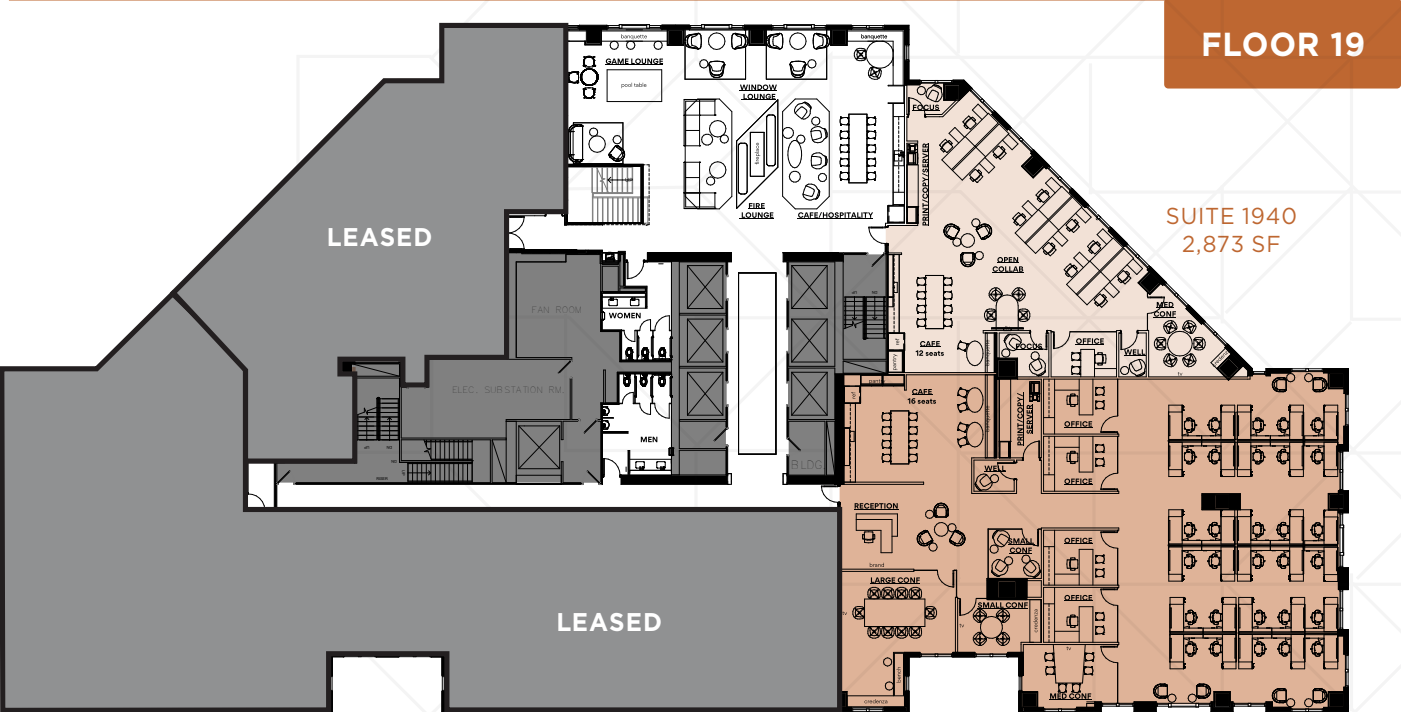


# SPACIOUS SPEC SUITES

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



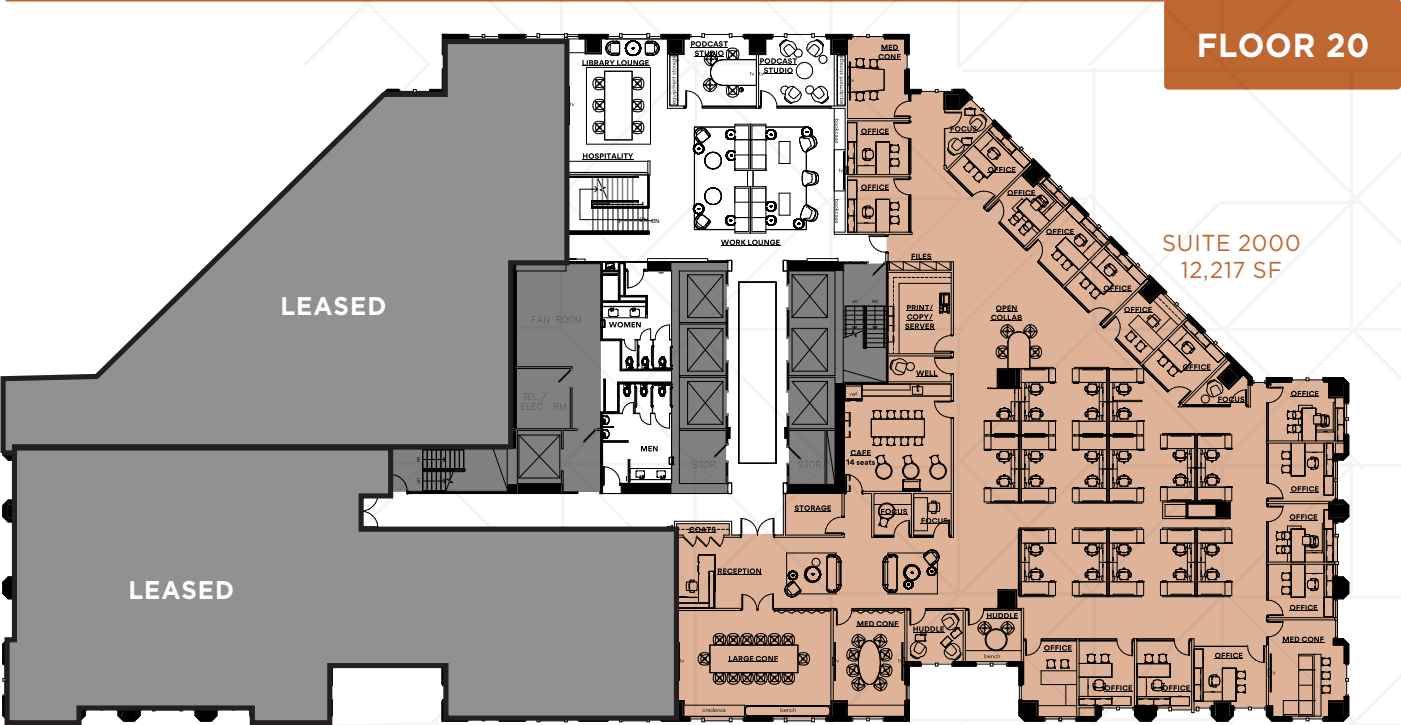
FLOORS  
19 & 20



FLOOR 19

SUITE 1940  
2,873 SF

SUITE 1920 - 7,360 SF



FLOOR 20

SUITE 2000  
12,217 SF



# TOP AREA AMENITIES



1



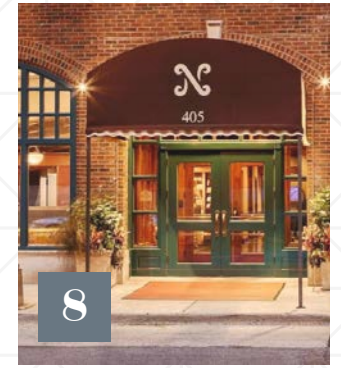
5



15



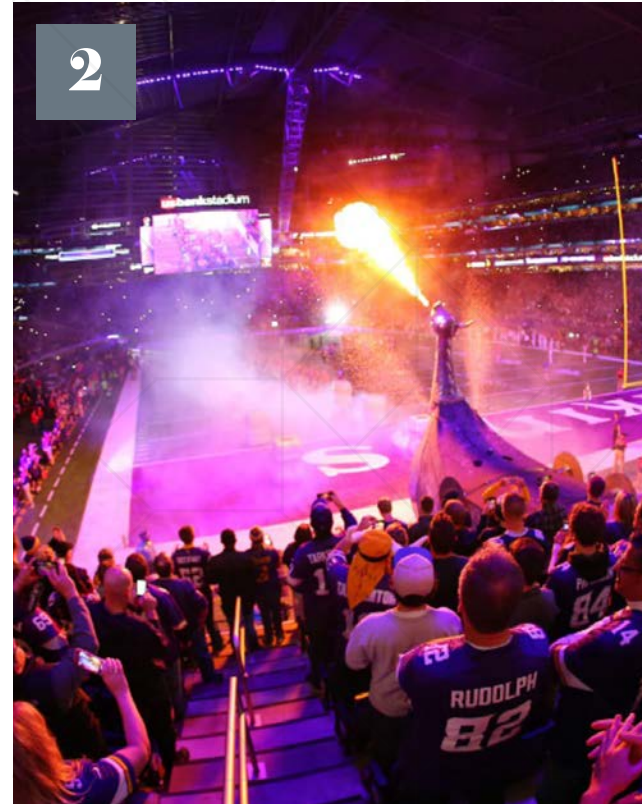
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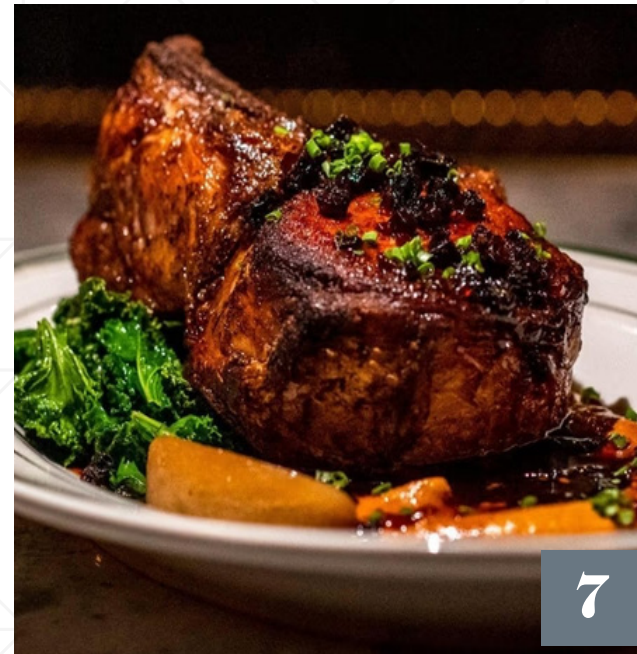
8



16



2



7



4



6



9



13



11



14

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



**625**

PARKING SPOTS AT SPS  
10 EV STATIONS

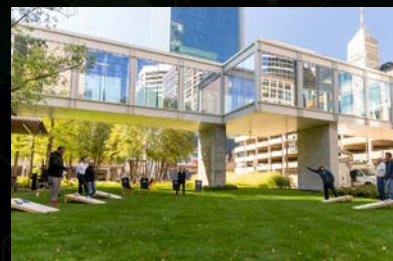
**3,142**

PARKING SPOTS WITHIN  
A 7 MINUTE WALK





BECOME PART OF THE  
**CHANGE**







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