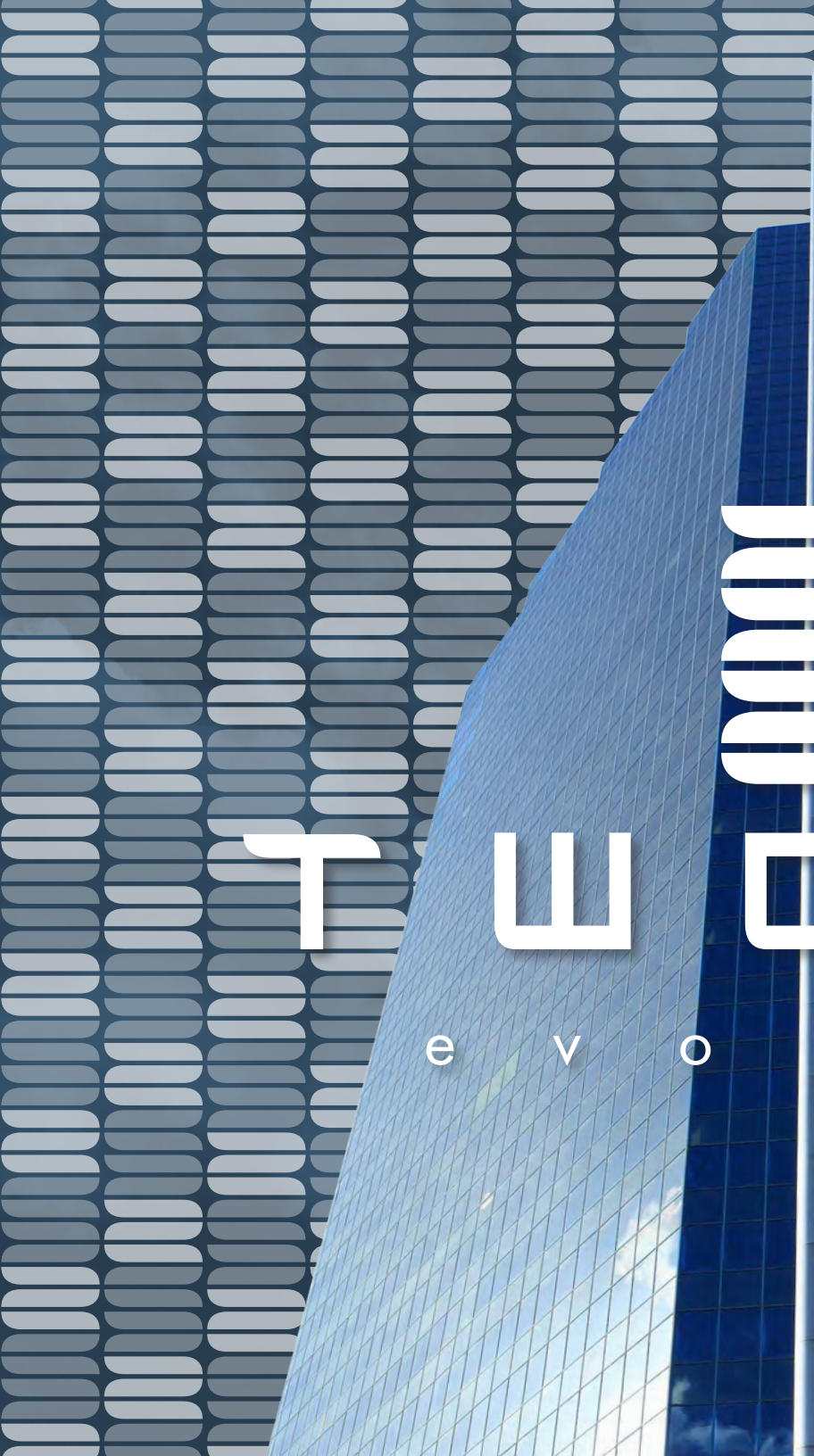


T W O E E

e v o l v e d





WORKPLACE: EVOLVED

Centrally located in downtown Minneapolis, Two22 is a **distinct** landmark that exceeds all expectations.

With easy access to all major highways and bus lines, tenants and guests experience convenient and abundant parking and transit options. Direct access to the skyway links you to the rest of the central business district and all the city has to offer.

Onsite amenities include a tenant lounge, Caribou Coffee, breakfast to happy hour dining, a fitness center, bike storage, and conference facilities.

At 41 floors, Two22 is the fifth tallest building on the Minneapolis skyline and offers unrivaled light and breathtaking views. Flexible and efficient floor plans allow for endless possibilities for your office space.

Two22 offers the workplace: evolved.



TW022: EVOLVED

Address **222 S 9th Street, Minneapolis, MN 55402**

Year Built **1985**

Year Renovated **2020**

Net Rentable Area **727,170 SF**

Building Height **41 stories and four levels of below-grade parking**

Landlord **Lingerfelt Commonwealth Partners**

Management **Commonwealth Commercial
222 S 9th Street, Minneapolis, MN 55402**

Typical Floor Plate Size **23,000 SF**

Lease Rate **\$17.00 - \$19.00**

R/U (Common Area) Factor **Multi-tenant: 1.16
Full-floor: 1.08**

OpEx & Real Estate Taxes

2017 **\$12.96**

2018 **\$13.78**

2019 **\$13.94**

2020 **\$14.41**

A nighttime cityscape featuring several skyscrapers. The central focus is a tall, blue glass skyscraper with a distinctive white top section featuring diagonal stripes. To its left, a building with a glowing orange top is visible, and further left, a building with 'PSNAY' signage. To the right, another modern glass skyscraper is partially visible. The sky is a deep blue with light clouds. The overall scene is illuminated by city lights and the building's own lights.

LANDMARK
BRANDING
OPPORTUNITY

TENANT
EXPERIENCE:
EVOLVED



A complete renovation of the first floor and skyway level begins in April 2020 and will be complete in January 2021.

The renovation will transform these areas into a desirable location for gathering in the skyway system.

TENANT LOUNGE & CONFERENCING

A two-story tenant lounge with dedicated conference facilities, including a training room that can accommodate 90+ occupants, will extend tenants' square footage by adding flexible working, lounging, meeting, and entertaining areas. The lounge will be available for enjoyment throughout the day at no cost.

RETAILERS

In addition to Caribou Coffee, Two22 will offer a flexible service restaurant that will serve breakfast, lunch, and grab-and-go items.

FITNESS CENTER

In 2020 the fitness center will be expanded to two stories on the first floor and skyway level. The new fitness center will include a group fitness area, free weight, stretching, and cardio areas, along with lockers and shower facilities.

BIKE STORAGE

A 60-rack bike storage facility is located on the first floor directly adjacent to the locker rooms. The bike storage room is accessed from a private, locked entrance directly off the dedicated 3rd Avenue bike lane.

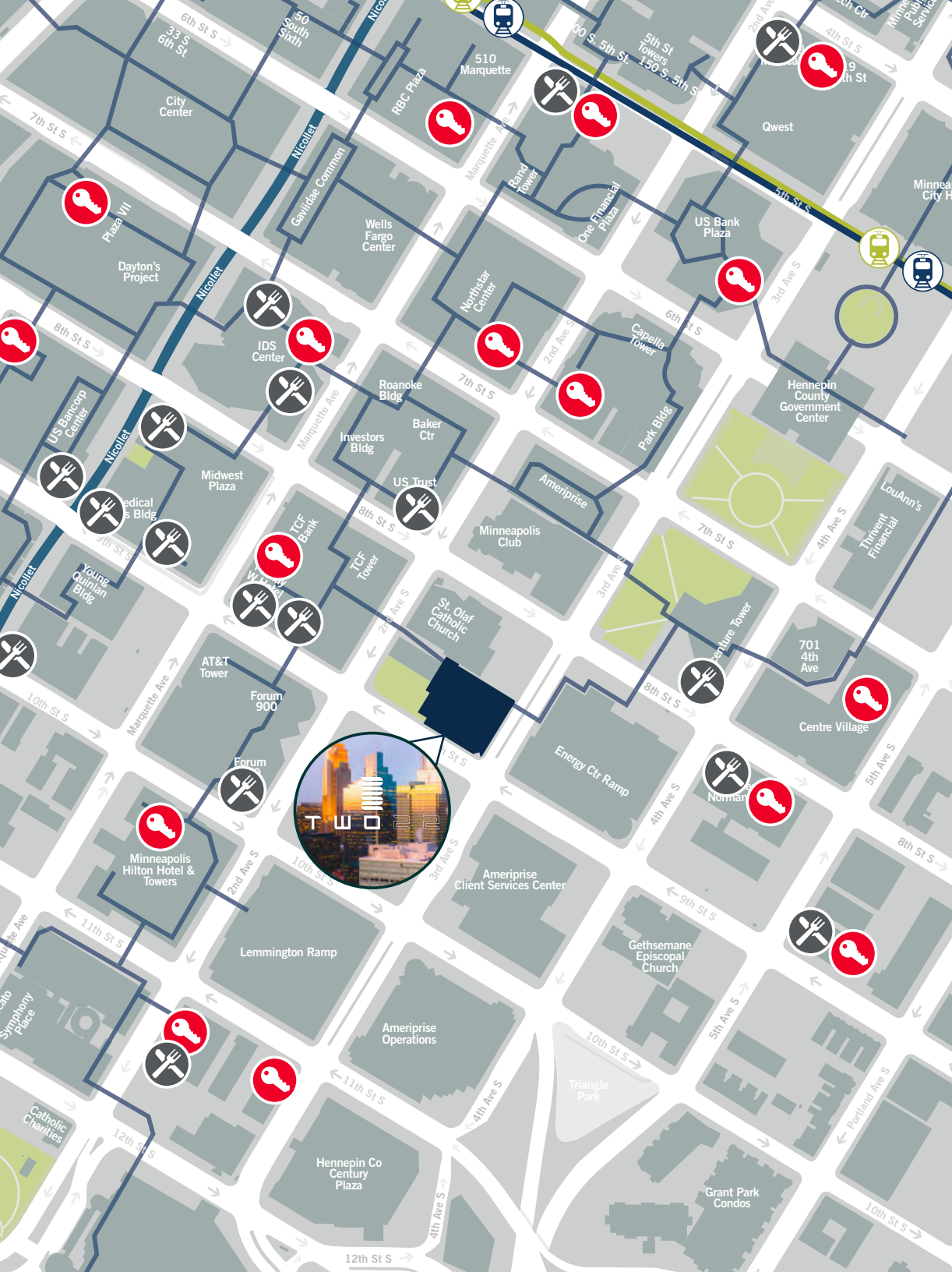
SKYWAYS

Skyway connected to 121 South 8th Street and SPS Tower.



**LOCATION:
EVOLVED**





HOTELS

Nearby hotels include

The W Hotel, Marquette Hotel, Hilton Minneapolis, Westin Minneapolis, Elliott Park Hotel, Le Meridien Chambers Minneapolis and Hotel Ivy

RESTAURANTS

Restaurants within a 5 minute walk include

801 Chophouse, Keys Cafe, Manny's, The Melting Pot, Ruth's Chris, McCormick & Schmick's, Constantine, Monello, Hell's Kitchen, Zelo, Barrio, Mission, The Hen House, The Local and more

CIVIC AMENITIES

Close to business and culture

2 blocks from Nicollet

3 blocks from the Minneapolis Convention Center

4 blocks from the Minnesota Orchestra

8 blocks from U.S. Bank Stadium

8 blocks from Target Field and Target Center

NEW & IMPROVED AMENITIES

- TENANT LOUNGE
- SKYWAY SECURITY DESK
- ROOF DECK
- FIRST CLASS CONFERENCE CENTER
- GRAND STAIR
- URBAN CONCEPT CARIBOU COFFEE
- NEW ALL-DAY RESTAURANT
- LIFESTART FITNESS

41 FLOORS

582 FEET TALL



CONSTRUCTION OVERVIEW

FOUNDATION

Poured concrete foundation wall over caissons and concrete spread footings

EXTERIOR

Reflective spandrel glass exterior curtain wall supported in an extended aluminium frame

FRAME

Floor slab of office tower consists of a wide module pan and joist concrete slab supported by beams and columns; lateral load resistance is provided by concrete shear wall stair and elevator core.

FLOOR STRUCTURE

Poured concrete slab supported by steel joists; office floors are designed to support a live load of 80 pounds per square foot with a partition load of 20 pounds per square foot; office corridors are designed for 75 pounds per square foot.

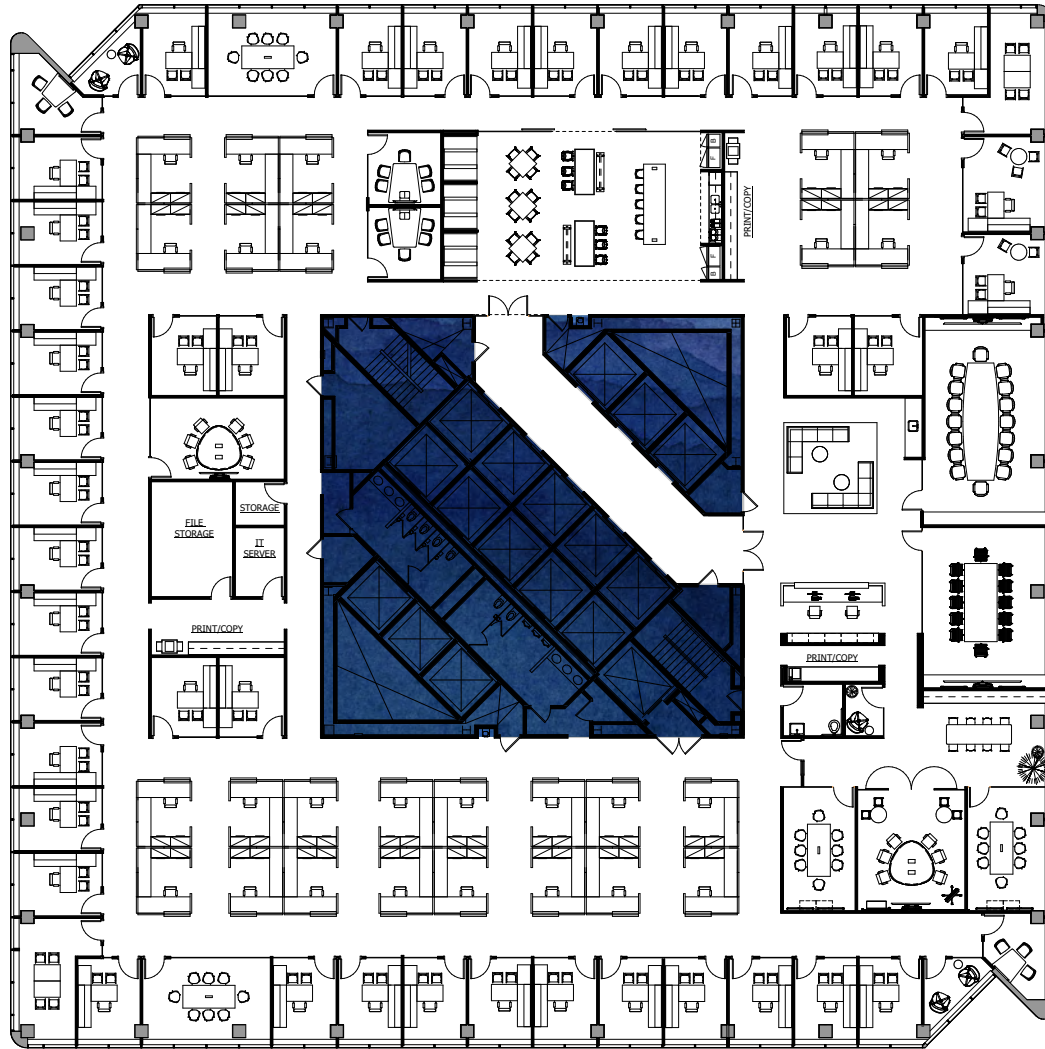
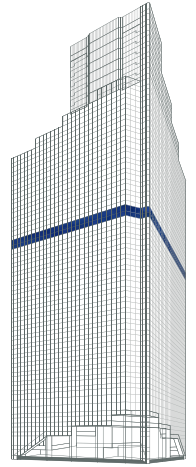
WINDOWS

Double pane inset with blue reflective glass

ROOF STRUCTURE

There are 11 roof sections consisting of single-ply, rubber membrane water barriers, ballasted with 2x2 concrete pavers. Roofs were replaced from 2003 to 2006. The skyway roofs were replaced in 2011 with a reinforced mechanically attached EPDM roof system.

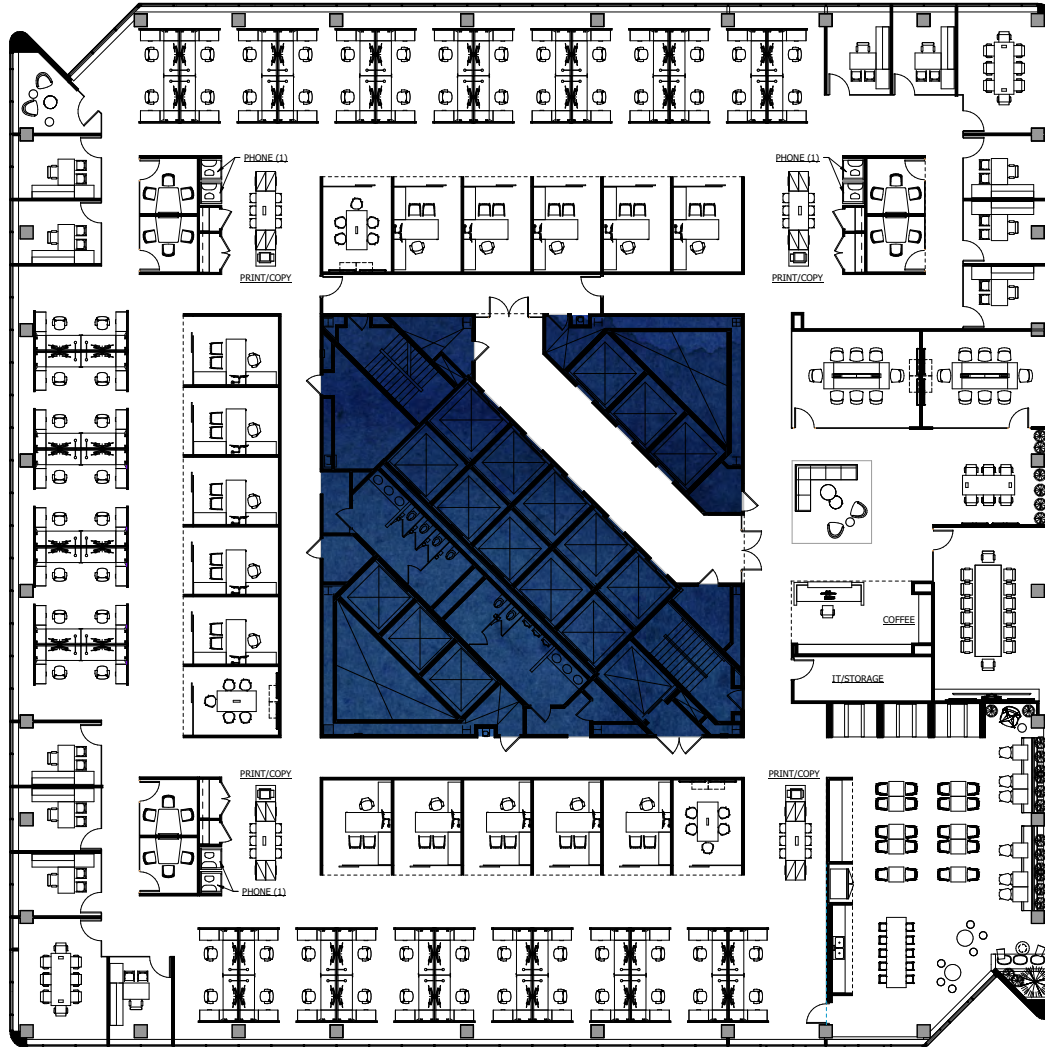
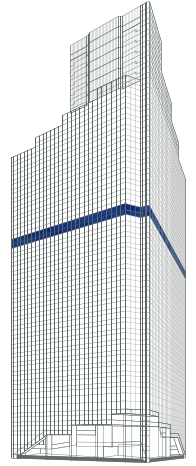
SAMPLE FLOOR PLAN



22,740 SF

TRADITIONAL APPROACH

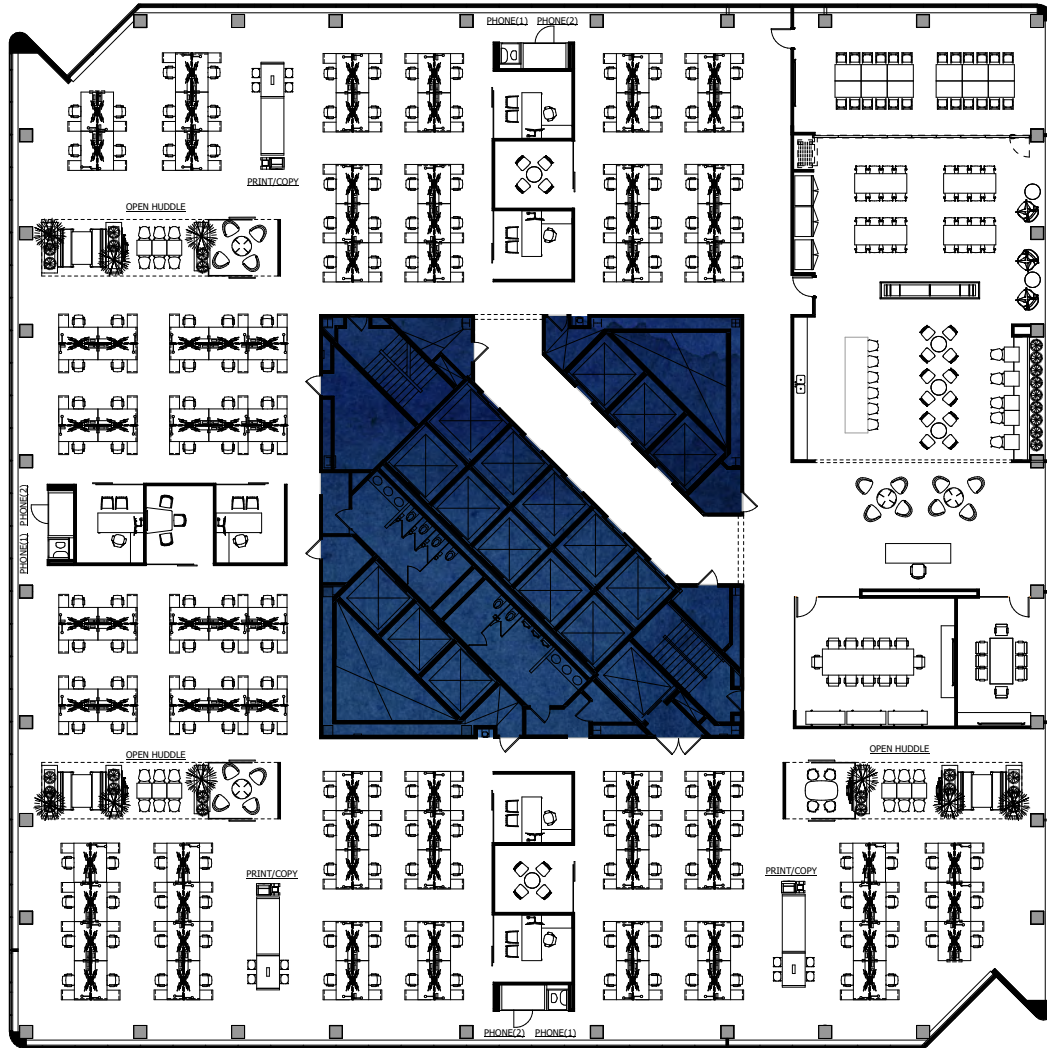
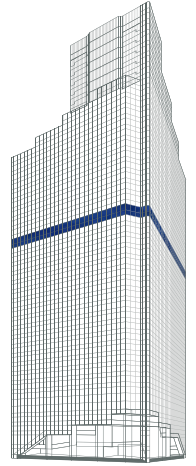
SAMPLE FLOOR PLAN



22,740 SF

TRANSITIONAL APPROACH

SAMPLE FLOOR PLAN



22,740 SF

727K

SQUARE
FEET

5TH

TALLEST IN
MPLS CBD

23K

SQUARE FOOT
FLOOR PLATES

183

EXECUTIVE PARKING
STALLS

46'

CORE-TO-
WINDOW DEPTH



OUR PARKING ADVANTAGE

23,500 SF / 175 SF PER EMPLOYEE = 135 EMPLOYEES

135 x \$100/MO SAVINGS = \$13,500 MONTHLY SAVINGS

\$13,500 x 12 MONTHS = **\$162,000 ANNUAL SAVINGS**

\$162,000 / 23,500 SF = **\$6.89 PSF ANNUAL SAVINGS**

IMMEDIATE FREEWAY ACCESS



SKYWAY CONNECTED



COLUMN-FREE FLOOR PLATE CONFIGURATIONS





TWO22

ROOF DECK: EVOLVED



BUILDING SYSTEMS

ELECTRICAL

Four square D aluminum buss duct riser systems provide power to the entire building. Xcel Energy provides the property with a 13,800 volt, 3 phase redundant power supply. This supply is converted to 480 volt service and then to 120 volt service at each floor.

PLUMBING

There are two restrooms on each floor. The finishes include tile walls and flooring, wall covering, and a finished sheetrock ceiling with recessed lighting. Each restroom is equipped with hands-free fixtures.

HVAC

The entire property is served by a variable air volume (VAV) system. Each of the large floorplates has approximately 24 zones which allow for optimum temperature control and tenant comfort. All fan systems have been converted to variable frequency drive (VFD) controls. Both steam and chilled water are purchased from NRG Energy in Minneapolis. Heat is provided by a perimeter radiant hot water system, and cooling, along with make-up air, are served by chilled water.

EMERGENCY MANAGEMENT

The property has one diesel-powered Caterpillar back-up generator located on the fifth floor. The generator produces 1,456 horsepower and generates 1,000 Kilowatts of standby. In the event of a power failure, the generator will supply power to the smoke exhaust, emergency lighting, and pressurization fans for stairwell fire control & fire pumps. A 1,000 gallon diesel storage tank is located on level P1 of the parking garage.

ELEVATORS

Vertical transportation is provided by sixteen public Westinghouse 3,500-pound gearless elevators (8 high-rise & 8 low-rise); one Westinghouse 6,000-pound gearless service elevator; two Westinghouse gearless shuttle elevators serving the parking garage through 3rd floor, and one hydraulic selective relay-based passenger elevator that serves floors 40-41. One set of escalators provide service between the first & second floor skyway/atrium area.

From 2020 to 2022, all twenty elevators will be modernized, (both equipment and cabs). Destination Dispatch technology will be added to all 16 tower elevators. The existing escalators will be replaced with a grand staircase from the first floor lobby to the skyway.

LOADING

The loading dock area is located on street level with ingress and egress off 9th Street near the northeast corner of the site. The loading dock includes three bays with load levellers, 24-hour access, and onsite security personnel.

SECURITY

There are two onsite security officers at the property 24 hours per day, seven days per week. Public areas are monitored via closed-circuit cameras from the central control station. (CCTV cameras are located in parking garage entrances & lobbies, all entrances/exits, skyway locations and elevator lobbies.) There is a Honeywell card access security system that provides 24-hour access to the building and elevators. The system also allows for tenants to deploy the base building for private card access.

ENERGY MANAGEMENT SYSTEM

Automation, temperature control and fire alarm systems are managed and controlled by a Honeywell EBI Building Management System. This PC system features an intuitive, graphic-operative interface which provides historical trend data, curve plotting & charting and report generation.

FIRE/LIFE SAFETY

The building is fully sprinkled for fire protection. Fire suppression elements include pressurized stairwells, smoke detection system, duct smoke detection, automated smoke evacuation and elevator recall. The underground parking garage and loading dock areas have a dry sprinkler system. The building is equipped with a central fire alarm system, which monitors flow switches and smoke detectors. Illuminated exit signs and fire extinguishers are provided throughout the building.

COMMUNICATIONS SYSTEMS

Telecom providers include: Verizon, TW telecom, Comcast, Cogent Communications, Century Link, TDS Telecom. The building has dual entrance facilities for Telecom Carriers at 3rd Avenue and 9th Street points of entry. Fiber is currently available and terminated to the building from: Verizon, TW telecom, Comcast, Cogent and Century Link. Existing capacity in the riser closets can support installation of multiple new circuits of both fiber and copper. Main building telecom room is on floor P1 (sub-basement). Each floor also has 2 telecom risers located on the east & west sides. Tenants can utilize the telecom risers on each floor as it is recommended by the telecom provider. A neutral host DAS (distributed antenna system) is installed.



MAKE YOUR MARK ON THE SKYLINE



T W O A A

KATIE TUFFORD

SENIOR DIRECTOR

+1 612 413 5007

KATIE.TUFFORD@CUSHWAKE.COM

TOM TRACY

EXECUTIVE DIRECTOR

+1 612 280 3299

TOM.TRACY@CUSHWAKE.COM



LINGERFELT
COMMONWEALTH
PARTNERS



CUSHMAN &
WAKEFIELD