

CAPELLA
TOWER

ELEVATE YOUR
EXPECTATIONS



CBRE

YOUR WORKPLACE ESCALATE

ESCALATE YOUR WORKPLACE AT CAPELLA TOWER.

Everything about this building hits a high note. Its iconic design. Its place on the skyline. Its location, right in the heart of downtown Minneapolis. Its services and amenities, all top of the market. And its space, as diverse as the businesses that call Capella Tower home.

CAPELLA TOWER

225 S. SIXTH ST. MINNEAPOLIS



Designed by Pei, Cobb, Freed & Partners



Completed 1992



Renovated in 2019, 2024



58 stories



1.4M SF



LEED Certified



WELL Certified



ELEVATE


the experience of Class A services and amenities. The Capella Tower Sky Deck. The Capella Tower Health Club. The media lounge, just the spot for coffee and collaboration. Every element is perfectly calibrated to help our tenants work smart and engage top talent.





-  Tenant exclusive Capella Tower Sky Deck
-  The Collaborative!
-  Tenant exclusive Capella Tower Health Club
-  Full AV conference center Boardrooms & auditoriums
-  Wi-Fi media lounge With fireplace seating
-  Mother Dough Cafè
-  Andrea's Pizza A slice of Sicily
-  225 Barber/Salon A cut above
-  Cravings Convenience store
-  Bicycle parking Plus showers
-  563 parking stalls Underground and heated
-  Link to Hyatt Centric Hotel





ROOF DECK

 5,500 SF
Panoramic views

 Sun & shade workspace
Wi-Fi equipped

 Bar area for catering
And entertainment

 Gaming area
With bocce court

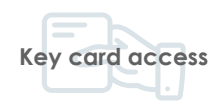
 Fire pits
For longer summers



LUXURY-CLASS FITNESS

INVIGORATE in a world-class gym fit for a world-class skyscraper. Spa-like locker rooms. Hotel-style amenities. The Capella Tower Health Club offers our tenants wellness in the workplace.

MEMBERSHIP INCLUDES:



Key card access



Complimentary towel service



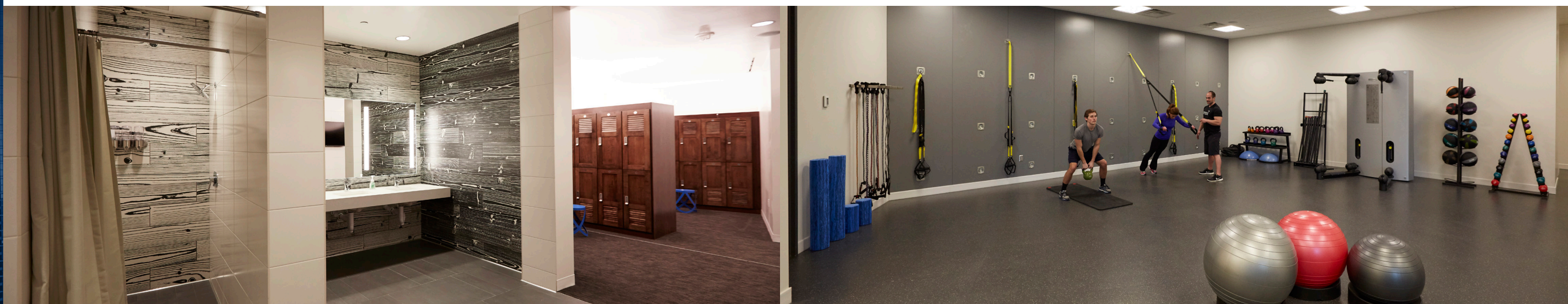
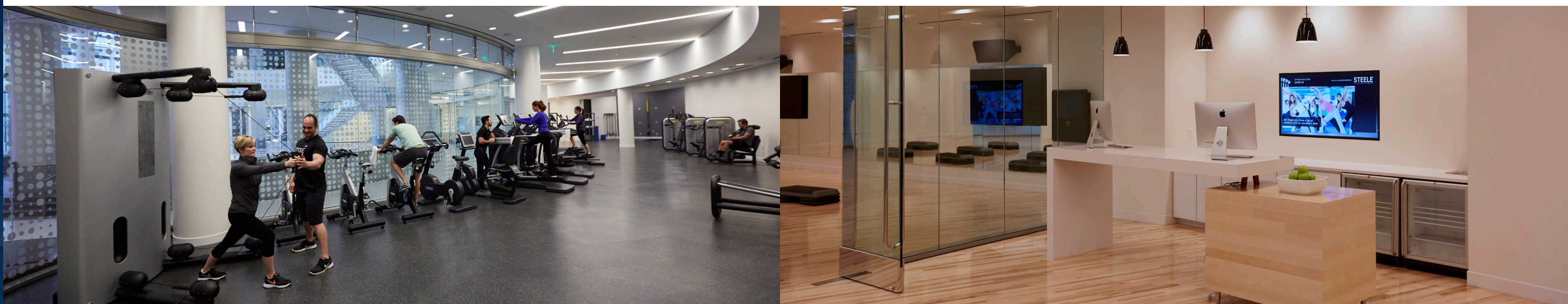
Spa-like locker rooms



Award-winning personal training



Unlimited group fitness classes





MEDIA LOUNGE

CONGREGATE in a space designed for sharing. Collaborate with colleagues. Catch up over coffee. Or carve out some time to sit by the fireplace and get a spark of creative energy. This is the workplace our tenants never dared to imagine—until they found it here.

-  Fireplace seating area
For casual gatherings
-  Alternative workspace
For renewed productivity
-  Coffee Bar
For espresso & pastry
-  Wi-Fi equipped
For a wireless workspace



CONFERENCE CENTER



COLLABORATE in a space equipped for every need. Four conference rooms. Acoustic wall systems. Full audiovisual and Wi-Fi. Kitchen, internet café and pre-function areas. Plus our concierge is on call to help plan, cater and make events a success.

PIPESTONE	Boardroom with 10-Person seating
VOYAGEURS	18-Person boardroom - 60-Person auditorium
GRAND PORTAGE	10-Person conference - 40-Person auditorium
NORTH COUNTY	18-Person boardroom - 50-Person auditorium
COMBINED	80-Person classroom - 150-Person auditorium





APPRECIATE all that Downtown Minneapolis has to offer. U.S. Bank Stadium and Target Field. Five-star hotels and luxury housing. Fine dining, food trucks and the Farmers Market. Everything is in our backyard.

SKYWAY CONNECTION

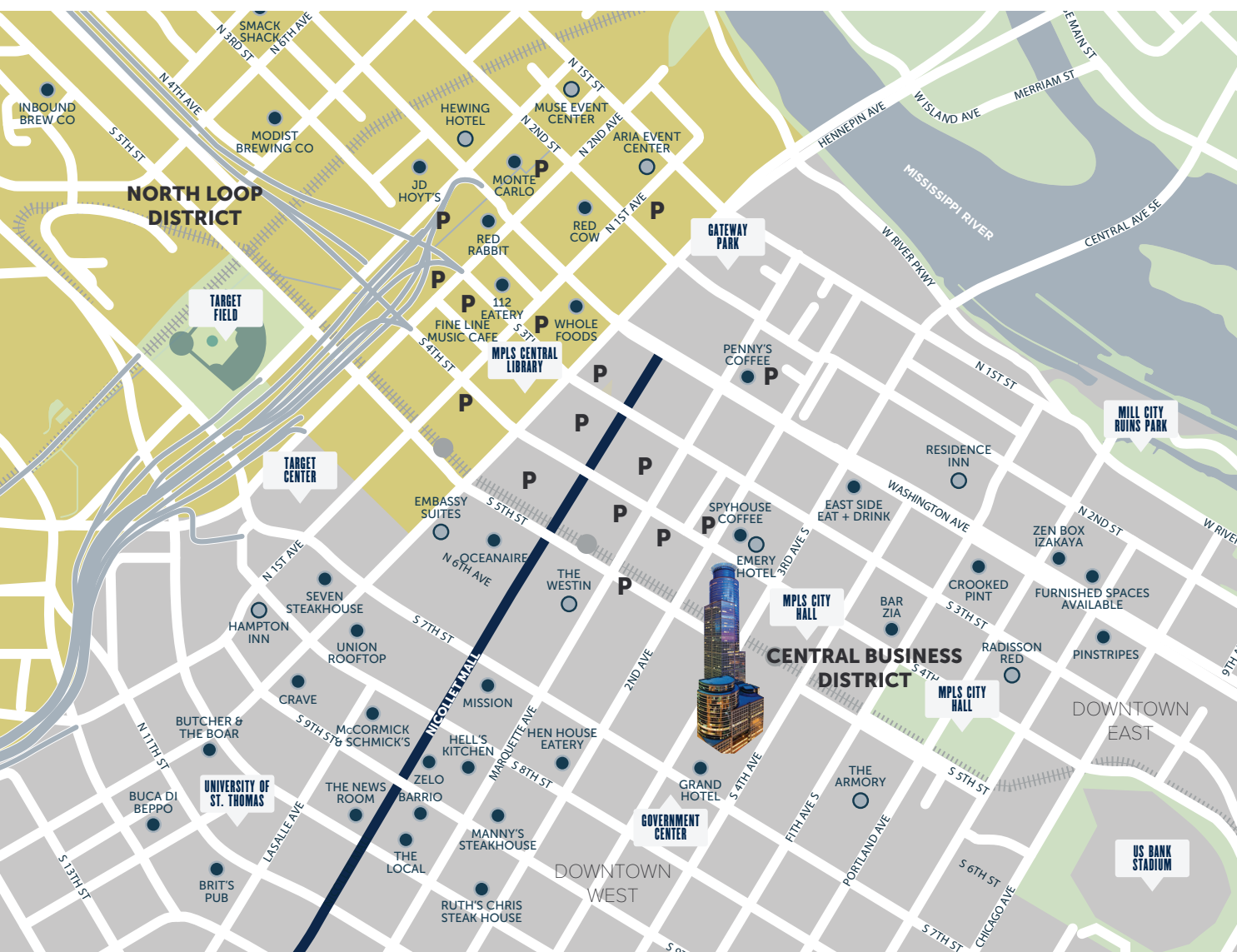
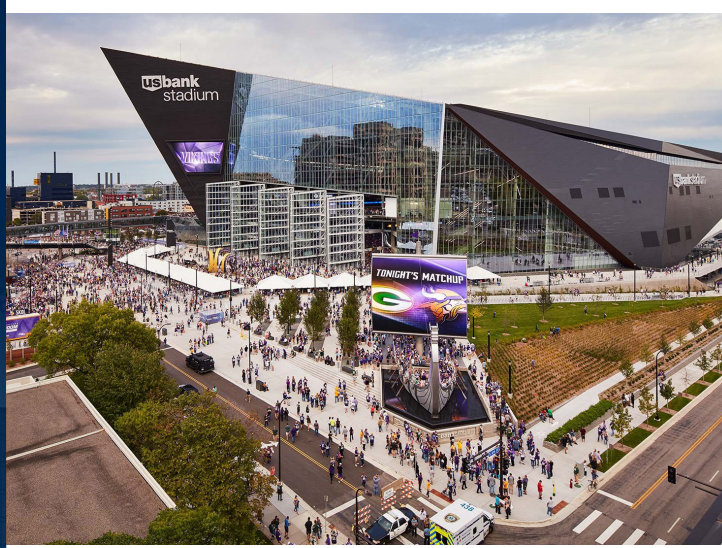
Direct link to US Bank Plaza, Ameriprise Financial Building, Northstar Center

VIKINGS AND TWINS STADIUMS

A real home field advantage




HOTELS AND HOUSING

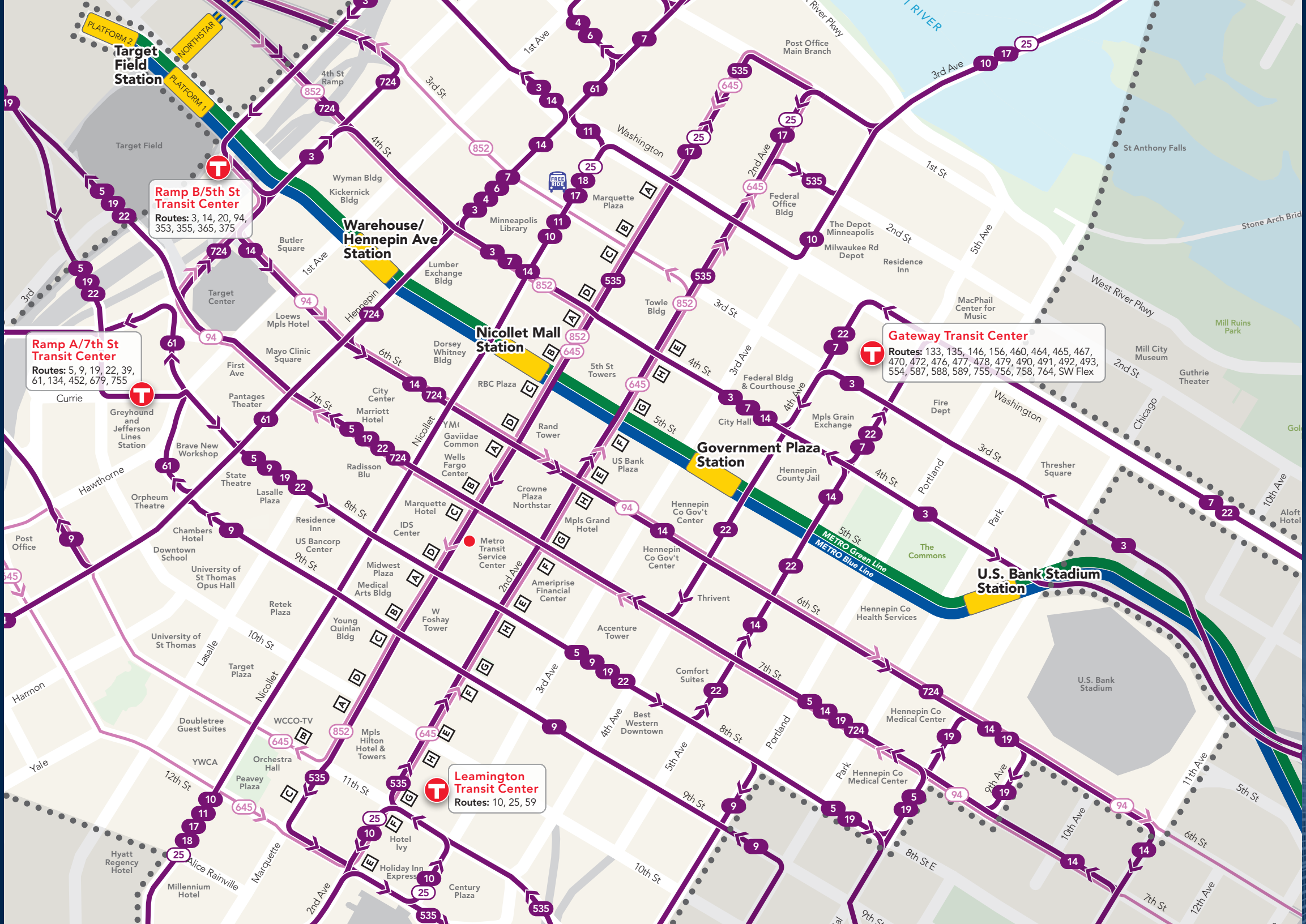
Luxury living at the doorstep



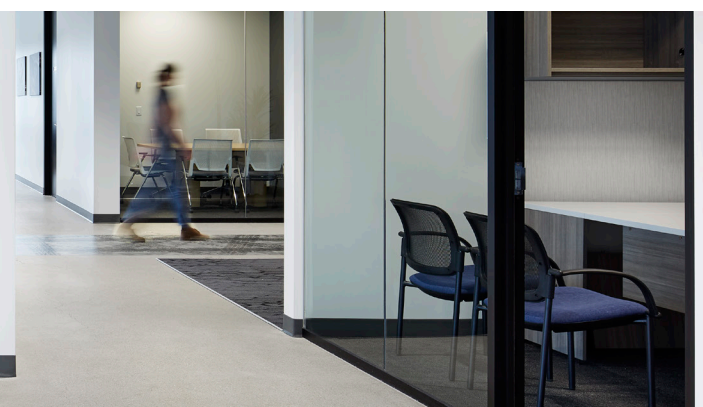
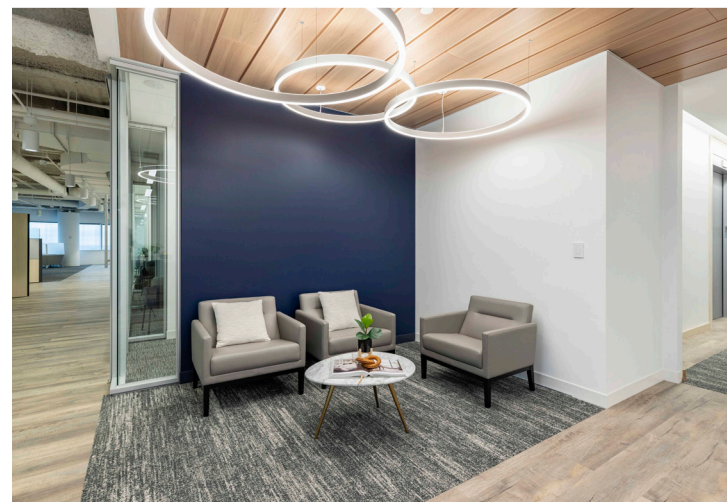
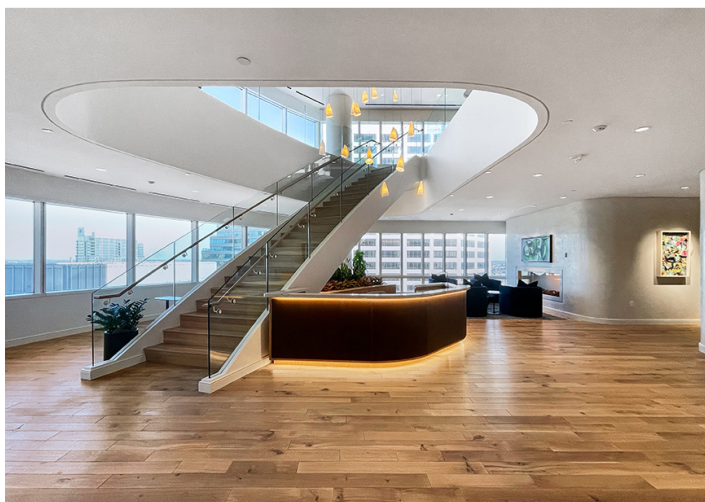
TRANSIT & PARKING

ACCELERATE the daily commute with convenient transit in the center of the CBD. Instant access to major freeways. Northbound buses at the front door. One block to METRO Light Rail. Coming and going, Capella Tower is the place for business on the move.

- 
ROAD
 Direct connections to arterials
- 
BUS
 Primary northbound lane stop
- 
LIGHT RAIL
 METRO station a block away
- 
STEPS
 Six blocks to Target Field
 Five blocks to US Bank Stadium
- 
SKYWAY
 Year-round indoor access

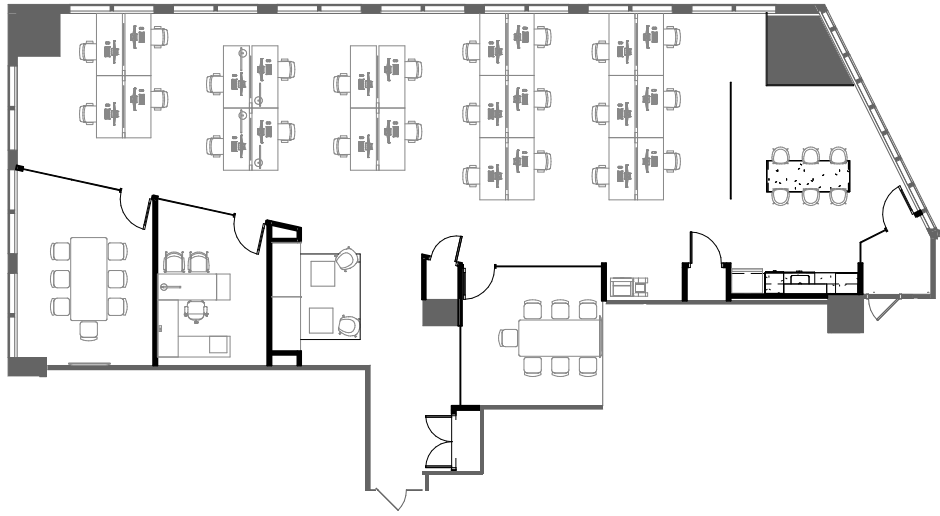


RECENT TENANT BUILDOUTS

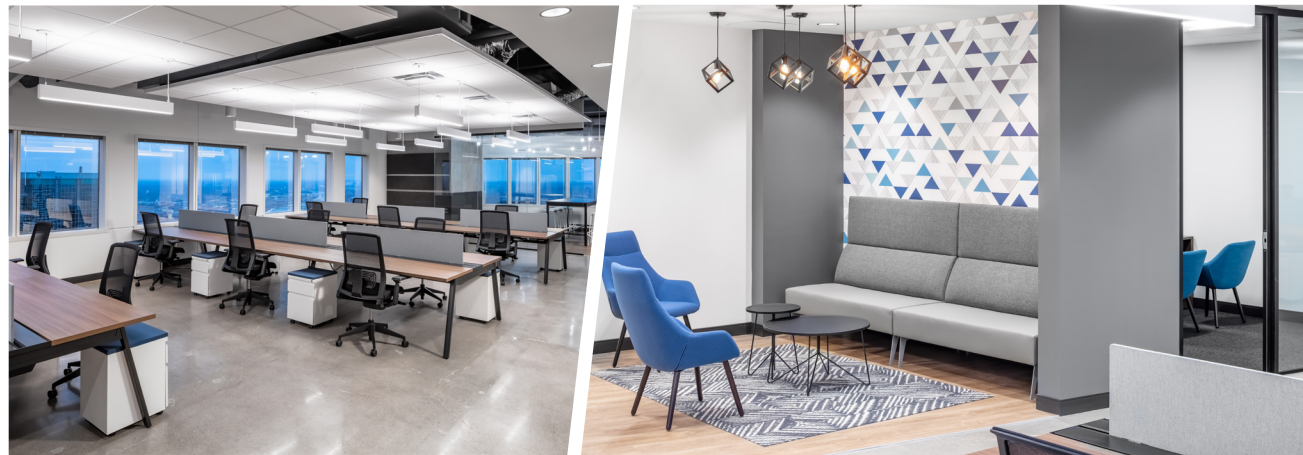
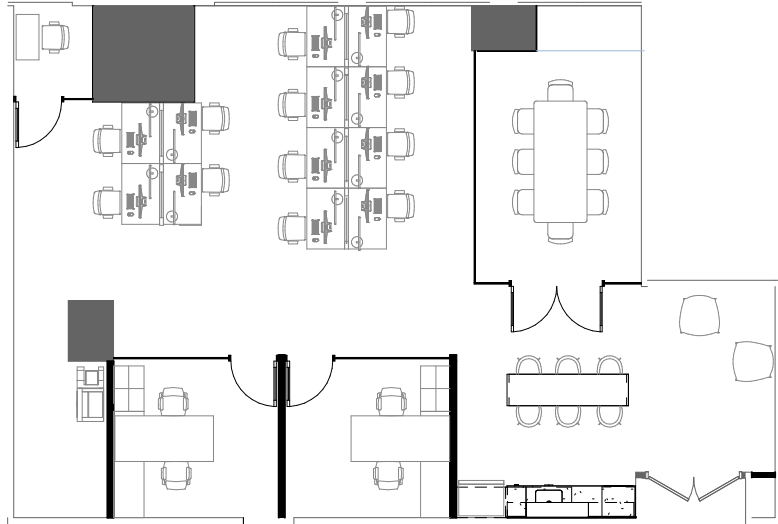


FURNISHED SPACES AVAILABLE

41ST FLOOR - 3,897 SF



25TH FLOOR - 2,005 SF





OWNERSHIP

CBRE

LEASING & MANAGEMENT

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