

**YEAR BUILT:**

1982

**OWNER:**

CW Capital

**BUILDING SIZE:**

734,443 Rentable Square Feet, 36-story office tower

**BASE RENTAL RATE:**

Floors 8-14 - \$18.50/RSF NNN + E

Floors 15-36 - \$19.50/RSF NNN + E

**EXPENSES:**

2024 Expenses - \$8.00/RSF (CAM: \$6.16/RSF, Taxes: \$1.84/RSF) Electricity: \$2.06/RSF

**BUILDING HOURS:**

Monday - Friday: 8:00 a.m. - 6:00 p.m.

Saturday: 8:00 a.m. - 1:00 p.m.

**AFTER-HOURS HVAC:**

After-hours HVAC - \$75/hr

**PARKING:**

Parking Ratio - 1.7/1000

\$190/month for unreserved parking

\$250/month for reserved parking

**TELECOMMUNICATIONS:**

Cogent, AT&T, Spectrum, Verizon, and Century Link (all provide fiber)

**AMENITIES:**

On-site DART Light Rail - St. Paul station, M Line Trolley station, on-site management, 24/7 on-site security, near Klyde Warren Park, adjacent to Pacific Plaza Park, and amenity-rich area within walking distance.

