

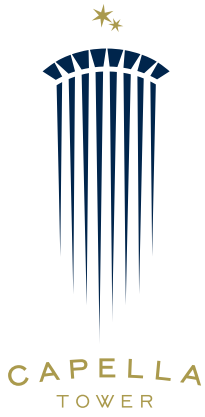
CAPELLA
TOWER

225 SOUTH 6TH STREET MINNEAPOLIS, MN

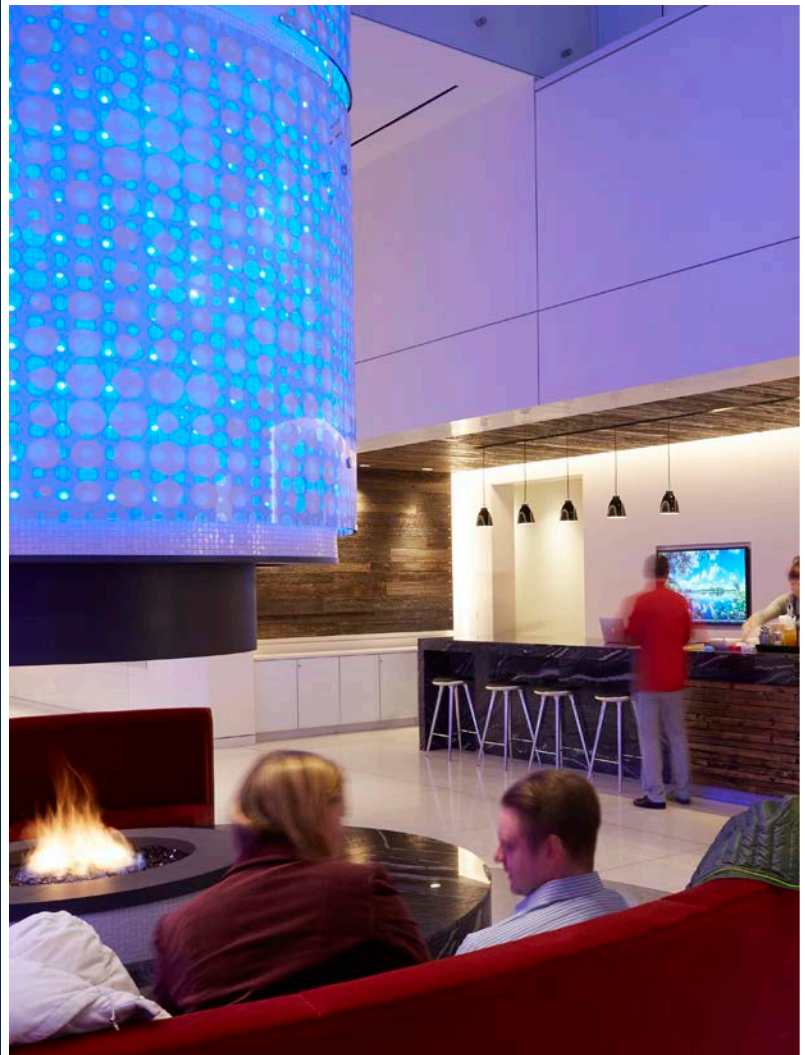
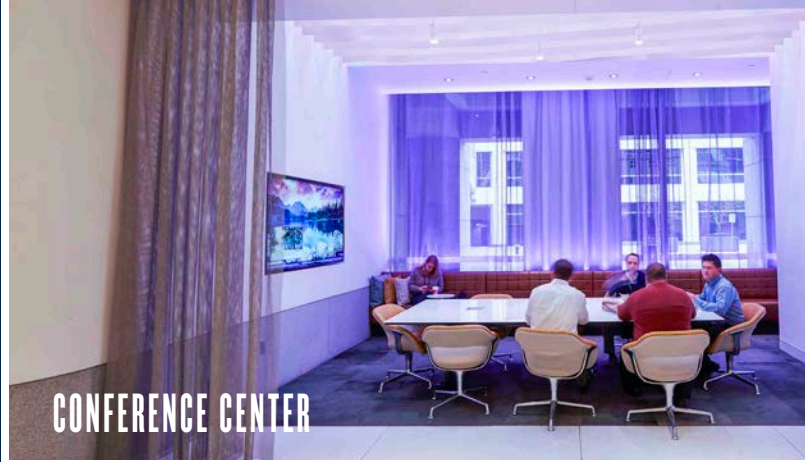
REIMAGINING THE WAY WE WORK



CBRE



Rich in amenities,
Capella Tower
provides innovative
space to engage
and retain your
top talent.



THIRD WORK PLACE



FIRST FLOOR LOUNGE



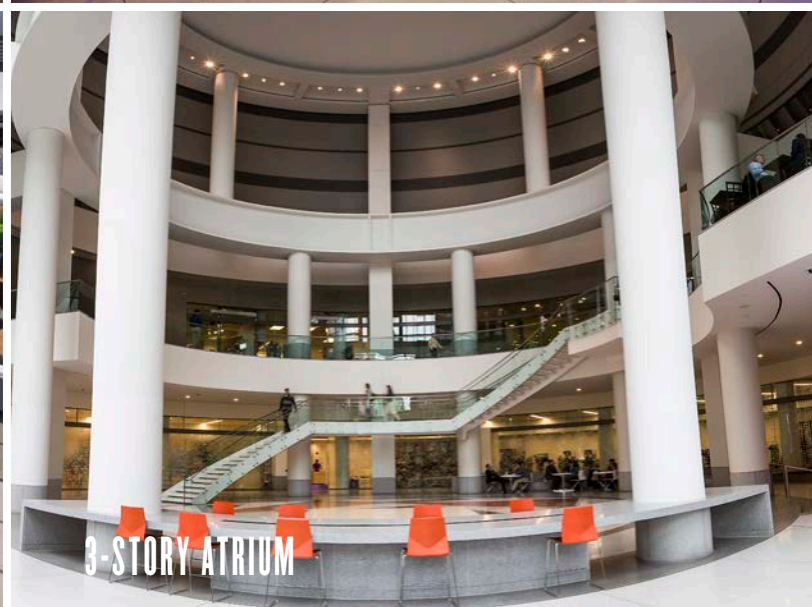
LOCKER ROOMS/SHOWERS



PEACE COFFEE



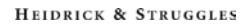
ROOF DECK - COMING SOON!

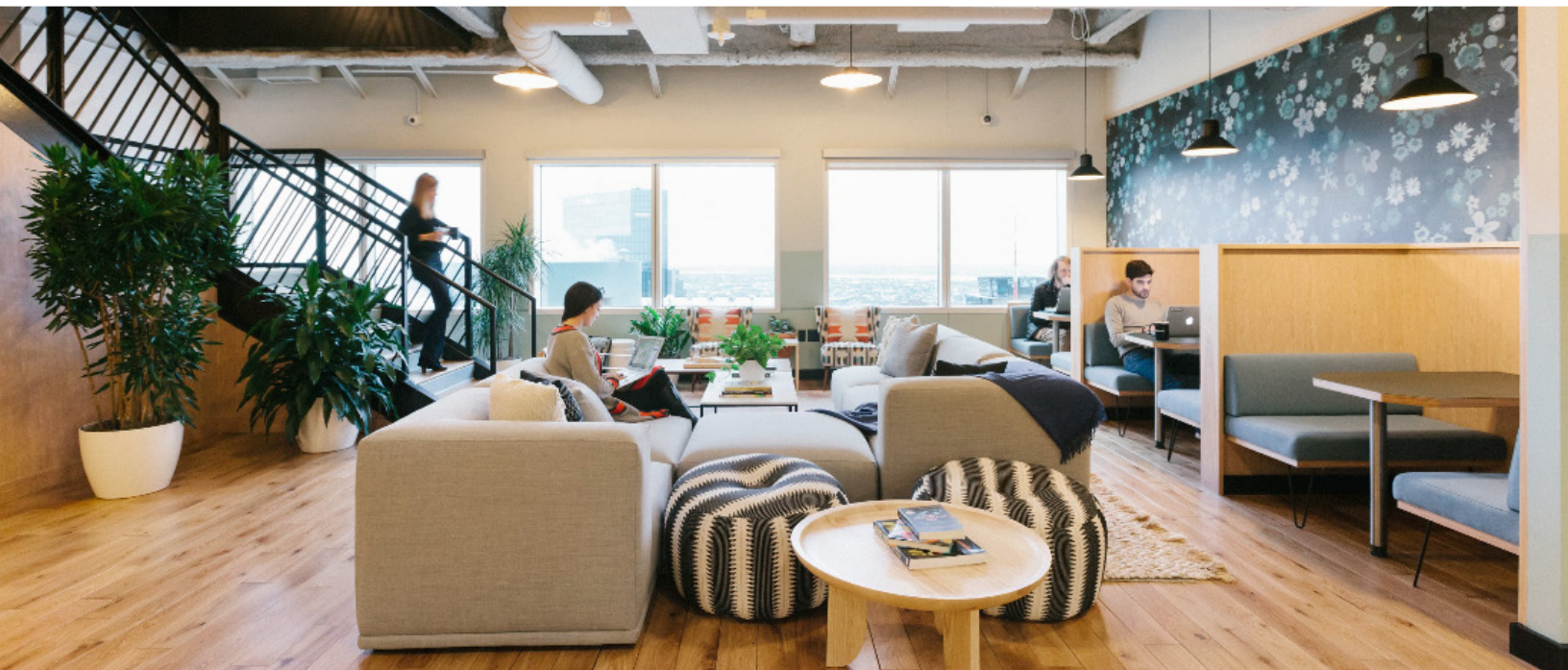
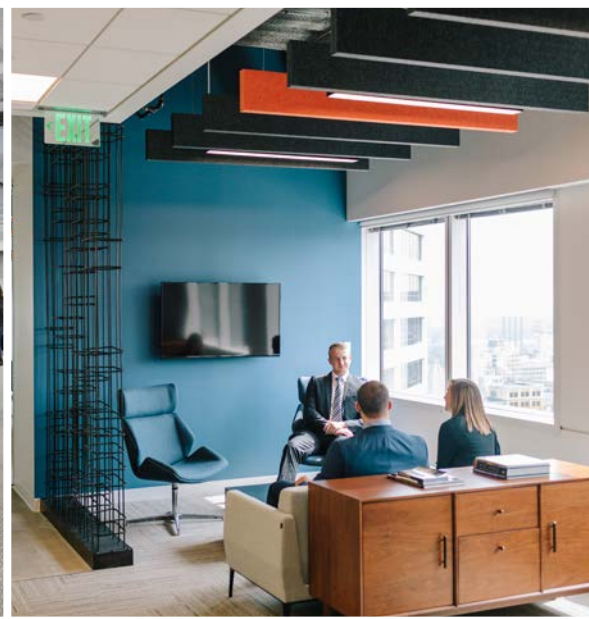


3-STORY ATRIUM



JOIN A WORLD-CLASS TENANT ROSTER.







Capella Tower is a
high-performance,
award winning
green building.

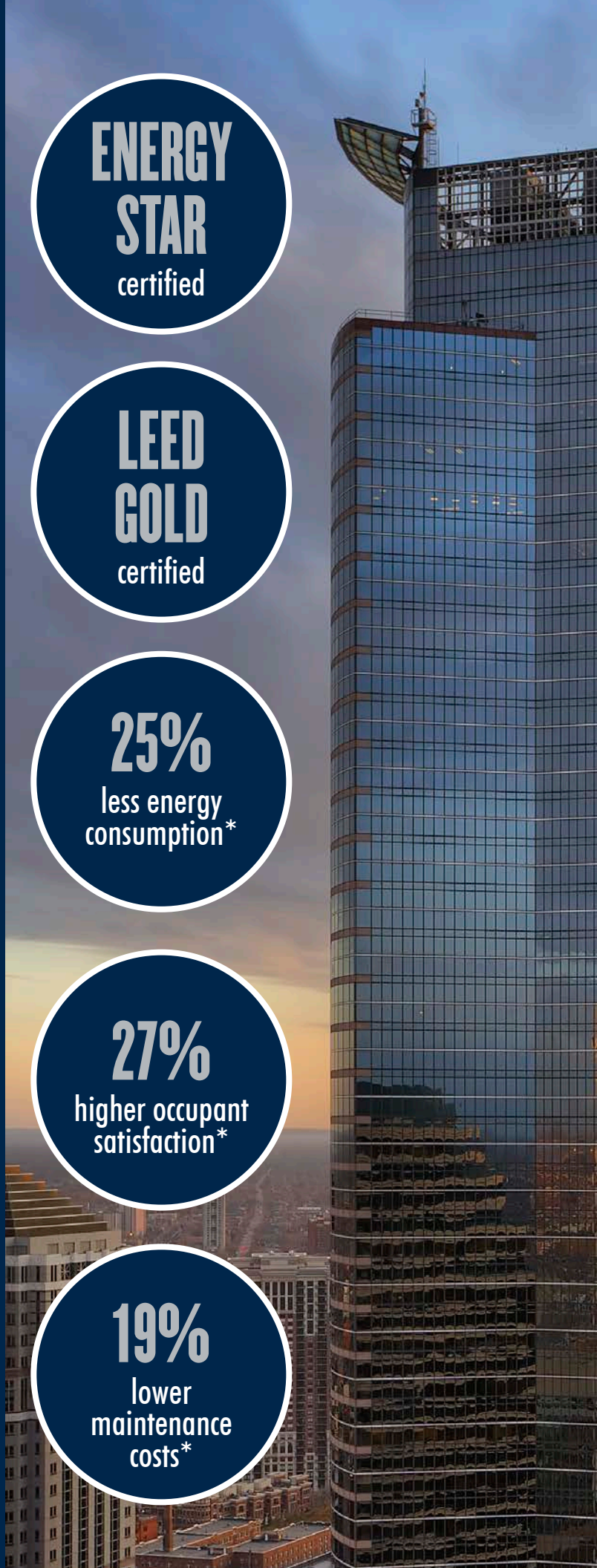
**ENERGY
STAR**
certified

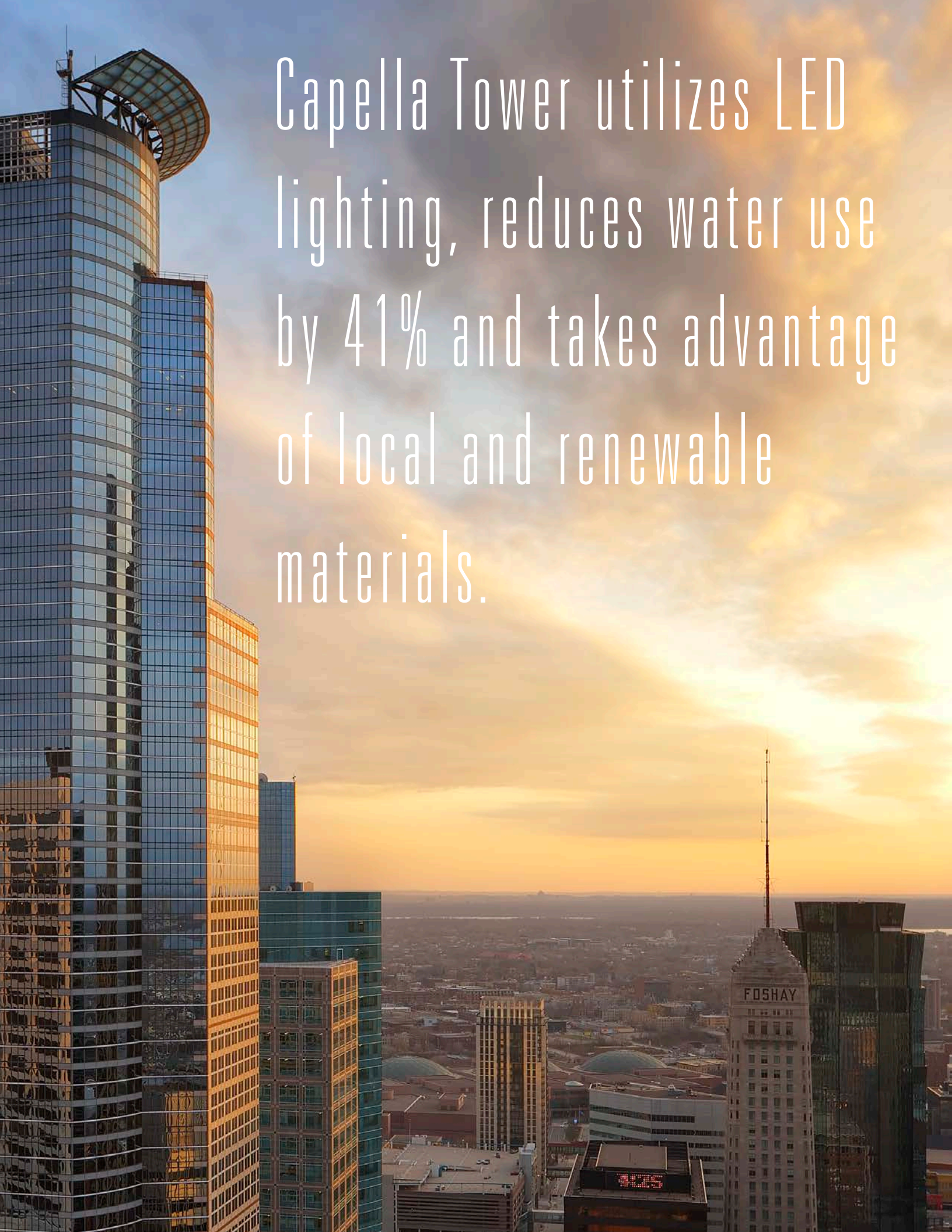
**LEED
GOLD**
certified

25%
less energy
consumption*

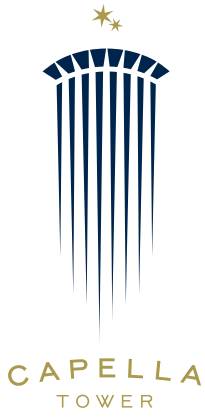
27%
higher occupant
satisfaction*

19%
lower
maintenance
costs*

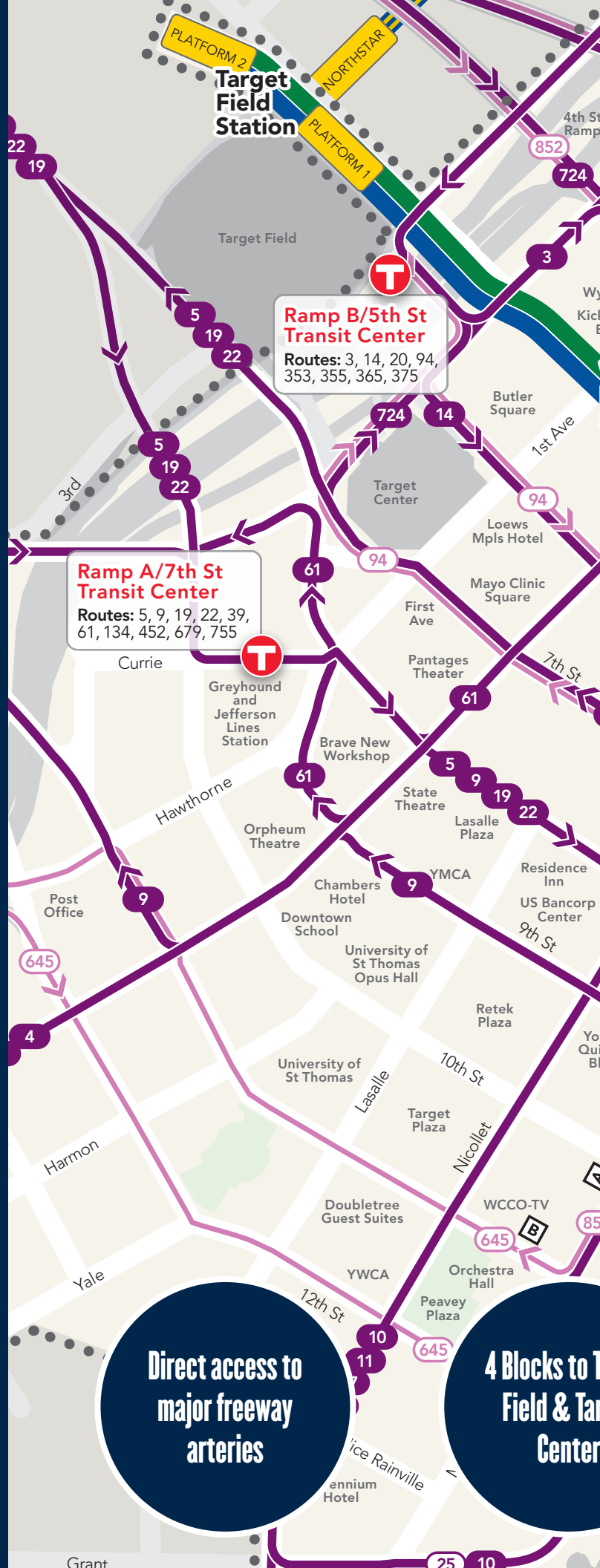


An aerial photograph of a city skyline at sunset. The sky is filled with soft, golden light and scattered clouds. In the foreground on the left, a tall, modern glass skyscraper with a curved top and a large, curved glass structure on its roof dominates the view. The building's glass facade reflects the warm colors of the sunset. Other skyscrapers of varying heights and architectural styles are visible in the background, including one with the name 'FOSHAY' on its facade. The city below is a dense grid of buildings and streets, with some green spaces and a large stadium-like structure visible in the distance.


Capella Tower utilizes LED lighting, reduces water use by 41% and takes advantage of local and renewable materials.



Located in the heart of the Minneapolis CBD, Capella Tower has great transit service.





Gateway Transit Center
 Routes: 133, 135, 146, 156, 460, 464, 466, 470, 472, 476, 477, 478, 479, 490, 491, 492, 554, 587, 588, 589, 755, 756, 758, 764, 765

Primary north-bound bus lane stops at Capella Tower Front Door

Convenient to banking, hotels & restaurants

One block to the Government Light Rail Station

Target

Learn: Tra



Target





LOCATION

225 SOUTH SIXTH STREET | MINNEAPOLIS



BUILDING SIZE

1.4MM SF



BUILDING HOURS

M-F: 7:00 A.M. - 6:00 P.M.



YEAR BUILT | RENOVATED

1992 | 2014



PARKING ACCESS

563 UNDERGROUND PARKING STALLS



NET RATES

\$14.00-\$24.00 PSF



OWNERSHIP & MANAGEMENT

Shorenstein is one of the country's oldest and most respected real estate organizations active nationally in the ownership and management of high-quality office and residential properties. Shorenstein has established its reputation as a creative and knowledgeable investor in the Minneapolis market. The company is privately owned and is headquartered in San Francisco, CA.



LEASING

CBRE is the exclusive leasing team, a Fortune 500 and S&P 500 Company headquartered in Los Angeles. CBRE is the world's largest commercial real estate services and investment firm serving real estate owners, investors and occupiers.

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