



Physical Description

Foundation

The foundation of the Howard Court Building is Bluestone.

Floor Structure

The floor structure of the Howard Court Building is structurally designed wood on upper floors with re-enforced concrete on the lower floor.

Exterior Walls

The façade of the building is decorative brick and block with Corbels at the top. The exterior of the building compliments the Hibbing Downtown architecture.

Windows

The Howard Court windows are single pane glass with wood frames. As new windows installed they will be bronze aluminum frame thermo insulated with a bronze finish on the glass.

Roof Structuring & Covering

The Howard Court Building has hot tar built roof of an unknown age.

Roof access is provided via a closet located in a secured closet on the upper east level of the building.

Interior Walls

5/8" sheet rock on wood studs.

Floor Covering

Carpeting throughout the majority of the building Ceramic tile and wall paper in washroom floors and walls.

Ceiling Covering

The Howard Court Building contains decorative grid acoustical ceilings in tenant spaces and common areas.

Smoking

Minnesota Law does not permit smoking in the building. Smoking is permitted outside the building in the alley behind the Howard Court Building. There is no smoking within 25' of the building entrance.

Special Features

The Howard Court Building has Conference Rooms conveniently located on the lower and upper level of the building. These Conference Rooms are available to tenants at no additional charge. Tenants are required to reserve the conference rooms. Reservations are on a first come basis. Reservation calendars are located within each conference room.

Bailey's Restaurant, located on the main level of the building serves breakfast and lunch to tenants, guests and outside customers.

Secured Mailboxes are provided to each tenant. Mailboxes are located on the main level of the building.

Large billboard signage on the exterior of the building is available to tenants.

HVAC

The Howard Court Building is heated by one A.O. Smith natural gas boiler which provides hot water through constant volume circulating pumps. The boiler heats the water as needed.

A forced air furnace provides additional heating to the upper level of the building.

A Make-Up air (MUA) unit provides outside fresh air to entire building. These operate in unison with the boiler

Electrical

The Howard Court Building has electrical service panels located through out each level and services tenants and common areas.

Communications

The building main data room (MDR) is located on the upper level of the building.

Data Closets, located on the upper and lower level of the building provide CAT 6 cabling to all tenant suites.

Consolidated Communications provides a 100MB/100MB fiber connection to the building. Media Com provides copper internet and cable television to the building.

Elevator

The Howard Court Building has one hydraulic passenger Elevator that provides service to the main and upper level of the building. TKE Elevator provides the Howard Court Building with service to the elevator. The Emergency elevator phone is monitored by TKE monitoring 24/7/365.

Restrooms

Each of the six (6) washrooms (1 men, 1 women) on each floor are equipped with water saving faucets, water closets, and urinals. Washrooms on the main and upper level are handicap accessible. All washrooms are secured for tenant and guests' safety.

Life Safety

The Howard Court Building has three (3) stair towers located on the South West, and Center areas of the building with exits directly to the outside of the building.

A Knox Box with master key for the building is located at the main Howard Street entry.

Security

The Howard Court Building has security cameras located inside and outside of the building for our tenants and guests' safety. These cameras record all activity 24/7/365 on NVR devices.

Locking/Unlocking

The building exterior doors are locked and unlocked at pre-determined times. Afterhours building access is provided through the Brivo Security Access System. Afterhours access is recorded for security purposes.

Parking

There is on street and public parking adjacent to the building. Additional public parking lots are located within close proximity to the building.

Loading Dock

The Howard Court Building does not have a loading dock. Deliveries should be made through the Third Street or alley entry.

Management Staff

The management staff, A&L Properties, located at 11 East Superior Street, Suite 130, Duluth, MN. Current staff includes Property Manager, Facilities Manager, Property Administrator, and support staff.

Janitorial

Janitorial service is contracted with Marsden Cleaning Service. Nightly cleaning is typically 6 p.m. – 11 p.m.

Sampling of Existing Tenants

- Ryan Financial
- Trenti Law Firm
- Howard Court Salon
- Acutax
- Uptown Hair
- Prudential Insurance
- Ameriprise
- Mid-Range Chemical Dependency
- Rise