

CAPELLA  
TOWER

ELEVATE YOUR  
EXPECTATIONS



CBRE

# 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 Café



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

**CELEBRATE** the Capella Tower Sky Deck, 15 floors up, with a view to top them all. This is the perfect place to relax, recharge and reset the workday.



5,500 SF  
Panoramic views



Bar area for catering  
And entertainment



Fire pits  
For longer summers



Sun & shade workspace  
Wi-Fi equipped



Gaming area  
With bocce court

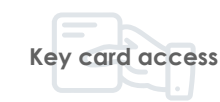




# LUXURY-CLASS FITNESS

**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 at Mother Dough. 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.



## WHERE WORK MEETS COMFORT & CONVENIENCE



Fireplace seating area for casual gatherings



Alternative workplace for renewed productivity



Pastries, coffee, and more at Mother Dough



Wi-Fi equipped for a wireless workspace



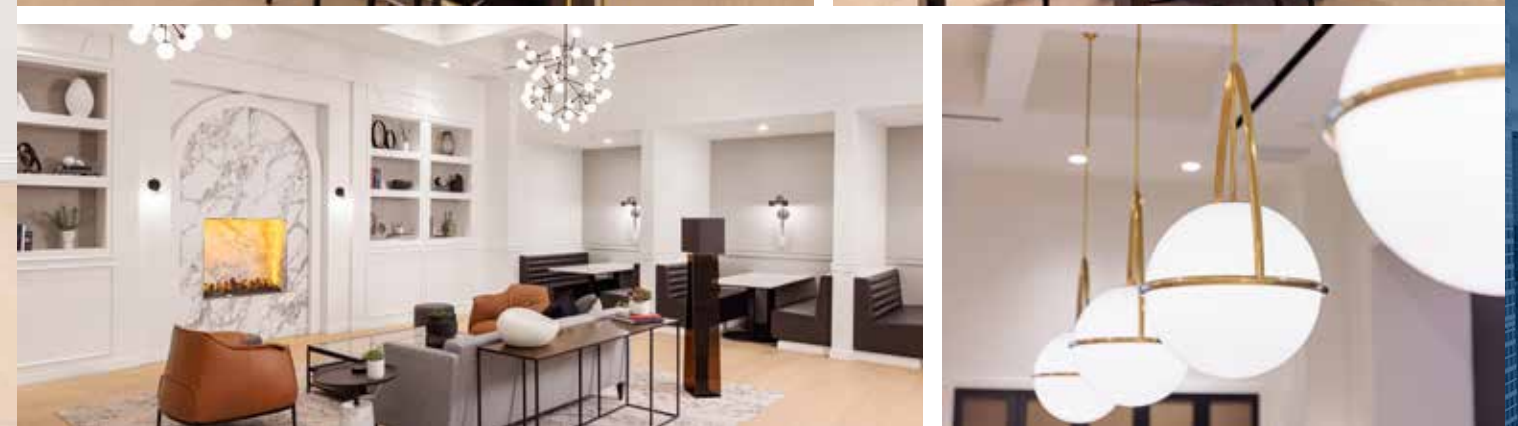
# The Collaborative

AT CAPELLA  
TOWER

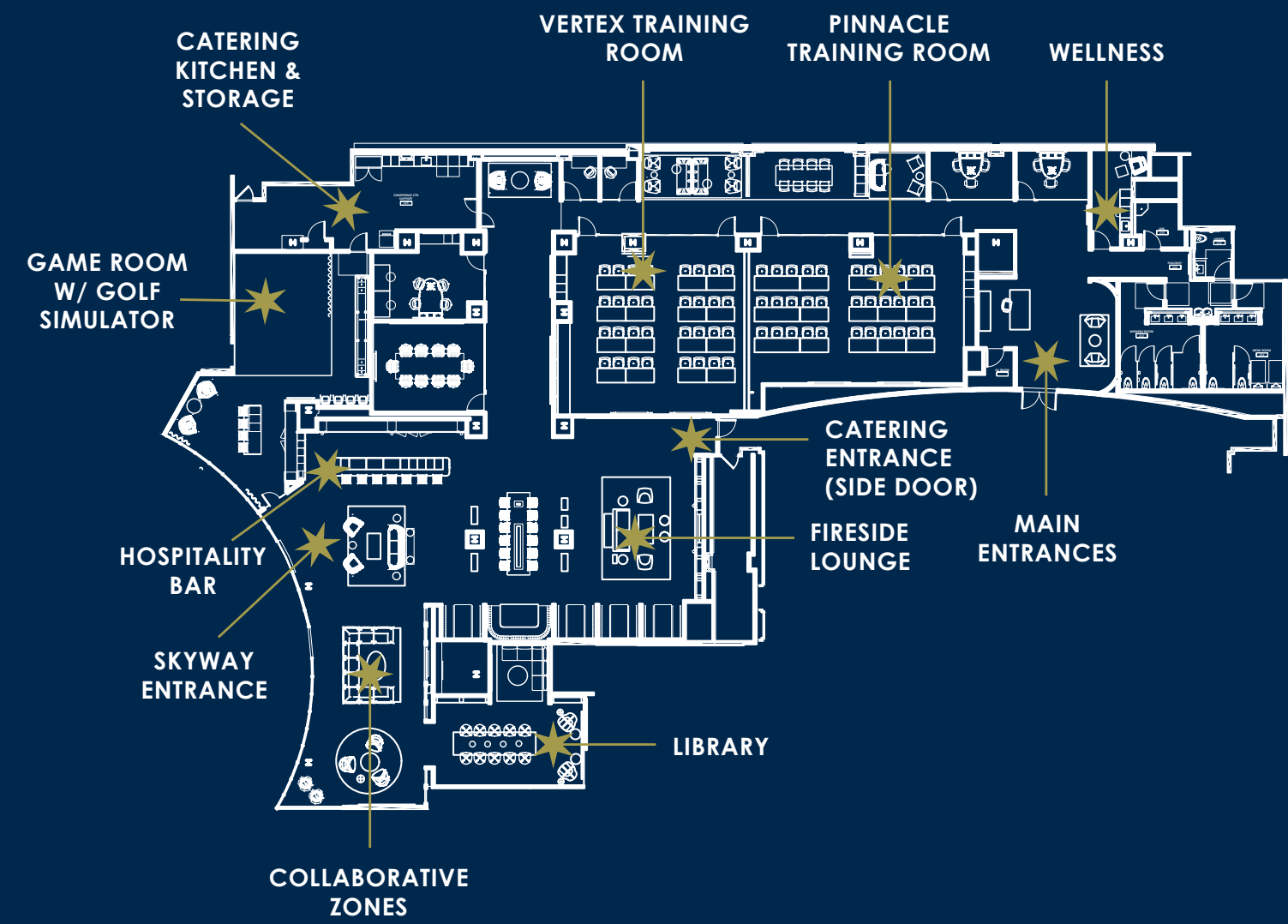


## COLLABORATE

in a space equipped for every need. The Collaborative features a diverse range of training rooms, conference spaces, and intimate huddle areas thoughtfully designed to accommodate any kind of meeting.



# TRAINING ROOM CAPACITIES



## PINNACLE TRAINING ROOM

CLASSROOM A	55
CLASSROOM B	61
CLASSROOM C	55
BOARDROOM	42
CONFERENCE	24
INTERACTIVE	32
DOUBLE INTERACTIVE	50
TEAM TABLES	60
V-SHAPE	28
AUDITORIUM A	84

## VERTEX TRAINING ROOM

CLASSROOM A	42
CLASSROOM B	50
CLASSROOM C	40
BOARDROOM	26
CONFERENCE	20
INTERACTIVE	24
DOUBLE INTERACTIVE	37
TEAM TABLES	24
V-SHAPE	27
AUDITORIUM A	65

## PINNACLE & VERTEX TRAINING ROOM

CLASSROOM A	110
AUDITORIUM A	140
AUDITORIUM B	181
AUDITORIUM C	114

## ADDITIONAL SPACES

SUMMIT BOARDROOM	10
ZENITH CONFERENCE ROOM	9
GAME ROOM & GOLF SIMULATOR	35
BAR & LOUNGE	75-100
BAR, LOUNGE & GAME ROOM	125





**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

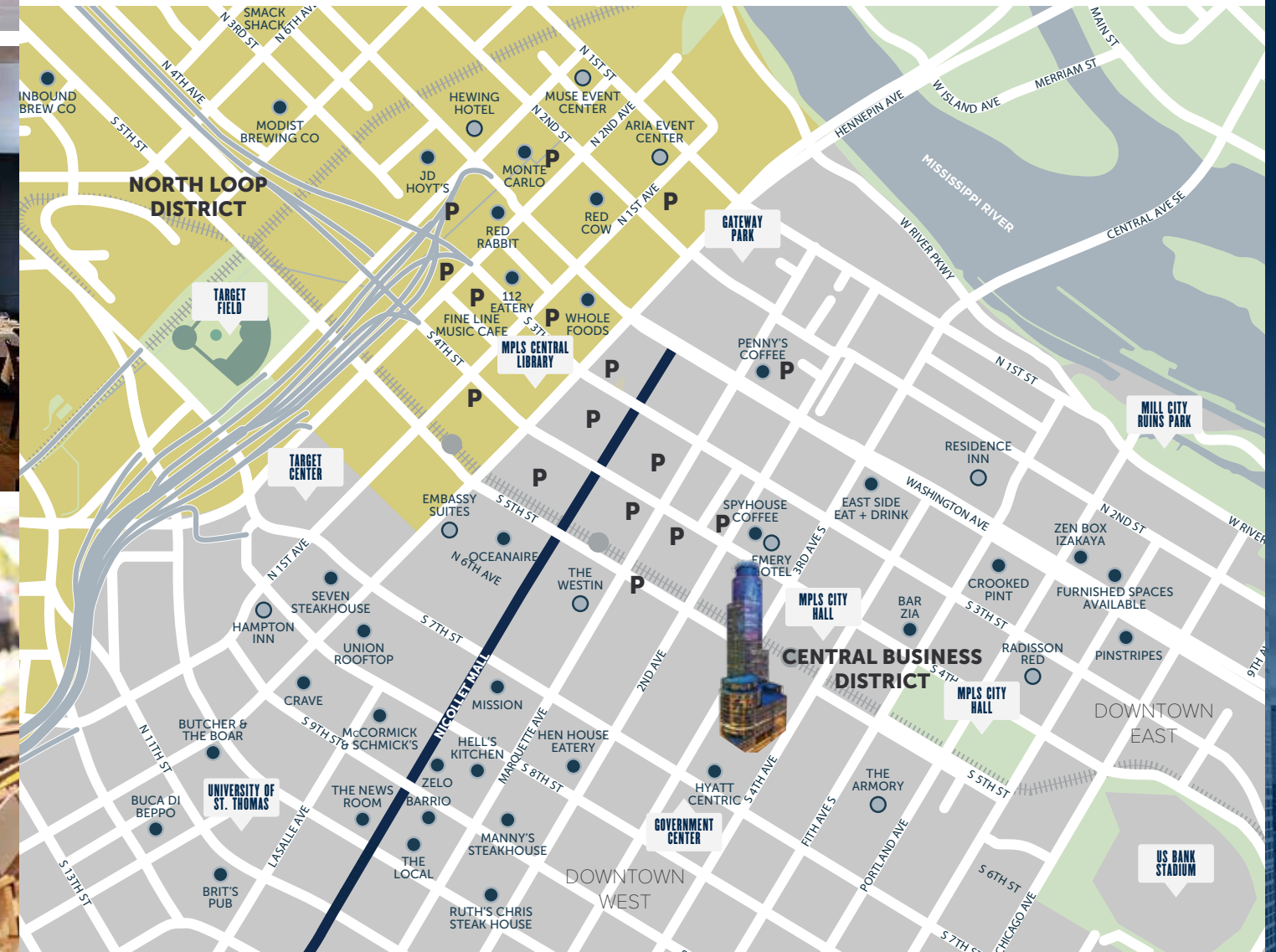
Direct link to US Bank Plaza, Ameriprise Financial Building, Northstar Center

### VIKINGS AND TWINS STADIUMS

A real home field advantage

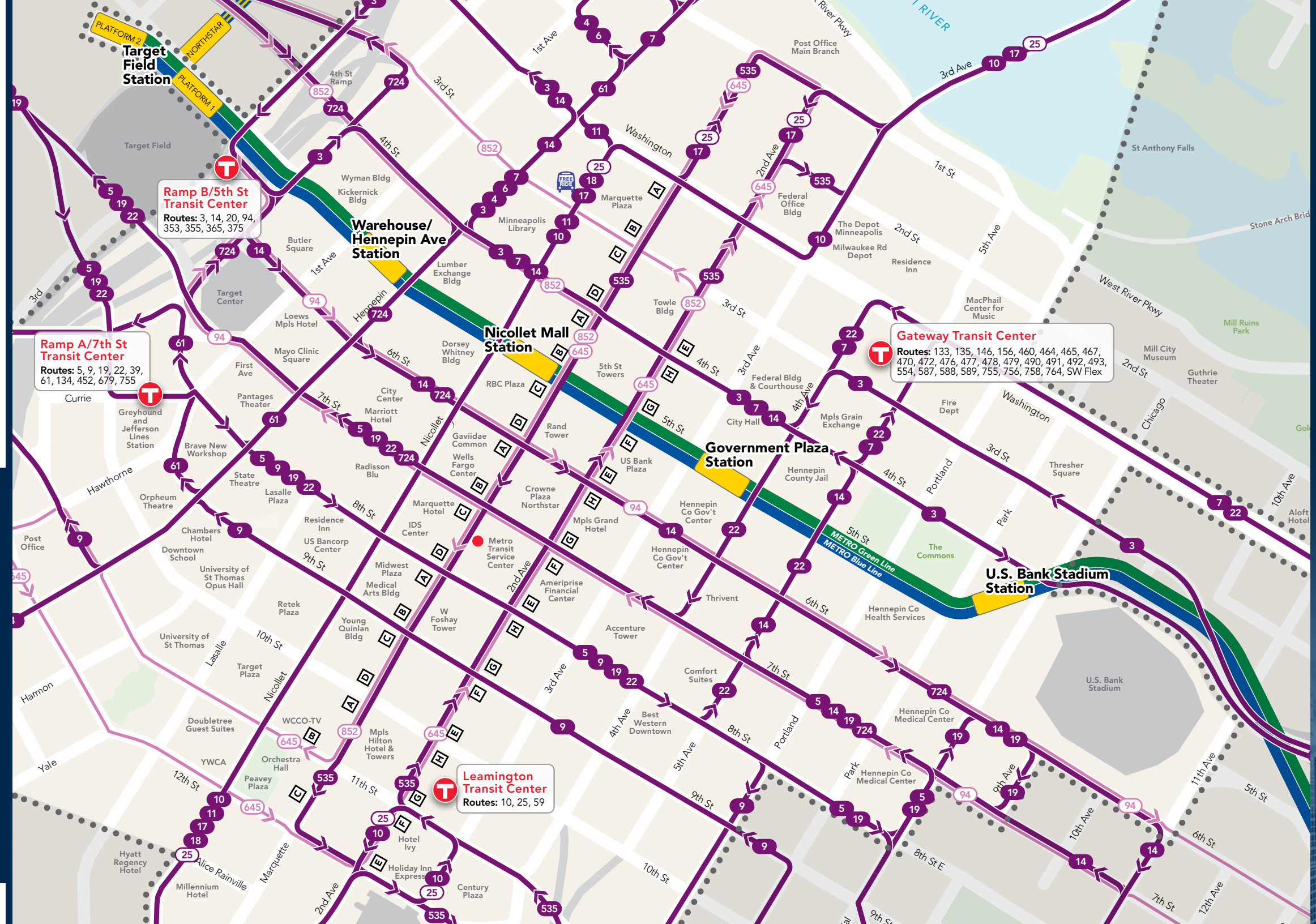
### HOTELS AND HOUSING

Luxury living at the doorstep

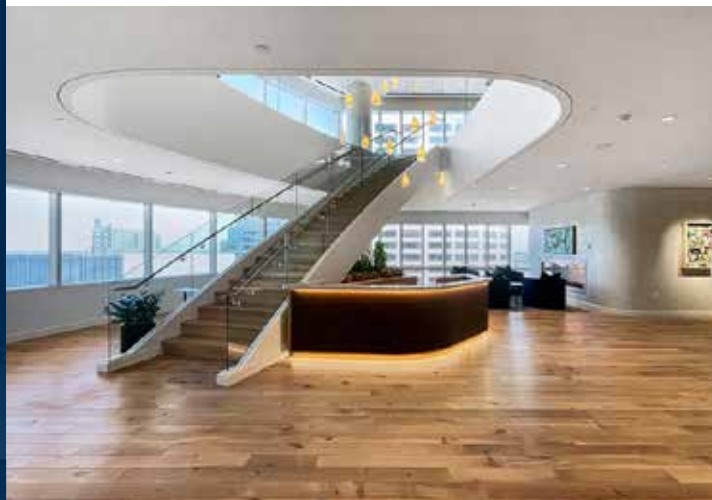




-  **ROAD**  
Direct connections to arterials
-  **BUS**  
Primary northbound lane stop
-  **LIGHT RAIL**  
METRO station a block away
-  **STEPS**  
Six blocks to Target Field  
Five blocks to US Bank Stadium
-  **SKYWAY**  
Year-round indoor access



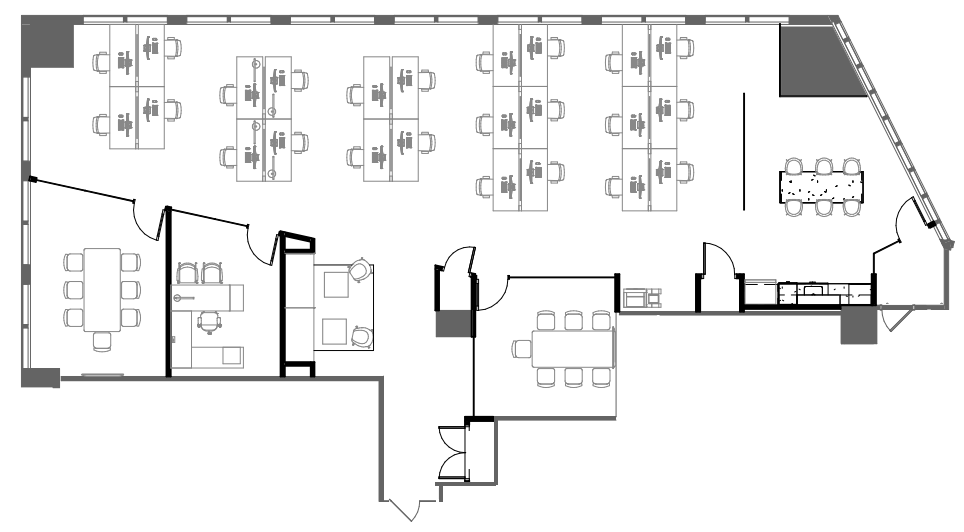




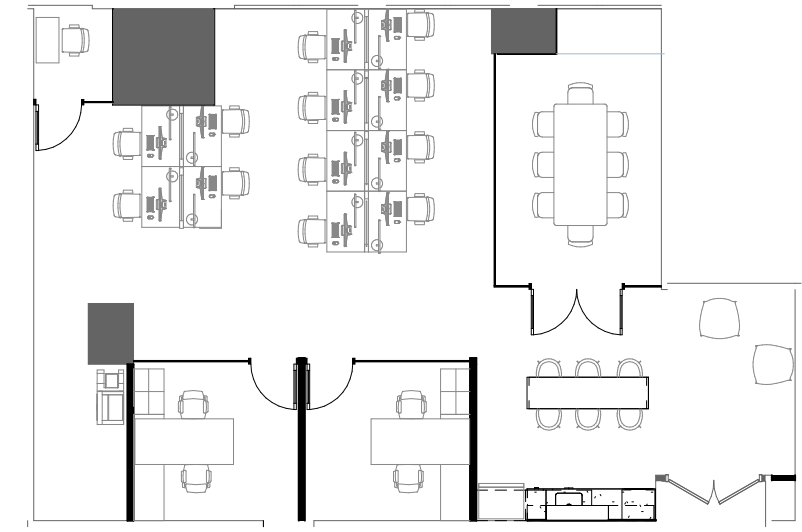


FURNISHED SPACES AVAILABLE

41ST FLOOR - 3,887 SF



25TH FLOOR - 2,005 SF







**OWNERSHIP**

**CBRE**

**LEASING & MANAGEMENT**

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