

The background image shows a modern, multi-story building interior. It features a prominent wooden structural frame with large columns and beams. Glass railings are visible on the upper floors. The space is filled with indoor plants and greenery, creating a lush, natural atmosphere. The lighting is warm and ambient, highlighting the wood and the greenery. The overall design is open and airy, with a focus on natural materials and indoor landscaping.

THE NEW BUTLER SQUARE

A photograph of a modern office interior. The space features large windows, wooden beams, and a mix of seating including armchairs and a long table. People are seen working and sitting in the space. The text 'BEAUTY, SYNERGY, & HIGH-DEMAND AMENITIES' is overlaid on the left side of the image.

**BEAUTY,
SYNERGY,
& HIGH-
DEMAND
AMENITIES**

A DESTINATION

Now, more than ever, the workplace needs to serve as a destination—a place employees, clients and guests seek out to come together and connect.

Butler Square has been reimagined to support this evolving need. This iconic property, a foundation of the downtown Minneapolis business community since 1906, provides healthy and inspiring environments designed as destinations to bring people together.

The historic landmark is internationally acclaimed with award-winning architecture including monumental timber structure, warm and welcoming natural finishes, and soaring central atriums.

A robust amenity package provides ample opportunities for formal meetings, informal collaboration, health and wellness, and social connections. Above all else, tenants at Butler Square are celebrated and supported as the driving force behind the building's community, truly making it a destination to be celebrated.

CONFERENCE CENTER



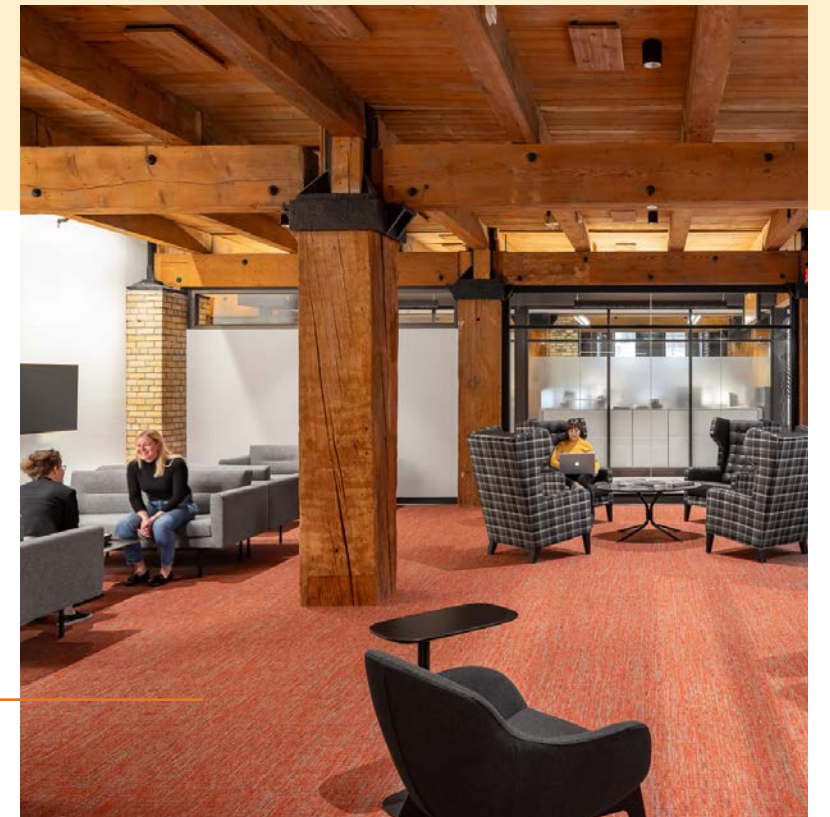
Butler Square's new conference center includes state-of-the-art, wireless video conferencing technology and easy-to-clean, lightweight, mobile furniture that can be flexibly reconfigured.

Ceiling-hung microphones and speakers located throughout the presentation room detect and evenly distribute sound. The conference center also includes a kitchen/arrival space where hosts can greet guests and serve refreshments and two new, universally accessible, unisex bathrooms.



TENANT LOUNGE

Exclusive tenant lounge that can be used with card-key access during the workday and reserved for gatherings after hours. The lounge features living-room style furnishings and a food preparation/dining area.





BIKE ROOM

- + Secure bike storage
- + Lockers available
- + New shower rooms located adjacent from the bike room



SAFETY & SECURITY

- + On-site security personnel
- + Secure card-key system
- + On-site building management



OFFICE SPACE OPPORTUNITIES

FROM 600-40,000 SF

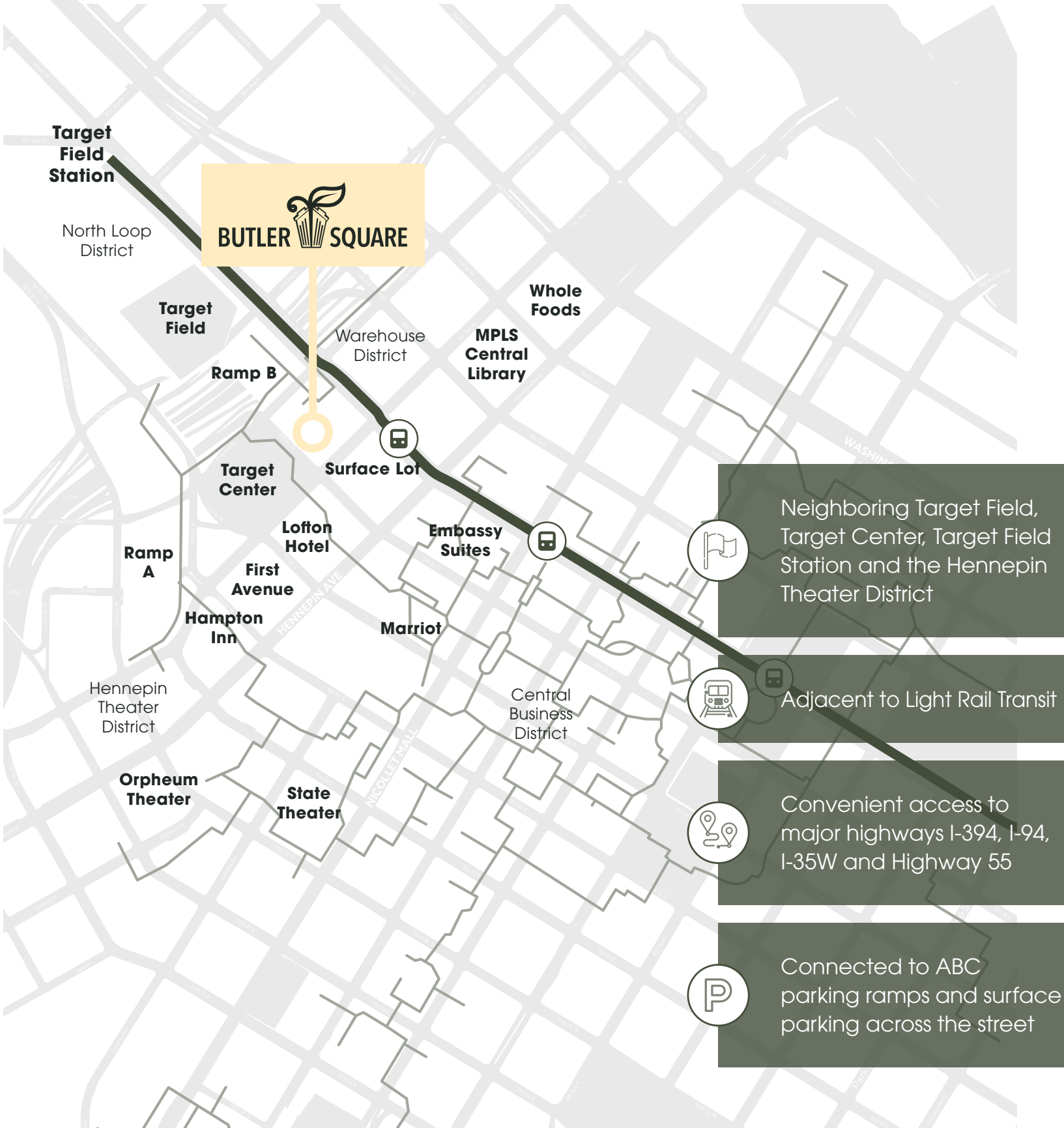
- + Move-in-ready or make it your own spaces available
- + Creative, brick and beam aesthetics
- + 40,000 square foot floor plates wrapping around two interior atriums



5
HOTELS
within 3 blocks

3+
COFFEE & CAFÉS
within 3 blocks

13+
RESTAURANTS
within 3 blocks



A CULTURE OF SUSTAINABILITY



Designated as
a BOMA 360
Performance Building
for demonstrating
best practices in
building operations
and management



The first century-
old multi-tenant
commercial building
in the nation to
achieve the LEED
O&M designation



WELL Health-Safety
Rated



Energy Star Certified
since 2008

Butler Square and McGough Facility Management are committed to delivering operating efficiencies that will fully support tenant business needs while reducing negative environmental impacts.

This commitment includes activities associated with:

- + Transportation
- + Water and energy use
- + Material selections
- + Janitorial services
- + Waste hauling
- + Quality of the workplace environment

BUILDING INFORMATION

BUILDING SIZE

367,717 RSF

YEAR BUILT / RENOVATED

1906 / 2020

BUILDING OWNER

Butler Properties, LLC

BUILDING MANAGEMENT

McGough Facilities Management

NUMBER OF FLOORS

9

BUILDING HOURS

Monday–Friday, 6:00am–6:00pm

COMMON AREA FACTOR

1.15

CEILING HEIGHT

Approximately 10' to deck; all ceilings are exposed beam and wood surface

CONNECTIVITY

Integra T-1 Lines/Comcast Fiber,
Centurylink Fiber, Level 3 Fiber, Verizon Fiber

ACCESS

24-Hour, 7-day per week access to premises





Move-in-ready or make
your own space available.

butlersquare.com

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