

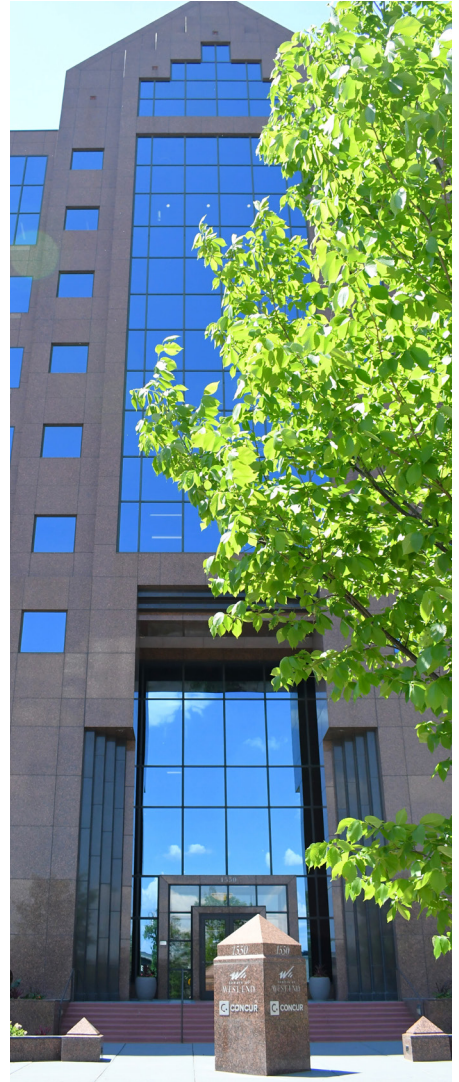


1550 TOWER AT WEST END

1550 UTICA AVE S | ST LOUIS PARK, MN

66,910 SF SUBLEASE

SUBLEASE



66,910 SF

Square Footage

394

Seating Capacity

6,785 SF

Data Center

NEGOTIABLE

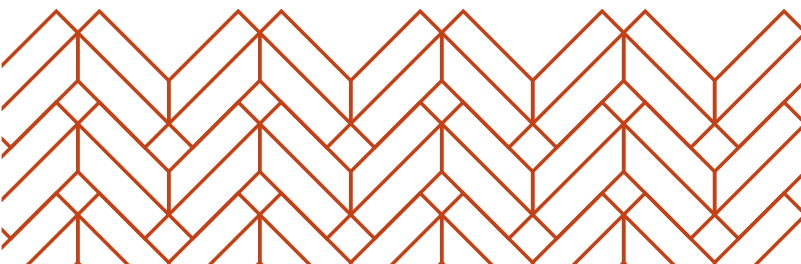
Gross Rate

DEC 31, 2030

Term Expiration

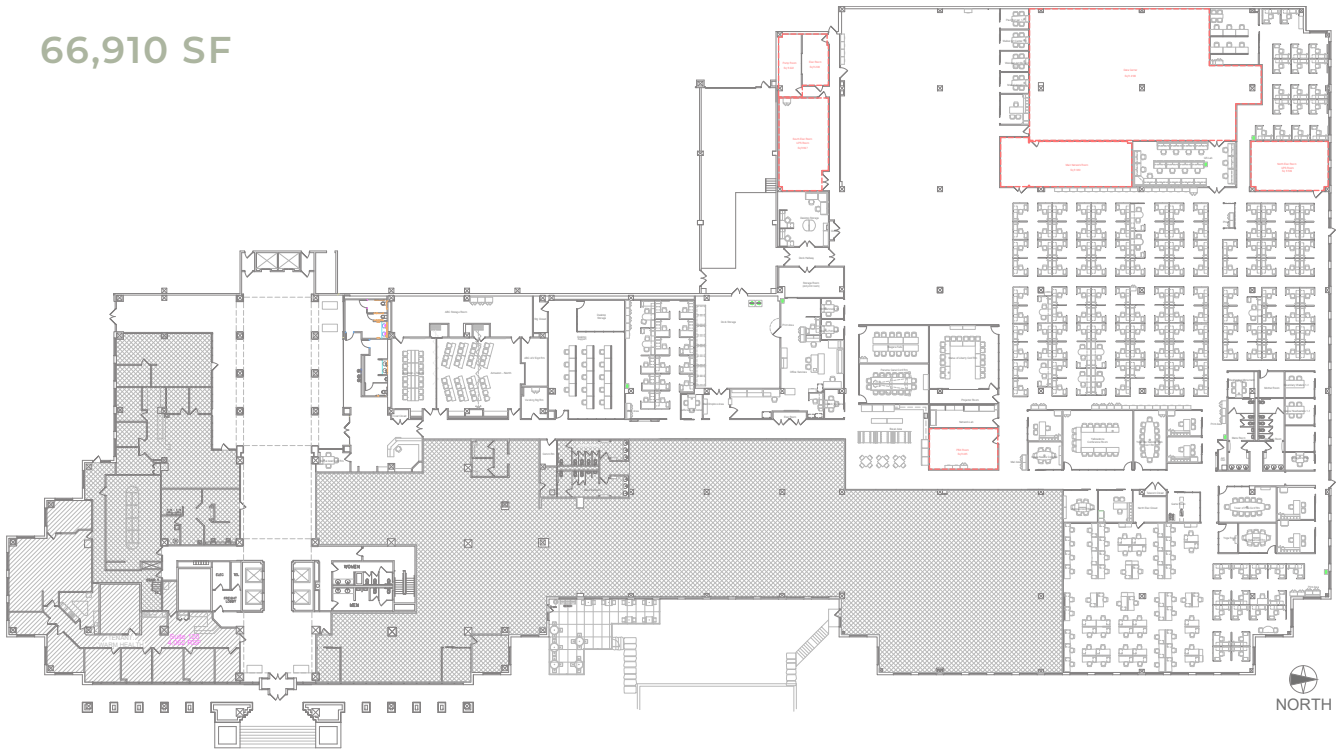
PARKING

7/1,000 SF



FLOOR PLAN

66,910 SF



SINGLE STORY EFFICIENT OFFICE SPACE WITH CLASS A AMENITIES

- | | |
|-----------------------------|---|
| 1 D'Brians Deli | 6 3rd Work Spaces |
| 2 7/1,000 SF Parking Ratio | 7 Skyway connection to The Shop's at West End |
| 3 Free Covered Ramp Parking | 8 Fitness Center |
| 4 Executive Parking | 9 Secured Bike Storage & Repair Facility |
| 5 Outdoor Patio Seating | 10 TSharp Hair Salon |



DATA CENTER

6,785 SF

| | |
|---------------------------|---|
| Independent Utility Feeds | 2 |
| Automatic Switch Gears | 2 |
| 900 kW Cummins Generator | 1 |
| Power Distribution Units | 8 |
| Mirrored 400 KVA UPS' | 2 |
| Shared Fuel Tank | 10,000 Gallons |
| BTU | 220 Tons |
| — | Redundant Cooling Systems Supported By Independent Utility Feds |
| — | High Efficiency Cold-Aisle Containment |
| — | 900 kW Cummins Generator - Install Date 2015 |



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CBRE

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