

CAPELLA  
TOWER

ELEVATE YOUR  
EXPECTATIONS



CBRE



YOUR WORKPLACE ESCALATE

# 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 2015, 2019



58 stories



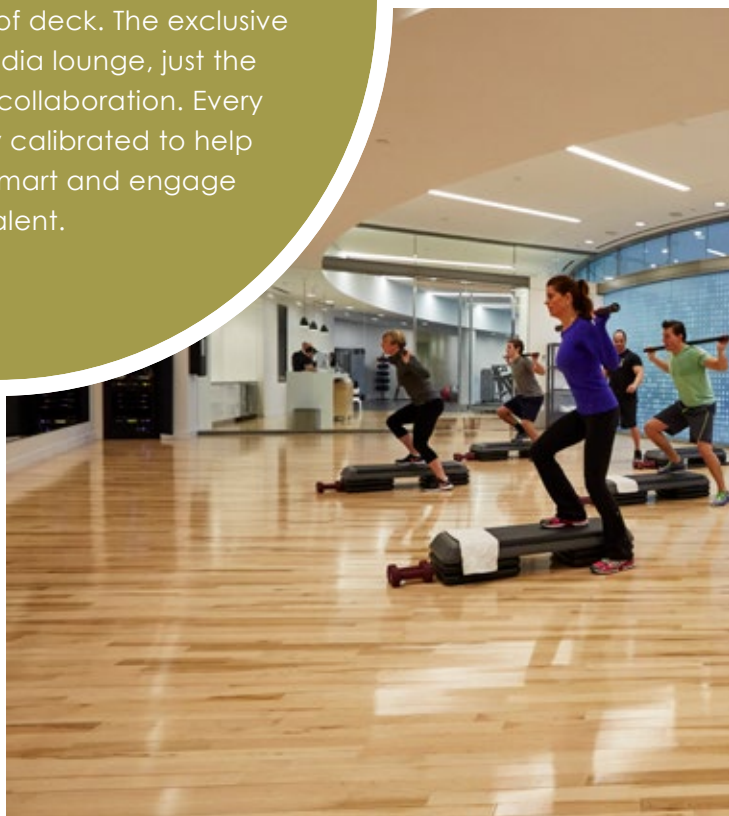
1.4M SF

RICH AMENITIES ELEVATE



# ELEVATE

the experience of Class A services and amenities. The new roof deck. The exclusive 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.





**New!** 5,500-SF roof deck  
A tenant exclusive



Tenants-only health club  
By Steele Fitness



Full AV conference center  
Boardrooms & auditoriums



Wi-Fi media lounge  
With fireplace seating



Peace Coffee Bar  
Café and catering



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  
Coming soon!

RICH AMENITIES ELEVATE



# NEW! ROOF DECK

**CELEBRATE** the addition of Capella Tower's new roof 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. Steele Fitness trainers. Spa-like locker rooms. Hotel-style amenities. Capella Tower's fitness center offers our tenants wellness in the workplace.





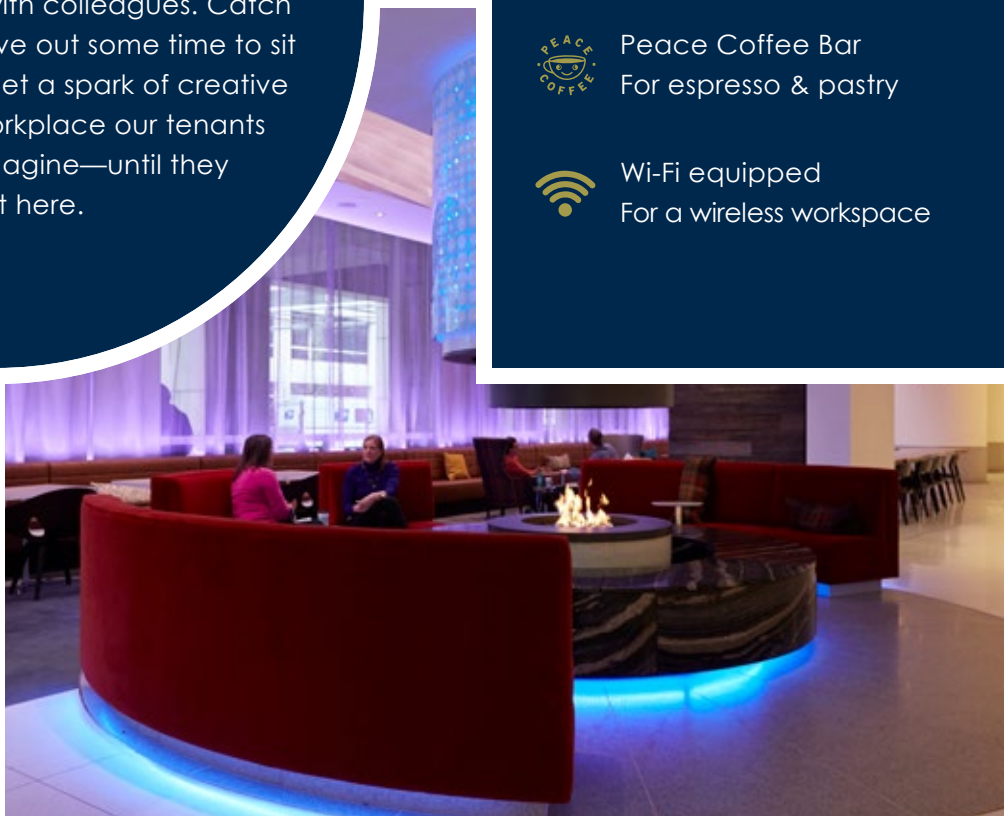
## MEMBERSHIP INCLUDES:





## MEDIA LOUNGE

**CONGREGATE** in a space designed for sharing. Collaborate with colleagues. Catch up over coffee. 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.



Fireplace seating area  
For casual gatherings



Alternative workspace  
For renewed productivity



Peace Coffee Bar  
For espresso & pastry



Wi-Fi equipped  
For a wireless workspace

# CONFERENCE CENTER



**COLLABORATE** in a space equipped for every need. Four conference rooms. Acoustic wall systems. Full audiovisual and Wi-Fi. Kitchen, internet café and pre-function areas. Plus our concierge is on call to help plan, cater and make events a success.

**PIPESTONE**

Boardroom with 10-Person seating

**VOYAGEURS**

18-Person boardroom - 60-Person auditorium

**GRAND PORTAGE**

10-Person conference - 40-Person auditorium

**NORTH COUNTY**

18-Person boardroom - 50-Person auditorium

**COMBINED**

80-Person classroom - 150-Person auditorium



IDEAL LOCATION NAVIGATE



**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

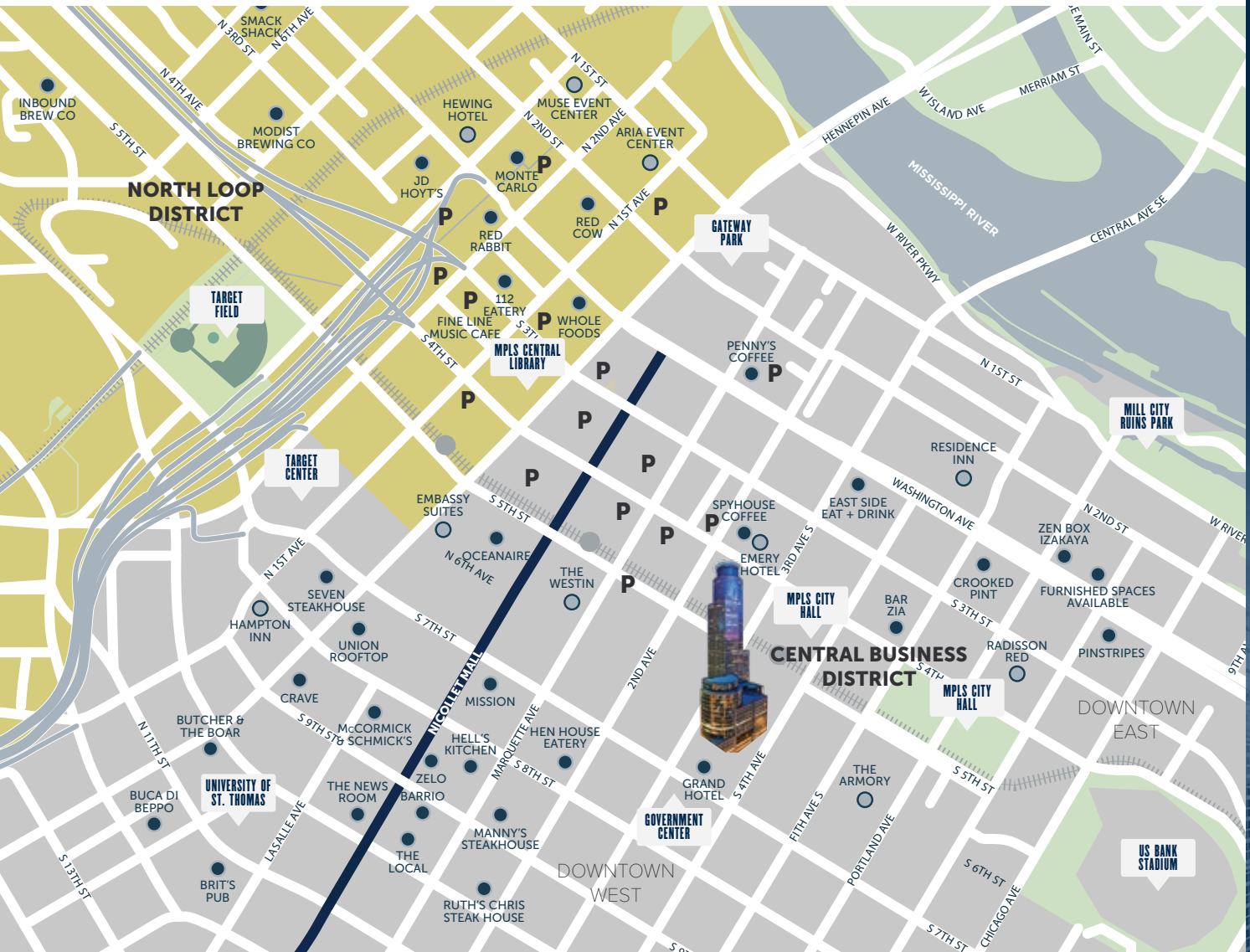
Direct link to US Bank Plaza, Ameriprise Financial Building, Northstar Center

## VIKINGS AND TWINS STADIUMS

A real home field advantage

## HOTELS AND HOUSING

Luxury living at the doorstep



# TRANSIT & PARKING

**ACCELERATE** the daily commute with convenient transit in the center of the CBD. Instant access to major freeways. Northbound buses at the front door. One block to METRO Light Rail. Coming and going, Capella Tower is the place for business on the move.



## ROAD

Direct connections to arterials



## BUS

Primary northbound lane stop



## LIGHT RAIL

METRO station a block away



## STEPS

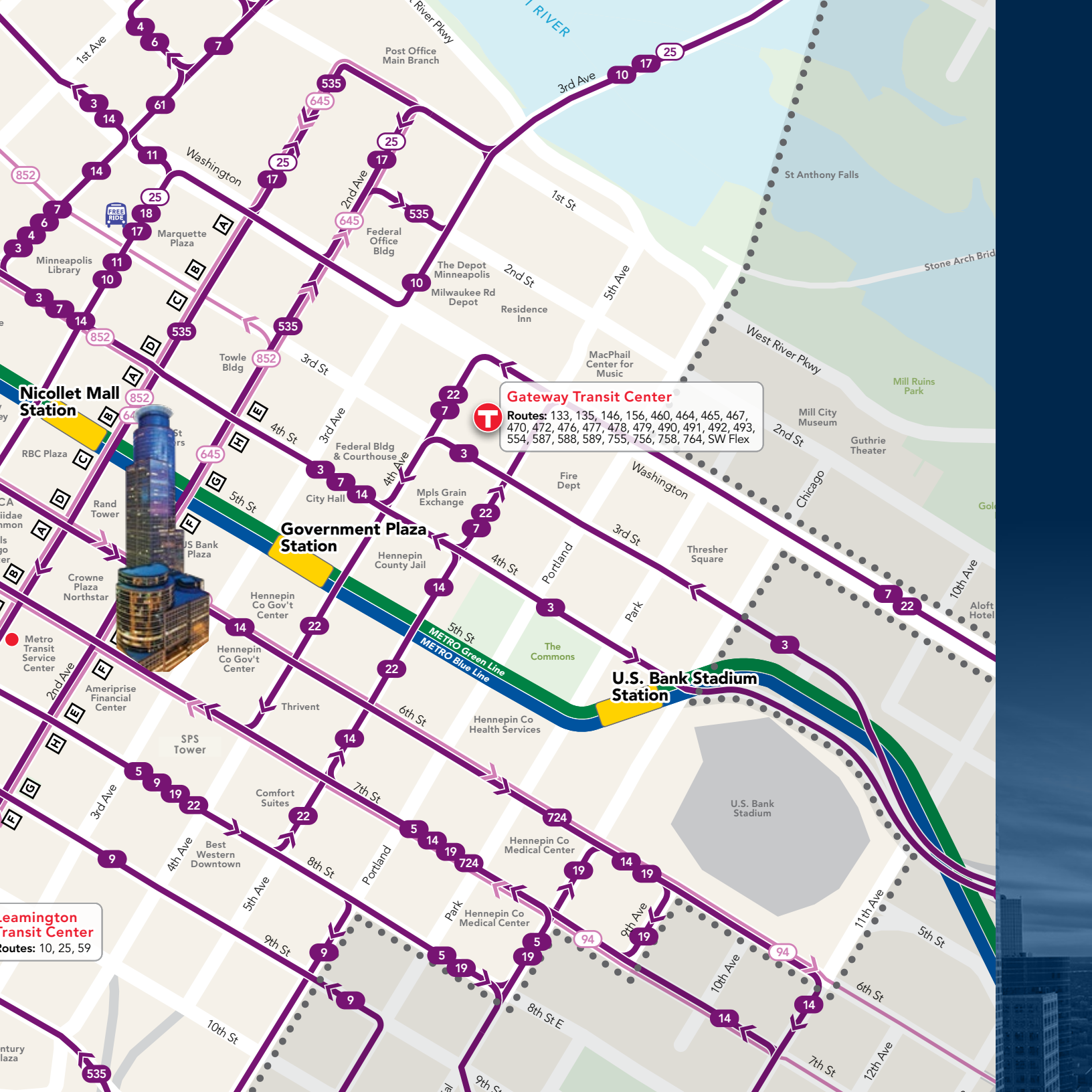
Six blocks to Target Field  
Five blocks to US Bank Stadium



## SKYWAY

Year-round indoor access





**Gateway Transit Center**  
Routes: 133, 135, 146, 156, 460, 464, 465, 467, 470, 472, 476, 477, 478, 479, 490, 491, 492, 493, 554, 587, 588, 589, 755, 756, 758, 764, SW Flex

**Nicollet Mall Station**

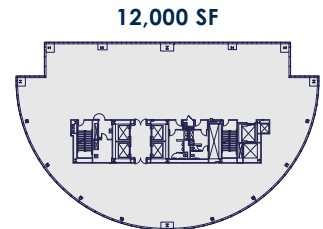
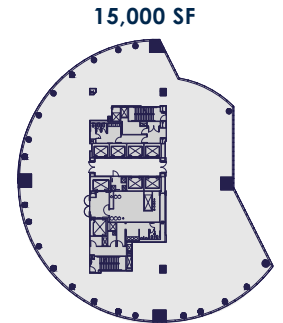
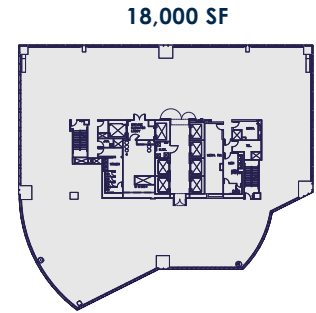
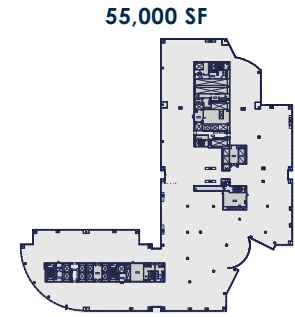
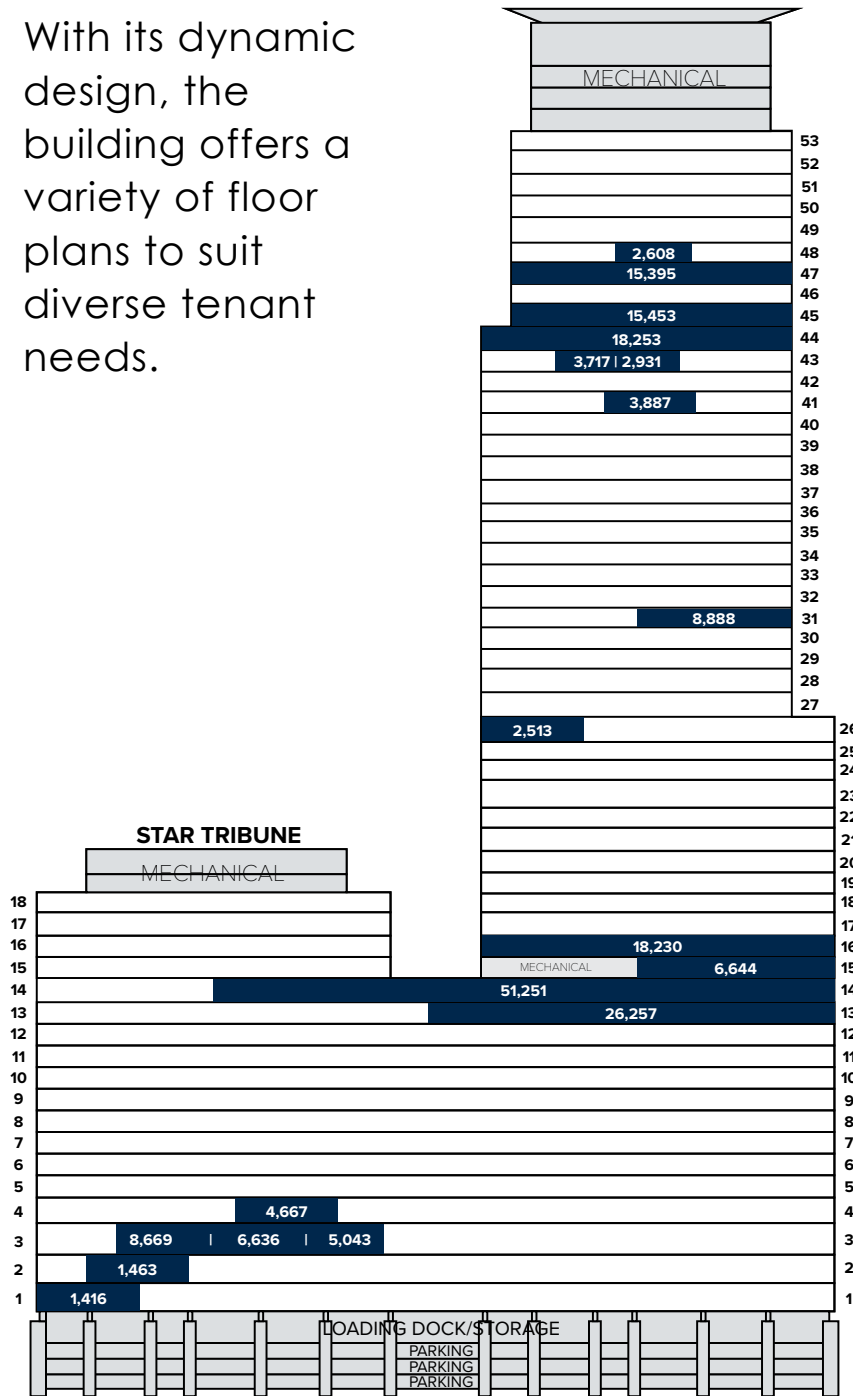
**Government Plaza Station**

**U.S. Bank Stadium Station**

**Seamington Transit Center**  
Routes: 10, 25, 59

# SPACE AVAILABLE

With its dynamic design, the building offers a variety of floor plans to suit diverse tenant needs.

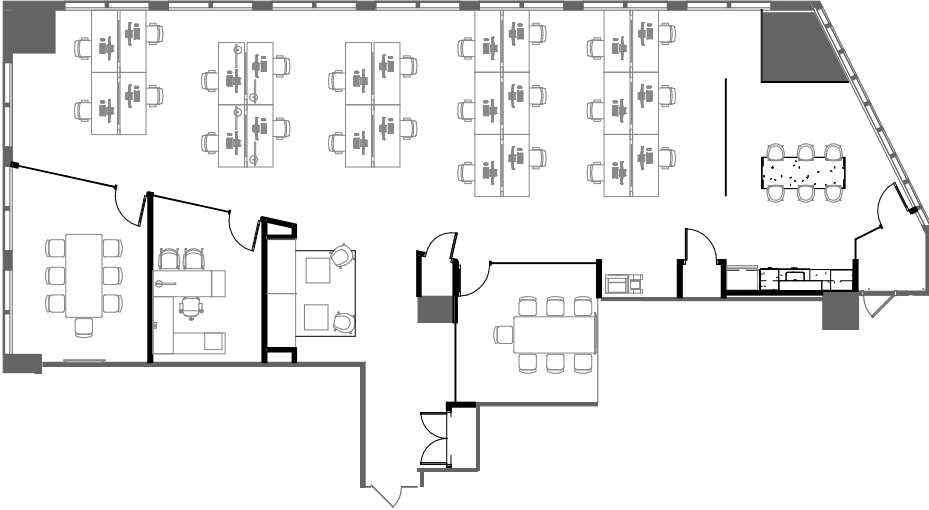


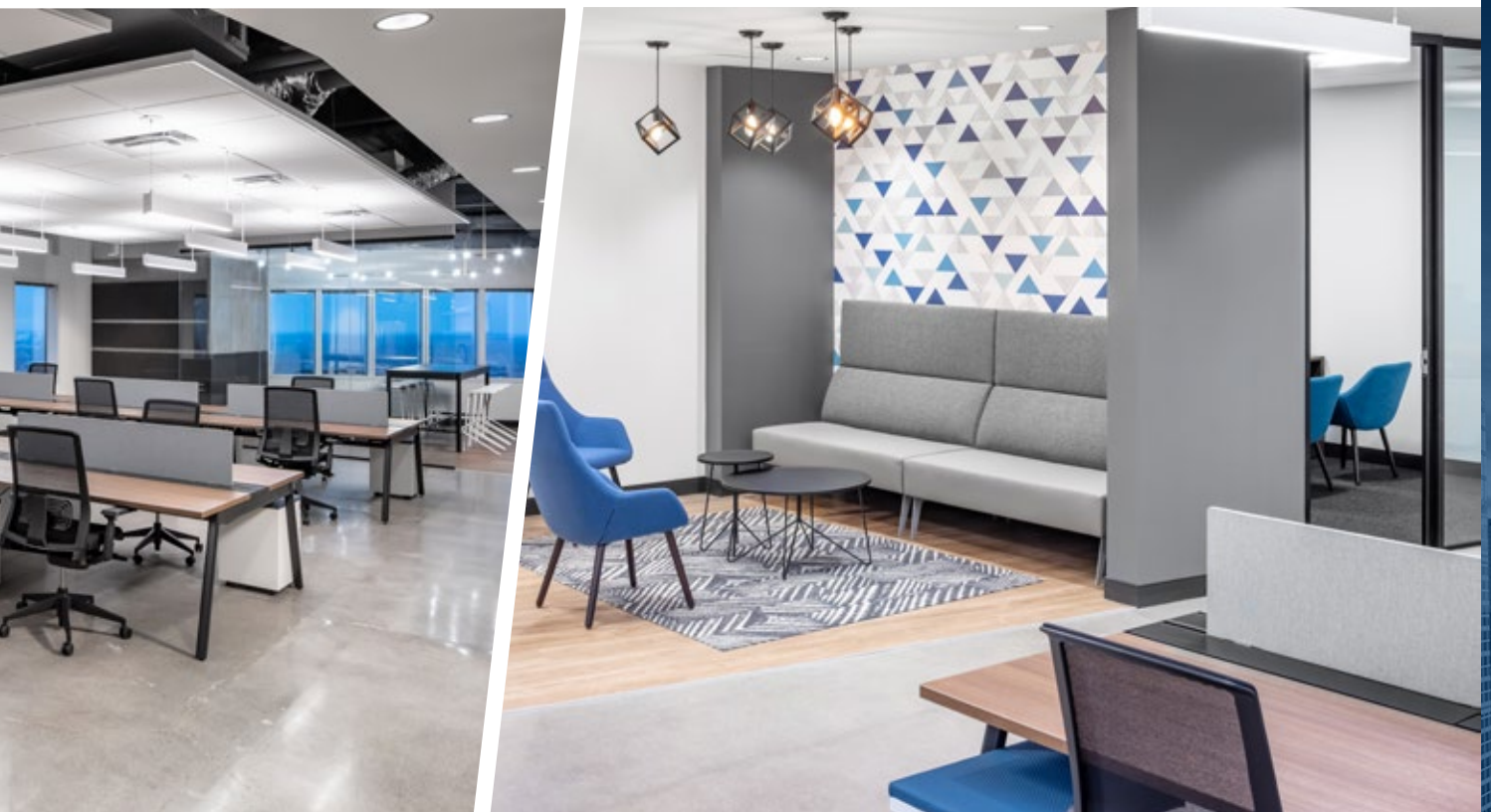




FURNISHED SPACES AVAILABLE

## 41ST FLOOR







## 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.

New owner Shorenstein brings a strong track record and a solid commitment to its portfolio of high-end office buildings. Trusted and respected, Shorenstein manages its properties with an eye to creative ideas that raise the bar for the tenant experience.

# CBRE

# LEASING

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