



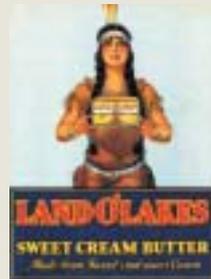
NEWS

Campbell Mithun Looks Forward to the Next 75 Years



Minneapolis-based Campbell Mithun hit a milestone this year as it celebrates its 75th anniversary.

It was in 1933 on April 1st (April Fools Day) that Ray Mithun and Ralph Campbell bravely opened an agency with the bold ambition to create nationally recognized campaigns from a place other than the traditional advertising centers of New York or Chicago.



The agency began with a roster of three clients, including Land O' Lakes which remains a client to this date.

Then, as now, Campbell Mithun creates "Pioneering Ideas" and uses them to make "Everything Talk" seamlessly and effectively for their clients' brands.

That long-term devotion to using creativity to drive effectiveness is why Campbell Mithun is 1 of only 13 North American agencies that have been in business at least 75 years and are still operating under their original name.

Campbell Mithun's history has been one of great people and great clients creating great work.



The "From the Land of Sky Blue Waters" slogan for Hamm's Beer in the 1950's was named by Advertising Age magazine as one of the 100 greatest ever created.

The recent "I Got People" campaign for H&R Block was named by the same publication as one of the Best Campaigns of the Year and Consumer Insight of the Year.



In this issue:

Campbell Mithun Looks Forward to the Next 75 Years

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Tenant Events

New Tenants

- AWJ Capital Partners - 3035
- Grandbridge Real Estate - 3200
- Herman Appraisals - 3230
- Hessian & McKasy, P.A. - 4000
- Office of the Comptroller of the Currency - 800
- Sound80 - 3600
- Zachry Engineering
fmly:Utility Engineering - 1500

Renewing and/or Expanding Tenants:

- White Way Cleaners - 230
- Manpower - 250
- C-Biz - 1000
- Spell Capital Partners - 2880
- MRM Worldwide - 2955
- CFGL, Inc. - 2960
- Katz Communications - 3300

On-Site Services

Campbell Mithun Tower
222 South Ninth Street
Minneapolis, Minnesota 55402
(612) 342-2222



Campbell Mithun 75th Anniversary

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Other iconic and successful campaigns created by Campbell Mithun include:

- “We treat you right” for Dairy Queen
- Penny Marshall and Rosie O’Donnell for Kmart
- “The incredible, edible egg” for the American Egg Board
- “Change your latitude” for Corona Beer
- “Where’s the cream filling?” for Hostess snack cakes
- “What would you do for a Klondike Bar?” for Unilever’s Klondike ice cream bar
- “Every body needs Milk” for the American Dairy Association
- “Tough under fire” for Master Lock featuring a commercial with a bullet shot through one of the locks on one of the first Super Bowl telecasts
- “Come home to Andersen” for Andersen Windows
- “Oh, Those Golden Grahams” for Golden Grahams cereal
- “Count on it” for Toro lawnmowers and snow throwers
- Willie Nelson in tax trouble for an H&R Block Super Bowl commercial
- “Where’s Your Nature Valley?” for Nature Valley Granola Bars
- “The Bold Look of Kohler” for Kohler kitchen and bath fixtures
- “There’s only one Jeep” for Chrysler’s Jeep SUV

Displays in the atrium and 2nd floor lounge areas of the Campbell Mithun Tower will highlight these and many more popular pieces of brand communication created by Campbell Mithun.

While Campbell Mithun will celebrate a wonderful history, it will continue to be focused on its future.

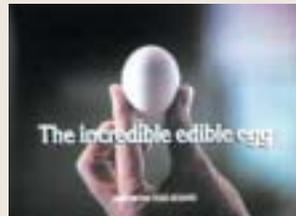
“Our 75th anniversary is a time for us to honor the past and principles that make this a great company and a wonderful place to work,” said Steve Gordon, Senior Vice President of Campbell Mithun. “As we look to The Next 75, we are determined to build upon our past successes, continuing the standard Ray Mithun set of creating ‘Pioneering Brand Ideas’ to ‘make Everything Talk’ for our clients.”

This year that determination to grow has been highly successful, with the addition of over \$150 million in new billing from Supervalu, Syngenta, Famous Footwear, Fiserv, National City Bank and Element Electronics.

Those new clients join a roster of Campbell Mithun partners including: General Mills, Alberto-Culver, Toro, Pactiv, Interstate Bakeries, H&R Block, Burger King, Johnsonville, The Hartford and Land O’Lakes.

Additionally, subsidiary companies like Compass Point Media, BrandOptix and Br&nd Innovators provide unique, value-added services to great companies like Echostar/Dish Network, Great Clips, Schwan’s and Grand Casino.

“Campbell Mithun has been at the forefront of the Twin Cities advertising community for 75 years,” said Steve Wehrenberg, Chief Executive Officer at Campbell Mithun, “And we intend to continue to lead the Minnesota advertising community into the future.”



Around the Campbell Mithun Tower

Tenant profiles and recaps of tenant events at Campbell Mithun Tower

A Message from John Swanberg, Senior Engineer

Here in Minnesota, we all know the meaning of extremes when it comes to the weather. After a cold, brutal winter, we often find ourselves at the other extreme during the summer. All of our heating and cooling energy needs are supplied by our neighbor to the east, the NRG Center.



John Swanberg,
Senior Engineer

In the winter, steam is supplied to the building at a rate of about 250 pounds per square inch (PSI) and at a temperature of approximately 500 degrees F. Once it reaches the building, we reduce the pressure and transfer the heat to our hot water radiation system which is then circulated by pumps around the perimeter of the building. The radiation covers on the perimeter operate most efficiently when the opening on the bottom and the louvers on the top are unobstructed therefore it is important to keep these areas clear.

During the cooling season, which can start as early as March, chilled water is delivered to the building at a temperature of approximately 40 degrees F and at a rate of about 3600 gallons per minute (GPM). It flows through coils and heat exchangers that transfer the heat from our building back to the NRG Center. Due to sun load, blinds should be lowered when sun exposure is evident in order to ensure personal comfort and conserve energy.

Energy conservation is important to the management and engineering staff at the Campbell Mithun Tower. We received Energy Star Certification for three years in the past and have achieved an Energy Star rating of 96 out of 100 for the 2007 year. We appreciate our tenants' cooperation in making efforts to conserve energy. These efforts are important for our building and for our environment.

John Swanberg, Senior Engineer

Friendly Faces

Meet Your Campbell Mithun Tower Security Supervisor, Ann Williams



Ann Williams,
Tower Security Supervisor

Ann has been Security Supervisor at the Campbell Mithun Tower since August of 2007. A native of St. Paul, Minnesota, Ann has three children ages 13, 13 and 14. She enjoys the security industry, and has been with American Security since December, 2001.

Ann's hobbies include: singing, drawing, and spending time with family. Welcome, Ann!

10 Steps to Go Green at Work

- 1. Educate yourself on the lighting in your building**
 - Turn off lights when leaving the room for more than 15 minutes
 - Use natural light when you can
- 2. Use computers efficiently**
 - Turn off your computer and power strip when leaving for the day
 - During the day set your computer to sleep automatically for short breaks
 - Educate yourself about recycling old equipment
- 3. Watch what you print**
 - Print on both sides of your paper
 - Use back side of old documents for scratch paper/drafts
 - Avoid color printing if possible
 - Switch to lighter stock of paper
- 4. Go paperless when possible**
 - Think before you print
 - Request to be removed from mailing lists of unwanted catalogs, magazines, newsletters or junk mail
 - Post employee manuals and/or company information online
- 5. Recycle as much as possible**
 - Almost all paper can be recycled
 - Cell phones, pagers, PDA
 - Place recycling bins in high traffic areas
 - Post information regarding what can and can not be recycled
- 6. Pay attention to what you are buying**
 - Create a policy to purchase office supplies and furniture made from recycled materials
- 7. Watch what you eat**
 - Bring your own dishes for meals
 - Provide reusable dishes, silverware and glasses
 - Buy organic coffee and tea
 - Provide filtered drinking water (reduces bottled water waste)
- 8. How you travel can make a difference**
 - Take the bus, train or subway rather than a rental car when traveling on business
 - Invest in videoconferencing or other technological solutions to reduce employee travel
- 9. Think about your commute**
 - Carpool, bike or take public transportation to work
 - Encourage employees to take alternate modes of transportation
 - Provide bike parking
 - Organize car pool boards
- 10. Have a healthy office environment**
 - Use nontoxic cleaning supplies
 - Decorate with plants (helps absorb indoor pollution)
 - Buy furniture, carpeting and paint that are free of volatile organic compounds

Around the Campbell Mithun Tower

Tenant profiles and recaps of tenant events at Campbell Mithun Tower

Financial Planning

For many people, figuring out where they stand financially and determining what needs to be done to achieve their financial goals is overwhelming. Many people find that they need help from a financial professional to provide them with some clarity. Finding the right professional for your needs takes some homework. If you're able to get recommendations from friends and family that's a good place to start. Keep in mind that a financial advisor that works well for a friend or family member may not necessarily be a good fit for you if your financial situation is significantly different from the person making the recommendation. If you don't know where to begin looking for a good financial advisor, the Certified Financial Planner Board of Standards and the Financial Planning Association are good resources for finding qualified financial planners in your area.

Financial planning services provided by financial advisors include, personal finances/budgeting, investment management, insurance and risk management, tax planning, retirement funds accumulation/distribution planning, education funding for children, and estate planning.

Trever Christian, Investment Director with DS&B Financial Services (Campbell Mithun Tower, Suite 3000), recommends choosing an advisor whose skills and experience match your particular financial needs and objectives. For example, "some Advisors are specialists in only one area of planning while others concentrate on more comprehensive financial planning...some may be more well versed in investments, while others may be stronger in the insurance and risk management area." Someone looking for an advisor to help them with their estate planning would want to look for someone with a strong background in insurance products and trusts. "The planning process should be personalized to the individual client's needs, so the advisor should be a good listener". Trever also suggests that you should beware of advisors who sell only proprietary products of their own company, or who try to sell you products before they review your financial situation to determine your needs.

Interview two to three financial professionals before choosing one. The first meeting with a financial advisor is typically free of charge, so Trever suggests that you use the time to get acquainted with each other to see if there's a comfort level between you. You should ask the advisor about their professional experience and specific qualifications. It is also a good idea to get references from their past clients, and to verify that the advisor has a clean Central Registration Depository (CRD)



Trever Christian,
Investment Director
with DS&B
Financial Services

disciplinary record. The following resources are helpful for checking the records of investment advisors and brokers as well as investment advisor and brokerage firms.

FINRA's BrokerCheck program, www.finrabrokercheck.org, Investment Adviser Public Disclosure (IAPD) Program, www.adviserinfo.sec.gov, North American Securities Administrators Association, Inc., www.nasaa.org.

It is important to note that because there are no state and federal regulations for the financial planning industry, anyone can call himself a financial planner. As a result, it is important to hire a planner who has earned credentials, such as a Certified Financial Planner (CFP) or a Personal Financial Specialist (PFS). Credentials are awarded to planners who have demonstrated a certain level of knowledge and experience, and have passed a comprehensive examination. For example, a planner who earns a CFP designation must pass an exam that tests their knowledge on insurance, investment planning, tax planning, retirement planning, employee benefits, and estate planning (source: CNNMoney.com).

Once you have hired a financial planner, be prepared to spend up to two hours with them during your first formal session. Before meeting with them you'll have to gather all of your financial related documents, such as your latest tax return, any loan documents, Wills, Trust Agreements, payroll statements, employee benefits booklets, retirement savings plan/pension plan statements, investment statements, bank statements, credit card statements, life insurance/annuity account statements, health insurance information, and any other pertinent insurance and financial related records.

Trever describes the first meeting as an in-depth fact finding session that will uncover where you would like your financial life to go and how to get there. Many topics may come up during the session that cannot be answered objectively at the time, but will help the advisor to look at different "what if" scenarios while developing a financial plan. The first meeting often involves the financial advisor educating the client about terminology and common misconceptions regarding investing that have been accepted as factual in the media. For example, the belief that greatly reducing stock exposure in a retirement account and moving into "safe" investments, such as CD's, is prudent as one nears retirement is a common misconception. "In actuality, reducing stock exposure may in fact reduce the life of your Retirement Funds as the length of your income

Around the Campbell Mithun Tower

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Financial Planning *Continued from pg. 4*

needs and withdrawal rates increase. Uncertainty (diversified stock portfolio) generally will provide a higher probability of success compared to certainty (certificates of deposit & bonds)” Trever explains.

Having a good financial plan in place can help you to channel your funds toward their best possible use. Beginning this process earlier rather than later puts time on your side and increases your chances of reaching your goals. If establishing a plan on your own isn't working, or you don't know where to begin, then seeking the help of a financial advisor may be the key to unlocking the door to a brighter financial future.

Disclosure:
Securities and Investment Advisory Services offered through NFP Securities, Inc., a Broker/Dealer, Member FINRA/SIPC and a Federally Registered Investment Advisor. DS&B Financial Services, LLC is a member of PartnersFinancial, a division of NFP Insurance Services, Inc., which is a subsidiary of National Financial Partners Corp., the parent company of NFP Securities, Inc.

A Note from Kevin Connolly

United Properties Becomes NorthMarq!



In early February, United Properties announced the reorganization of its real estate service business. This reorganization included Property Management, Brokerage, Construction Management and Corporate Solutions under the name

NorthMarq, with the effective date of transition May 5, 2008. United Properties continues to exist, but has been restructured to focus on its investment and development businesses.

NorthMarq has been operating as NorthMarq Capital, one of the largest commercial real estate banking firms in the country, with offices in 29 markets. With the new NorthMarq name, we are confident we can grow our real estate service business beyond the Twin Cities while continuing to provide our clients with a broad range of real estate-related services.

As noted by Jeff Eaton, President of NorthMarq Real Estate Services, “Ultimately we are the same people with the same great work ethic and expertise in all areas of real estate; we are still a team of people who offer innovative approaches to solve our clients' real estate challenges”.

The Campbell Mithun Tower team is excited about this business restructuring, and you can expect to receive the same high level of service we have always worked hard to provide.

Kevin Connolly
General Manager - Campbell Mithun Tower

Sound 80

SOUND80's roots began in 1969 as a music studio in South Minneapolis. Catering to the Advertising and Industrial clients in downtown Minneapolis, the production studios were added in 1971, and were housed in the IDS Tower until 2008.

Our 35 year stay in the IDS Tower was great. However our move to CMT promises to be just as great if not greater and has considerably expanded our view.

SOUND80's view has always promoted one on one client relationships, innovative changes and refreshing color to every project.

From studio recording/production to video production, we enjoy working all phases of our business. Projects are never too small, never too large and always with personal attention.

We're looking forward to many more years of new friends, building more relationships, and continued success.

612.339.9313 Phone
612.339.1277 Fax
www.sound80.com



Around the Campbell Mithun Tower

Tenant profiles and recaps of tenant events at Campbell Mithun Tower

Mini Fair



Caribou Coffee Open House - Remodeled and Open For Business



Campbell Mithun Tower Mini Fair
Representatives from local venues:
(l to r: Firelake Restaurant - Plymouth Playhouse
- Triple Espresso - Actor's Theatre of Minnesota
"We Gotta Bingo")



Happy St. Patrick's Day!



Food Drive - 310 pounds of food!



Ice Cream Social



Around the Campbell Mithun Tower

Tenant profiles and recaps of tenant events at Campbell Mithun Tower

Commuter Challenge

Metro Transit provided many economical options to get to work. Maps and informational tables afford us ideas for carpooling, busing, biking, etc. They also had registration for great prizes!



The celebrity selling daffodils is KARE 11 - Rena Sarigianopoulos for Celebrity Derby Days!



Campbell Mithun Tower Hosts Memorial Center Blood Drive January 2008. We had a record 20 donors. Future blood drives are scheduled for July 14 and October 20, 2008. Online registration works wonderfully for scheduling donors and their pertinent information.

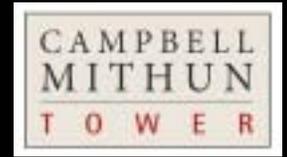


Girl Scout Cookie Sales



Partnership Resources' representatives Dan Reed and Patti Richardson display artistry of disabled children and adults.

On-Site Services To Assist You



222 South Ninth Street
Minneapolis, MN 55402

Caribou Coffee—612-338-0424

Still your first stop in the morning for your coffee. Watch for the new store opening this fall on the skyway level. With in store seating and Wi Fi, it will be the perfect location for your company meeting. If you really need to stay in the office though, there is catering available. Joe-To-Go boxed coffee and bakery items can be picked up or delivered. As always, the good morning smiles are free!!

City Hairstylists—612-332-0163

Online scheduling now available at:
www.cityhairstylists.com

Full service salon for men and women, offering haircuts, stress massage, manicure, pedicure, gel nails, facials, waxing, and makeup. Aveda, Nioxin and Murad professional products available.

D. Brian's Deli & Catering—612-333-0841

Newly-remodeled with a New look and New menu items, but with the same great quality. Now with Wi Fi capabilities and daily specials. Open daily for breakfast and lunch. Be sure to check out our catering menu on-line at www.dbrians.com or see a manager to book your next on site or off site meeting or event.

Manpower International—612-375-9200

Manpower is an international leader in the staffing industry. Staffing firms were once about finding cover for vacation or special projects. Now they're a much bigger part of the overall talent strategy. We specialize in general clerical, administrative assistants, and light industrial. We offer temp, temp-to-hire, and direct hire, working with some of the largest companies and firms in the downtown Minneapolis area.

Call, or email: linette.young@na.manpower.com

State Farm Insurance—612-338-6400

Located on the skyway level next to Manpower. State Farm Insurance will help you with your car, home, life, and health insurance needs.

Touch of Class—612-746-4080

A whole lot more than just a convenience store... customers are invited to relax at our free internet snack bar. We offer a huge variety of snacks and candies, breakfast and lunch items, gifts, balloons, cards, cigarettes, bus passes, stamps, and lottery.

White Way Cleaners—612-338-2006

A full service cleaner located just downstairs from your office. White Way will assist you with all your cleaning needs, including shirt laundry, dry cleaning, tailoring, and much more.

Campbell Mithun Tower News is produced for the tenants of Campbell Mithun Tower by NorthMarq

General Building Number:
612-342-2222

Web site:
www.campbellmithuntower.com

General Manager:
Kevin Connolly
612-342-2937

Assistant Property Manager:
Angie Holbrook
612-342-2237

Operations Assistant:
Chris Rue
612-342-2222

Concierge:
Nancy Keyes
612-342-2225

Security:
612-342-2223

Campbell Mithun Tower is managed by NorthMarq on behalf of Principal Real Estate Investors.



Principal Real Estate Investors is the fourth largest institutional real estate manager in the United States based on tax-exempt assets under management and manages or subadvise \$34.2 billion in commercial real estate assets. The firm's real estate capabilities include both public and private equity and debt investment alternatives. Principal Real Estate Investors is the dedicated real estate group of Principal Global Investors.



Management left to right:
Nancy Keyes, Concierge;
Angie Holbrook, Assistant Property Manager;
Chris Rue, Operations Assistant;
Kevin Connolly, General Manager



Campbell Mithun Tower Engineers
(l to r: Martin Noetzel - John Swanberg - Jacob Johnson)



Have an idea or article for our newsletter?

Contact Nancy Keyes at 612-342-2225 or nancy.keyes@northmarq.com