

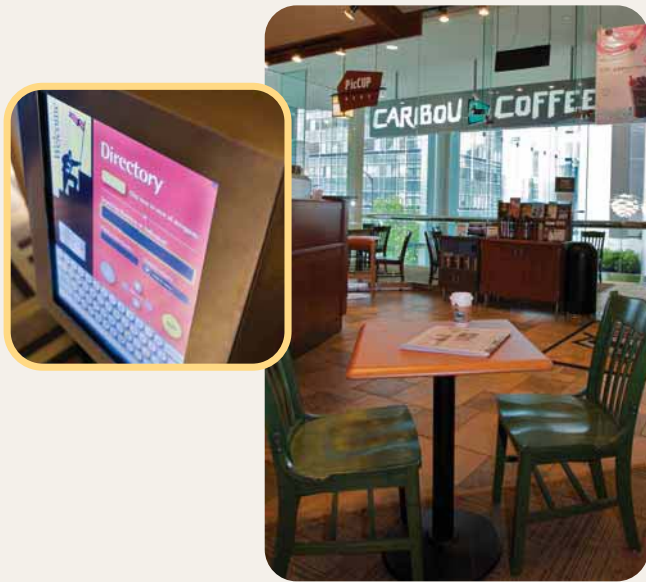
CAMPBELL  
MITHUN  
T O W E R



# Setting New Standards.

Be a part of Campbell Mithun Tower. Here in the heart of the city, we've created a vibrant urban office experience that fits your fast-paced lifestyle.

At 582 feet and 42 floors, Campbell Mithun Tower is the fifth tallest building in the Minneapolis skyline and offers breathtaking views, flexible floor plans and endless possibilities. Easy access to and from major highways makes your commute a breeze.



**The distinctive** array of on-site amenities and services includes a full-time on-site corporate concierge, deli, coffee shop, convenience shop, beauty salon, dry cleaner, insurance agency, ATM and a state-of-the-art conference facility.



## Skyway access

allows you to walk anywhere downtown in just minutes – leaving your coat behind.



## Prominent and centrally located;

convenient and accessible, Campbell Mithun Tower provides comfort, ease and satisfaction for all tenants and guests.

# Exceeding Expectations.

**Our on-site management team** ensures your requests and concerns are handled efficiently, effectively and immediately. Real people are right here to help.



**Our new, state-of-the-art conference center** provides flexible spaces for multiple uses, complete with wireless capabilities and the latest in technological features.



**The convenient location** gives you easy access to and from major highways and bus lines. Direct access to the skyway system links you to the rest of the central business district and all downtown Minneapolis has to offer.

**Live the good life** with our full-time corporate concierge. One quick call is all it takes to get notary services, event tickets, maps, event planning, restaurant reservations, taxi and limousine services, and more.



**We make every effort to be an environmental leader** with superior energy management and sustainability practices.

Our behind-the-scenes activity is designed to provide a worry-free environment, keeping our tenants and guests safe and comfortable.



# Seeing is believing.



## A partnership dedicated to you.

The partnership of Principal Financial Group and NorthMarq is committed to providing you with complete satisfaction by providing the finest amenities

and services. We extend this partnership to our tenants and look forward to growing with them.

CAMPBELL  
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### Energy Star® Program

Campbell Mithun Tower is a member of the Energy Star® Program, a testament to its superior energy management and environmental leadership, placing it in the top 25 percent of the country's energy-efficient buildings.

Energy Star® is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.



CAMPBELL MITHUN TOWER  
222 SOUTH NINTH STREET  
MINNEAPOLIS, MINNESOTA 55402



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# Unparalleled Service



Award Winning Concierge Services



Let us lighten your load.  
Let us brighten your day.  
Let us surprise you.



NCA certified concierge,  
Nancy Keyes



Exclusive ticket handling  
(presale opportunities, discounts  
and preferred seating)



Speciality gift items  
for any occasion



Transportation assistance



Notary services

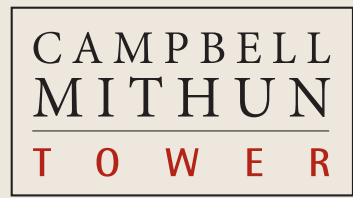


Event planning

## Contact

phone: 612-342-2225

email: [concierge@campbellmithuntower.com](mailto:concierge@campbellmithuntower.com)





Commitment to Sustainability





The Campbell Mithun Tower was the first multi-tenant office property in the Minneapolis Central Business District to be awarded the prestigious LEED Gold certification for existing buildings.



Conveniently located near bicycle parking

Close to public transportation options including Metro Transit hybrid buses and the emission-free light rail system



Closely monitored recycling and energy reduction programs in place

## Contact

phone: 612-342-2222

email: [contactus@campbellmithuntower.com](mailto:contactus@campbellmithuntower.com)

CAMPBELL  
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# FACT SHEET

## **BUILDING MANAGEMENT**

Cushman & Wakefield/NorthMarq Real Estate Services  
Campbell Mithun Tower  
222 South Ninth Street, Suite 140  
Minneapolis, Minnesota 55402

## **BUILDING SIZE**

729,638 rentable square feet

## **AVERAGE FLOOR SIZE**

Approximately 22,700 rentable square feet.

## **YEAR BUILDING WAS CONSTRUCTED**

1985

## **AMERICAN WITH DISABILITIES ACT**

Campbell Mithun Tower is fully ADA compliant.

## **OPERATING EXPENSES**

The estimated 2012 budget for real estate tax and operating expenses is \$12.04 per rentable square foot.

## **FREIGHT ELEVATOR**

A single freight elevator services floor P4 through 40.

## **ACCESS**

Tenants have 24-hour, 7-day per week access to their premises.

## **BUILDING HOURS**

Monday through Friday 6:00 a.m. to 6:00 p.m. Saturday and Sunday – closed. Additionally, the Tenant shall have access via card system 24-hours a day, 7-days a week.

## **TECHNOLOGY**

Campbell Mithun Tower is wired for cable through Comcast Cable Television. The building currently has fiber optic connections in its lower level. Century Link, Time Warner telecom, and Cogent Communications offer OC 48 fiber throughout. Level 3 Communications runs a switch operation from the 7<sup>th</sup> floor, offering Tenants redundancy and uninterrupted services.

## **PROPERTY PROTECTION**

Campbell Mithun Tower provides security service 24 hours a day, 7 days a week. On-site security personnel patrol the building 24 hours a day, including closed-circuit TV surveillance. The building is fully sprinklered, with smoke detectors in all elevator lobbies and in the building's ductwork. Along with strobes in all common areas, Campbell Mithun Tower has an audio enunciation system throughout the building for fire drills and warnings. The building has an emergency generator to power emergency lighting and elevator systems in case of power loss. Evacuation stairwells are pressurized during fire alarms to minimize smoke infiltration. Annual emergency training is provided to tenants by the building staff.

## **PARKING**

Campbell Mithun Tower's climate controlled parking garage is comprised of four (4) levels below grade totaling 183 parking stalls. Ratio provided is one stall per 4,000 rentable square feet leased, at a current cost of \$250.00 per stall per month.

## **ROOF**

Roof is a single membrane with pavers.

## **CEILING TILE AND GRID**

SUPRAFINE 9/16" expose grid with ULTIMA Beveled Tegular tile.

## **STORAGE**

Available throughout the building.

## **RESTAURANTS**

There are numerous culinary options open to tenants of Campbell Mithun Tower, including a delicatessen and a coffee shop.

## **CONFERENCE FACILITIES**

Two conference facilities are located adjacent to the management office on the first floor and are available for Tenant use. Conference facilities offer A/V equipment, wireless internet, and teleconferencing capability.

## **AMENITIES**

Concierge Services conveniently located on the skyway level. Services include providing theater, concert and sporting event tickets in addition to making reservations for restaurant, limousine and taxi and providing resources for tenant event planning.

Campbell Mithun Tower has a conveniently located sundries store where tenants may get a snack, magazine, greeting card, or gift item.

Campbell Mithun Tower offers Tenants the convenience of a hair salon and a dry cleaning service.

In addition, Campbell Mithun Tower offers Tenants the convenience of an on-site, state-of-the-art Fitness Center & Bike Storage facility. The Fitness Center is complete with locker & shower rooms, cardiovascular training equipment, professional resistance and weight training equipment, and a stretching area with a variety of small fitness equipment. This is a complimentary amenity for Tenants.

## **PARCEL AND EXPRESS DELIVERY**

In addition to a US Mail drop box, there are two mail delivery drop boxes located on the Skyway level: Federal Express (FedEx) and United Parcel Service (UPS).

## **AUTOMATED TELLER MACHINE**

There is a Wells Fargo ATM located on the Skyway level.

## **NOTARY PUBLIC**

Notary services provided by Concierge and Management Office.

# TELECOM PROVIDERS

The Campbell Mithun Tower currently has fiber optic cabling throughout the building. Communication services available at the Campbell Mithun Tower include, but are not limited to the following:

## **TIME WARNER TELECOM**

[www.twtelecom.com](http://www.twtelecom.com)  
(952)351-2300

## **COGENT COMMUNICATIONS**

[www.cogentco.com/us/](http://www.cogentco.com/us/)  
(877)875-4432

## **VERIZON**

[www.verizonbusiness.com](http://www.verizonbusiness.com)  
(877)297-7816

## **CENTURY LINK**

[www.centurylink.com/business](http://www.centurylink.com/business)  
(866)336-2376

# PARKING ALTERNATIVES

## Energy Center

324 South 9<sup>th</sup> Street  
612-436-4197

Daily		Monthly	
1 <sup>ST</sup> hour	\$3.00	Covered	\$175.00
All Day	\$12.00	Roof Top	\$135.00
		Reserved	\$180.00-\$210.00

## TCF Tower

121 South 8<sup>th</sup> Street  
612-367-8083

Daily		Monthly	
1 <sup>ST</sup> hour	\$8.00	Unreserved	\$250.00
All Day	\$17.00		

## Marquette Parking Ramp

1111 Marquette Avenue  
612-673-9650

Daily		Monthly	
1 <sup>ST</sup> hour	\$3.00	Unassigned	\$139.00
All Day	\$11.00	Reserved	\$205.00

## Leamington Ramp

1001 2<sup>nd</sup> Avenue South  
612-673-9650

Daily		Monthly	
1 <sup>ST</sup> hour	\$3.00	Covered	\$160.00
All Day	\$9.50	Reserved	\$215.00

## Hilton Municipal Ramp

1030 2nd S Ave  
612-673-9644

Daily		Monthly	
1 <sup>ST</sup> hour	\$3.00	Unassigned	\$170.00
All Day	\$13.00	Reserved	\$225.00

## Benson Lot

900 3<sup>rd</sup> Avenue South  
612-371-9444

Daily		Monthly	
1 <sup>ST</sup> hour	\$2.50	None	
All Day	\$9.00		

## Accenture Tower

333 7<sup>th</sup> Street South  
952-200-9026

Daily		Monthly	
1 <sup>ST</sup> hour	\$6.00	Unassigned	\$250.00
All Day	\$12.00		