



FIFTH  STREET  
TOWERS



Jones Lang LaSalle Americas, Inc. (JLL)

# THE OFFERING



**J**ones Lang LaSalle Americas, Inc. ("JLL") presents the opportunity to acquire the 100% fee simple interest in Fifth Street Towers (the "Property" or "Opportunity"), a 1,088,623 square foot, 2-building premier office property located in Minneapolis' Central Business District. The 25-story 100 Tower was constructed in 1984 and the 36-story 150 Tower followed in 1988. These assets underwent an extensive \$43 million renovation with a market-defining amenity package that creates an unmatched tenant experience with proven track record of attracting and retaining industry-leading tenants.

This offering represents the opportunity to acquire architecturally-significant Class A office assets in an unparalleled location. With a light rail stop outside the front door, and lined by the Marq2 transit corridor, as well as multiple parking entries, Fifth Street Towers has the best access to transit of any office building in the CBD.

At 70.9% leased with 4.7 years of remaining average lease term ("WALT"), the Property offers in-place cash flow while providing an investor the opportunity to substantially increase NOI through the lease up of 295,000 square feet. The Property benefits from above-market leasing activity, with nearly 169,000 RSF of leasing in the past 18 months. Fifth Street Towers represents the exceptionally rare opportunity to acquire a best in class office asset at a significant discount to replacement cost and substantially increase NOI through lease up. All inquiries regarding this value-add office asset should be directed to JLL.

## KEY PROPERTY STATISTICS

<b>Address</b>	100 & 150 South 5th Street
<b>City, State</b>	Minneapolis, MN 55402
<b>Rentable Area</b>	100 Tower: 446,568 RSF 150 Tower: 642,055 RSF Total: 1,088,623 RSF
<b>Construction</b>	1984 (100 Tower) & 1988 (150 Tower)
<b>Stories</b>	25 (100 Tower) & 36 (150 Tower)
<b>% Leased</b>	70.9%
<b>% Leased (Less Vacates)</b>	64.9%
<b>WALT (Less Vacates)</b>	4.7 Years
<b>Walk Score</b>	98
<b>Bike Score</b>	85
<b>Transit Score</b>	89
<b>Zoning</b>	B7-7
<b>Parking Stalls</b>	492

\*As of Sep 1, 2026.

# INVESTMENT HIGHLIGHTS

Fifth Street Towers checks all the boxes for an **executable value add opportunity**.

State-of-the-art lobby and amenity renovations **boosting tenant demand**. FST is the **only Class A CBD Building with an activated high-energy lobby bar**.

**71% leased with 4.7 years WALT**. The Property is home to globally recognized tenants such as Bowman & Brooke, Amplifon, and Chewy.com.

With a history of institutional ownership, Fifth Street Towers represents a **Class A, top of market asset**.

With a light-rail stop outside the front door, and lined by the Marq2 transit corridor, and multiple parking entries, Fifth Street Towers has **the best access to transit of any office building in the CBD**.

Incredible basis at a **substantial discount** to replacement cost.





## Checks All The Boxes For an Executable Value-Add Opportunity

Fifth Street Towers represents an immediate opportunity for investors to create value through the lease-up of 295,000 RSF.

The Property's central location, proximity to affordable and efficient transit, superior access to and from major highway arteries, and renovated amenity set garner high demand from prospective tenants.

With the ability to create two large contiguous blocks of vacancy throughout the buildings (98,000 RSF on floors 10-14 in the 100 Tower with three tenant relocations and 92,000 RSF on floors 9-13 in the 150 Tower with two tenant relocations), significant opportunity exists for investors to execute a value-add business plan through strategic lease-up.

# State-of-the-Art Transformative Lobby & Amenity Renovations

In 2017, Fifth Street Towers debuted one of the most successful repositionings in Minneapolis CBD, contributing to the Property's historical above market leasing success.

With \$43 million of capital invested from 2015-2025, ownership transformed the property to be hospitality focused with some of the most creative office designs, tremendously enhancing the tenant experience, and attracting a more diverse roster of companies.

The property offers the most comprehensive amenity package in the city. This offering includes a skyway bar, tenant lounge, fitness center, wellness room with nap pods, rooftop deck, conference center, bike hub, golf simulator, and on-site food/coffee and convenience store options. These amenities truly support every aspect of an employee's day.

As part of the repositioning, Fifth Street Towers executed one of the most extensive spec suite programs in the market. The property delivered 152,546 RSF of fully furnished spec space, achieving 100% lease-up. Currently, 67,847 RSF of move-in ready furnished spec suites are available, presenting an opportunity to capture lease rates at a premium to current in-place rents.

The unmatched tenant experience has been the key for employers across all industry types choosing to locate at Fifth Street Towers. It is integrated into their employee recruitment and retention strategy.



## CAPITAL PROJECTS (2015-2025)

**\$0.2MM**

Furniture & Fixtures

**\$1.3MM**

Landlord Work

**\$2.2MM**

Spandrel Glass

**\$8.4MM**

Spec Suites & Show Floor

**\$3.3MM**

Other Capital

**\$4.1MM**

Whitebox

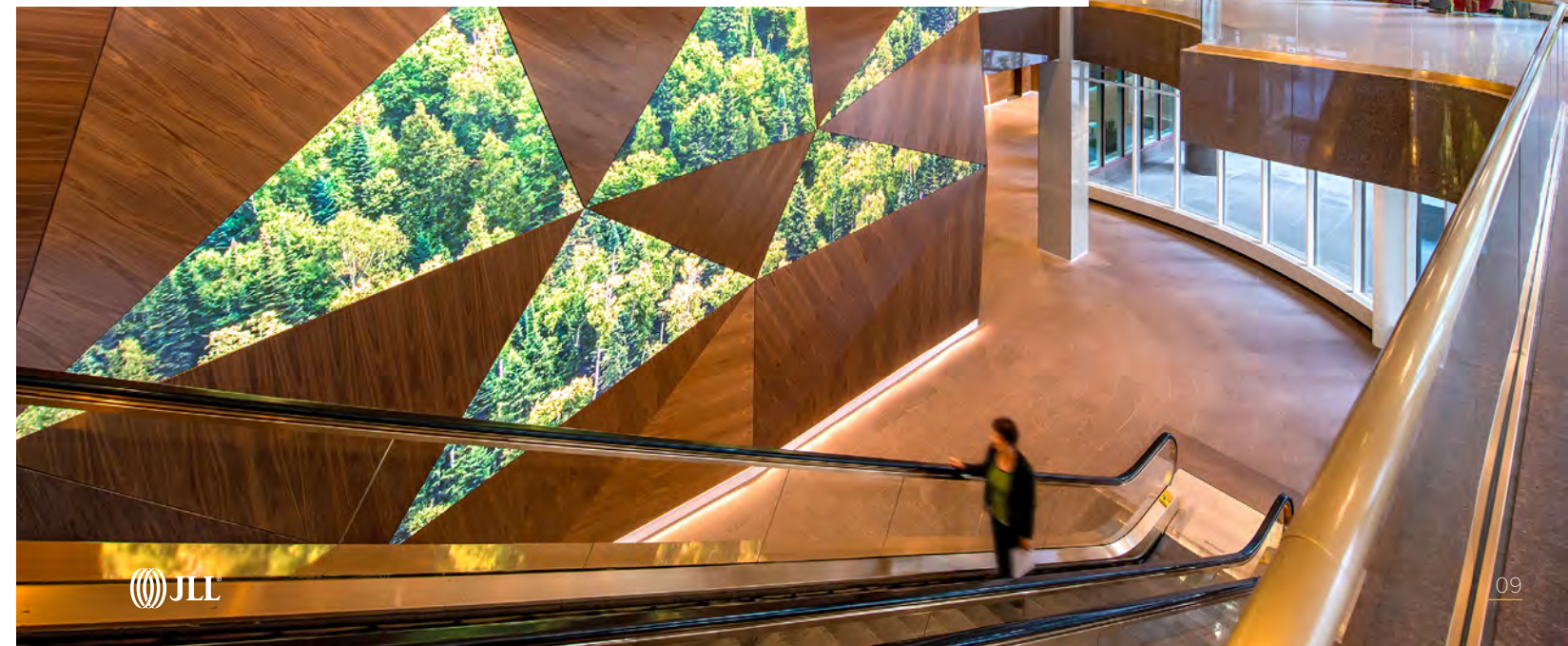
**\$10.4MM**

Corridor & Restroom Upgrades

**\$12.6MM**

3rd FL Amenity/ Common Areas

**\$43MM**  
TOTAL CAPITAL SPENT





## Unrivalled Transit-Oriented Location

FIFTH STREET TOWERS BENEFITS FROM SUPERIOR CONNECTIVITY AND ACCESSIBILITY GIVEN ITS PRIME DOWNTOWN LOCATION THAT PUTS IT STEPS FROM A LIGHT-RAIL STATION, MULTIPLE BUS STOPS AND ACCESS TO SURROUNDING SUBURBS.

WALKING	<b>1</b> MIN	<b>1</b> MIN	<b>4</b> MIN	<b>13</b> MIN
	4TH AND 5TH STREET COMMUTER BUS STOPS	NICOLLET MALL LIGHT-RAIL STOP	THE OCEANAIRE RESTAURANT	US BANK STADIUM NFL STADIUM
	LIGHT RAIL	<b>22</b> MIN	<b>25</b> MIN	<b>35</b> MIN
		MINNEAPOLIS-SAINT PAUL INTERNATIONAL AIRPORT	ST. PAUL, MN STATE CAPITAL	MALL OF AMERICA
DRIVING		<b>10</b> MIN	<b>12</b> MIN	<b>20</b> MIN
	WEST END MICRO-MARKET	EDINA AFFLUENT SUBURB	ST. PAUL, MN STATE CAPITAL	MINNEAPOLIS-SAINT PAUL INTERNATIONAL AIRPORT
	CYCLING	<b>5</b> MIN	<b>8</b> MIN	<b>12</b> MIN
		NORTH LOOP MICRO-MARKET	NORTHEAST MICRO-MARKET	CHAIN OF LAKES





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