

Ford Center



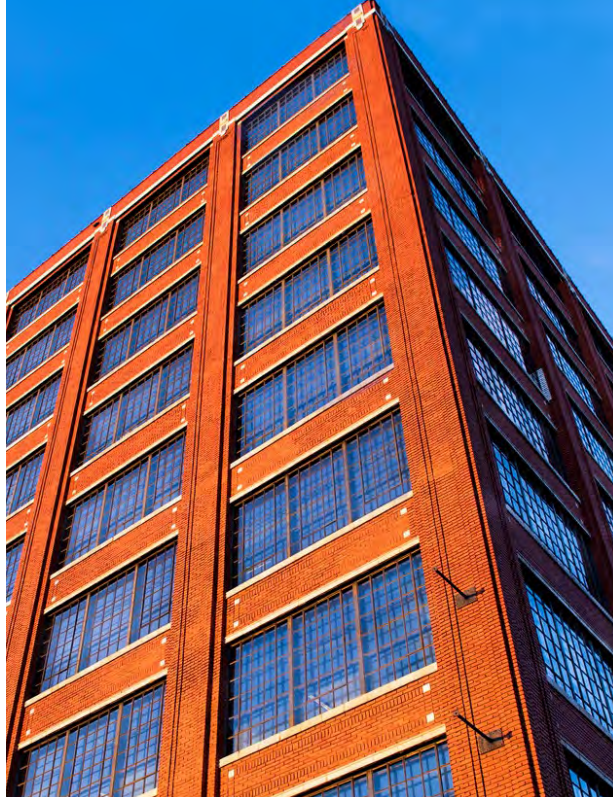


At ten stories tall, with a basement abutting the railroad tracks, the Minneapolis Ford plant was likely the tallest structure in the world ever built for automobile manufacturing.

The first floor showroom of the Minneapolis Ford Plant displayed a number of Model T cars. Decorations in the room included mounted animal heads and a large fish, as the cars were popular for recreational use.

At its peak, the Minneapolis Ford plant employed about 600 workers working eight-hour shifts (a now-standard labor practice pioneered by Ford Motor Company) and turned out 287 cars a day, according to contemporaneous news accounts in the Minneapolis Tribune.

HISTORY IN THE MAKING



INSPIRING GREATNESS

EAST TOWN

CBD

WAREHOUSE

Ford Center

NORTH LOOP

IDEAL LOCATION





RESTAURANT



BEER & WINE



RETAIL



NIGHTLIFE



GYMS



HOTELS



COFFEE



FORD CENTER



PARKING

1. **Impark Lot 11**
\$80/month (day only)
\$95/month (24 hr rsvd)
2. **Contract Parking**
\$125/month - 100 Stalls
3. **Contract Parking**
\$100/month - 125 Stalls
4. **Basset Creek Lot**
\$55/month
5. **463 Stalls**
\$70-\$100/month
6. **Designers Guild**
240 Stalls - \$120/mth
7. **Steelman Exchange Parking**
400 Stalls
8. **Interchange Parking**
300 Stalls

ENDLESS AMENITIES

HALF MILE

ONE MILE TO THE HEART OF DOWNTOWN

LIGHT RAIL LINES

- Green Line (Central)
- Blue Line (Hiawatha)
- Northstar Commuter



SUSTAINABILITY



LED BULB
REPLACEMENT



REVISED
AIRFLOW
SETTINGS



OPTIMIZED
HVAC
SCHEDULES



INSTALLED
UTILITY
TRACKING
SYSTEM



MOTION
SENSORS



LIGHTING

- Common area bulb replacement to LED
- Motion sensors installed throughout building



UTILITY TRACKING

- Just In Time (JIT) system installed to track all aspects of building utility usage in real time
- Monitors gas (heating), water and electrical usage.
- Preventative maintenance program flags equipment due for review and inspection

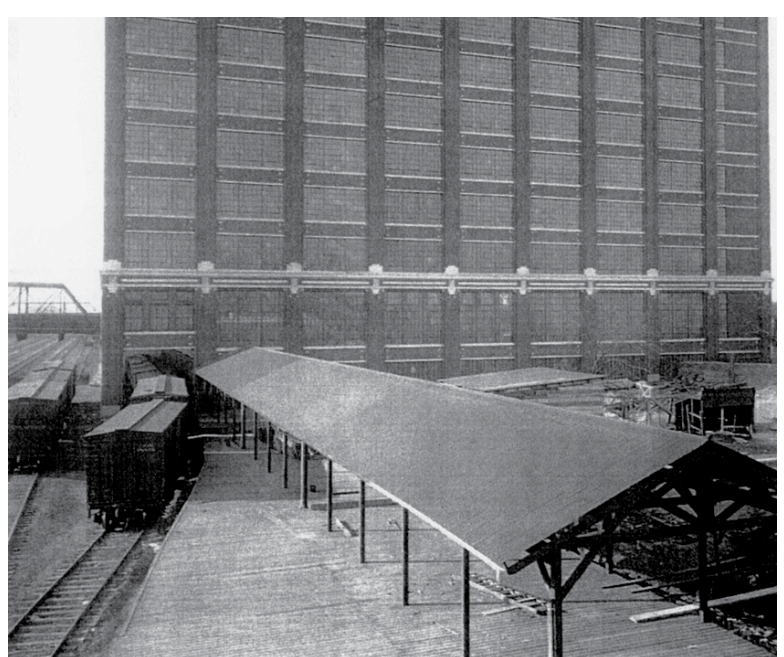


MECHANICAL

- Revising Schedules to match operating hours
- Revised airflow settings to match occupancy on each floor
- Optimized boiler shut-off times throughout the year
- Airflow monitored with CO2 sensors optimize air quality and HVAC efficiency

25% ANNUAL REDUCTION OF
ELECTRICAL USAGE

40% ANNUAL REDUCTION IN
NATURAL GAS USAGE



FORD CENTER AWARDS

TOBY (The Office Building of the Year, by Building Owners and Managers Association International)

- Local Awards: BOMA Greater Minneapolis TOBY Winner – Historical Building Category in 2014, 2015, & 2016
- Regional Awards: Midwest Northern Regional TOBY Winner – Historical Building Category in 2014, 2015, & 2016
- International TOBY Winner – Historical Building Category in 2016

NAIOP 2013 Award of Excellence (Repositioned/Renovated greater than 75,000 SF)

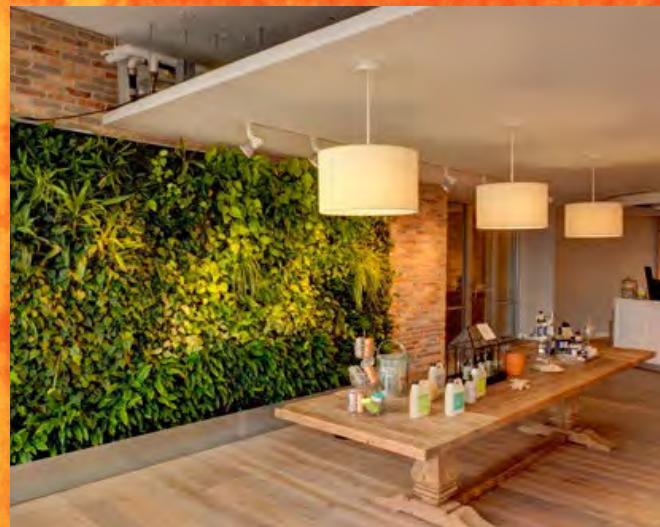
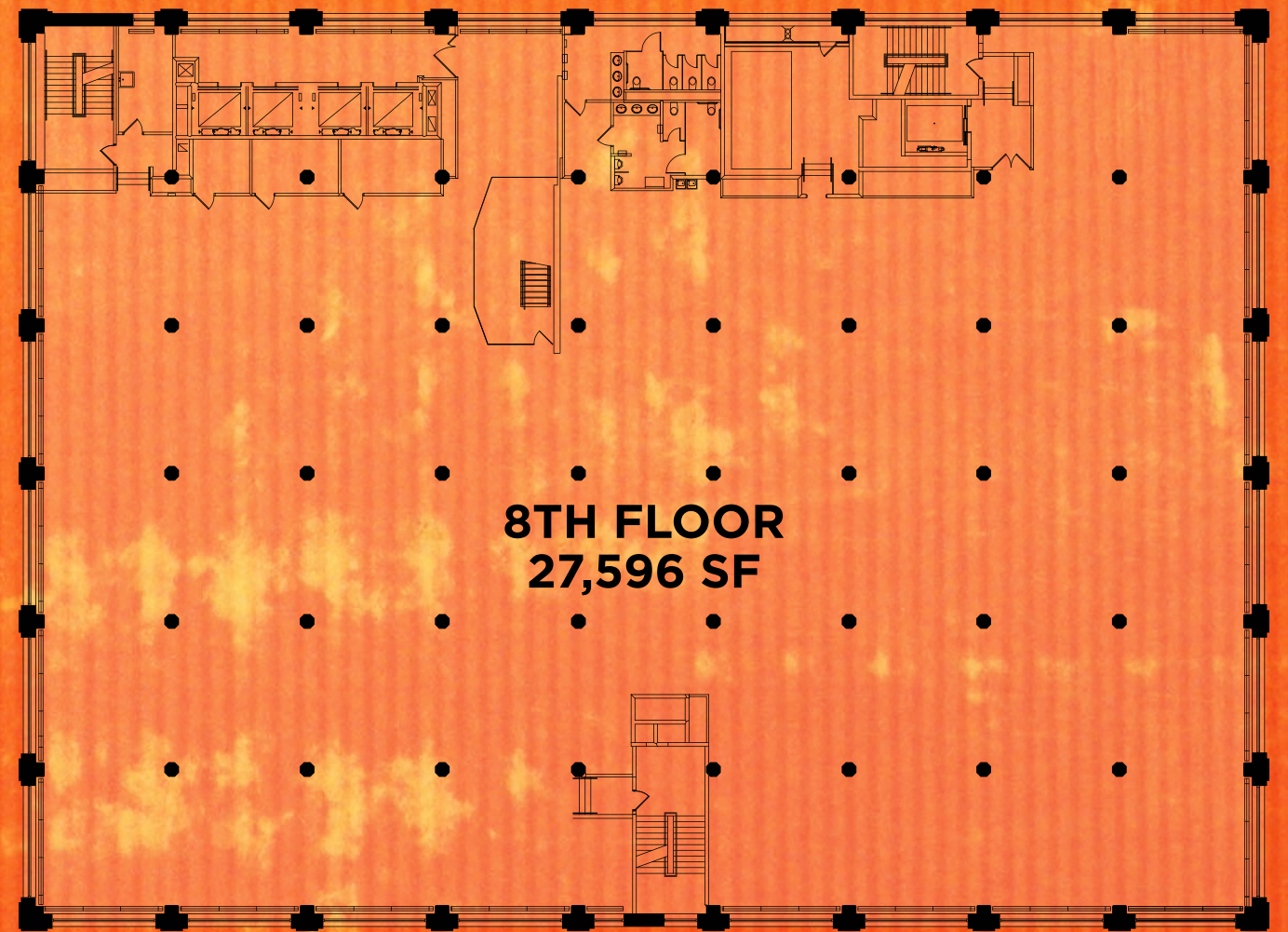
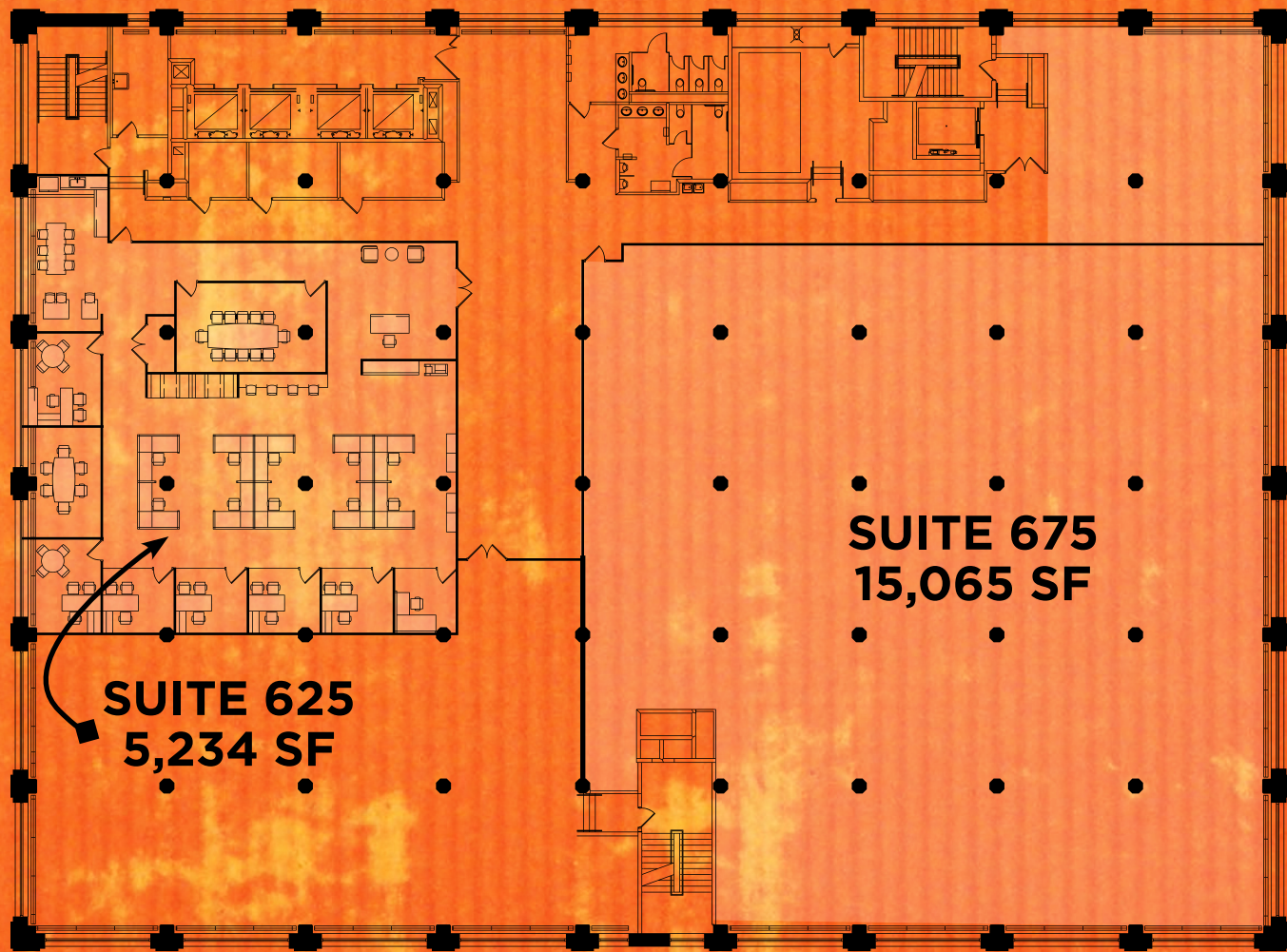
LEED Gold

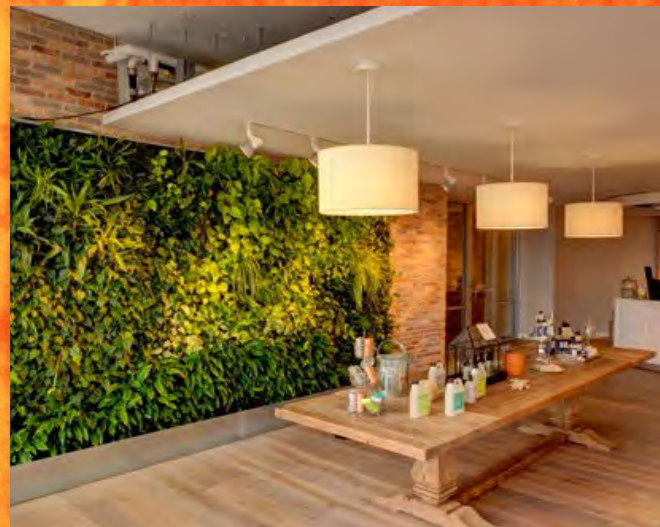
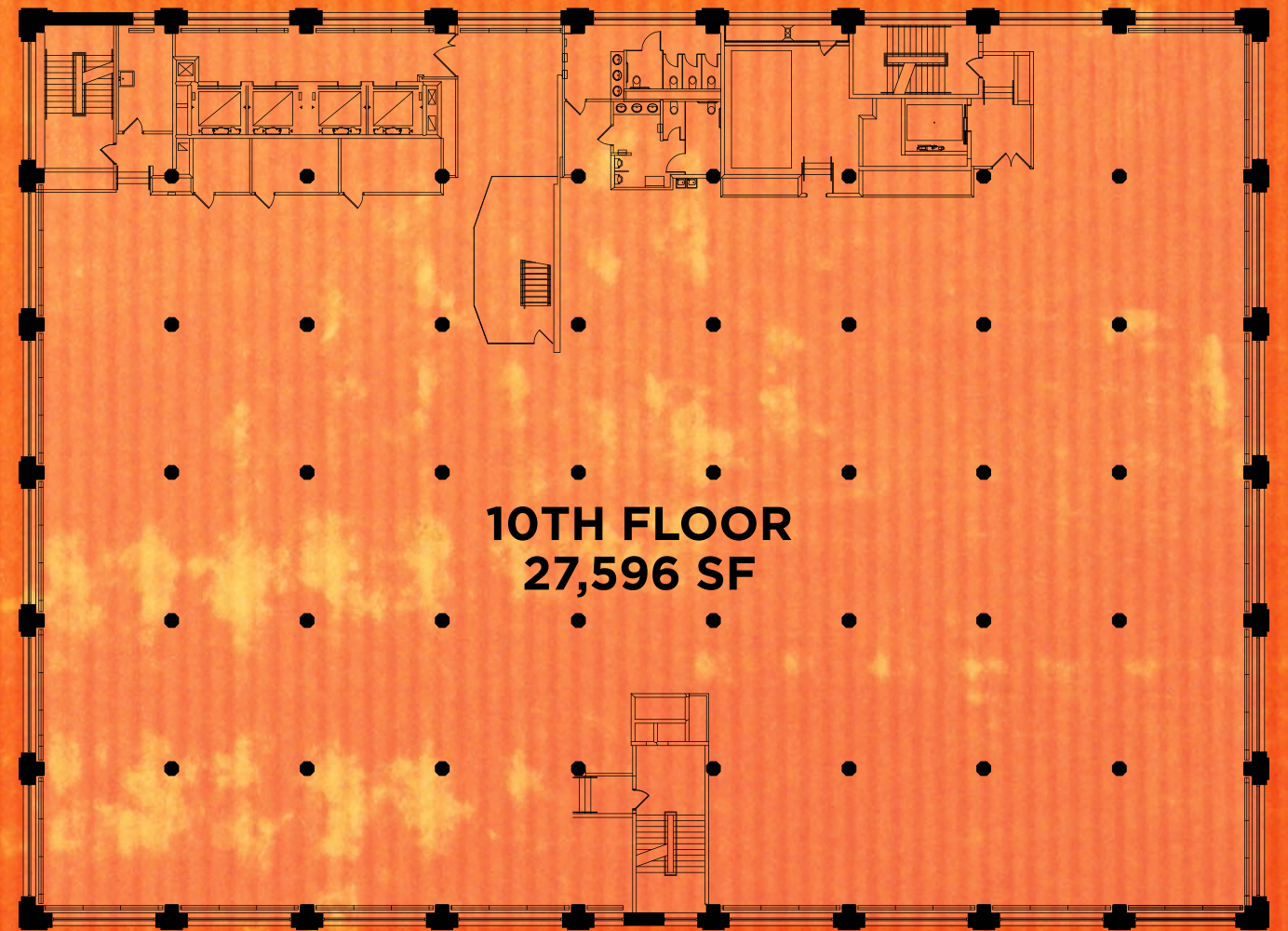
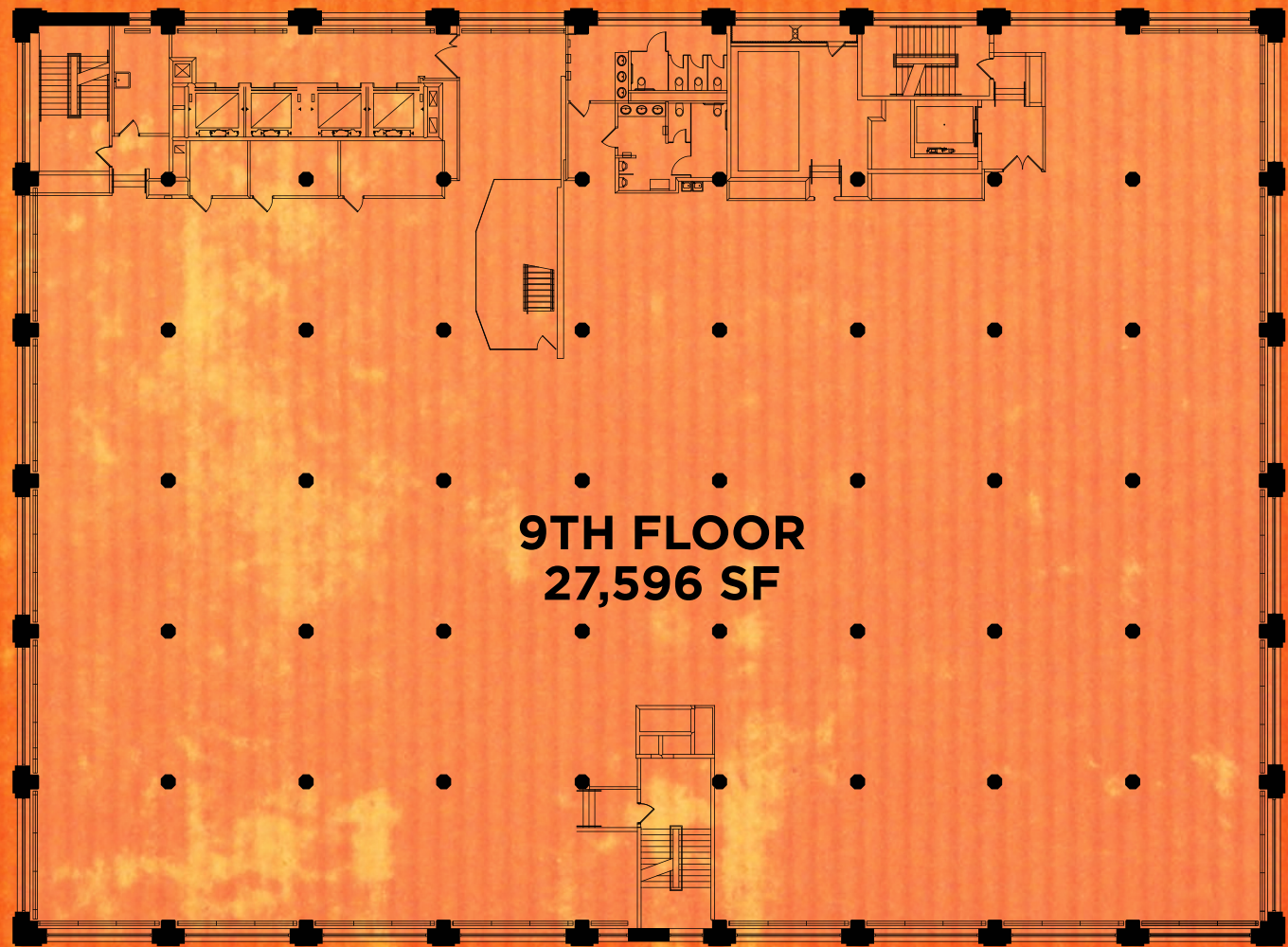
Energy Star Benchmarked: 91

2015 Kingsley & Associates Tenant Satisfaction Survey score 4.8/5

NOVATION
STORIC
ATION

RENOVATION
MODERN





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