

**YEAR BUILT:**

1982

**OWNER:**

COMM 2014-UBS5 Harwood Center LLC.

**BUILDING SIZE:**

734,443 Rentable Square Feet, 36-story office tower

**BASE RENTAL RATE:**Floors 8-14 - \$18.50/RSF NNN + E
Floors 15-36 - \$19.50/RSF NNN + E**EXPENSES:**

2026 Expenses - \$7.78/RSF (CAM: \$6.11/RSF; Taxes: \$1.67/RSF)

Electricity: \$2.10/RSF

**BUILDING HOURS:**Monday - Friday: 8:00 a.m. - 6:00 p.m.
Saturday: 8:00 a.m. - 1:00 p.m.**AFTER-HOURS HVAC:**

After-hours HVAC - \$75/hr

**PARKING:**

Parking Ratio - 1.0/1000

\$190/month for unreserved parking

\$250/month for reserved parking

**TELECOMMUNICATIONS:**

Cogent, AT&T, Spectrum, Verizon, and Century Link (all provide fiber)

**AMENITIES:**

Grab-and-Go, On-site DART Light Rail - St. Paul station, M Line Trolley station, on-site management, 24/7 on-site security, near Klyde Warren Park, adjacent to Pacific Plaza Park, updated lobby, and amenity-rich area within walking distance.

