

## Block 68 North Office - Project Description

The Block 68 North Office building is proposed on the northern portion of the block bounded by 3<sup>rd</sup> Street South, Portland Avenue South, 4<sup>th</sup> Street South and 5<sup>th</sup> Avenue South. The new building will be constructed abutting the western Wells Fargo tower from the south. It is designed in the style of authentic brick historic warehouses that can be found all over Minneapolis, with arched windows and steel-alike divided windows. The entry tower is setback from Portland Avenue to provide an entry plaza that enhances the walk to the park experience along Portland Avenue.

The office building will be four-stories tall and approximately 220,570 square feet of gross building area. The office building is comprised of rentable office space of approximately 173,890 SF, and will include a bike room on the Portland Avenue side.

The building will have 60 parking spaces in the underground parking garage, which will be accessed through a parking ramp entry that is shared with the South Residential parking garage beneath the Wells Fargo tower. The office core is connected in the basement to the skyway system via a tunnel through the Wells Fargo basement level. The building will have 2 loading docks on the first level that are accessed from within the existing Wells Fargo loading dock alley located between the two buildings.



