

Ford Center



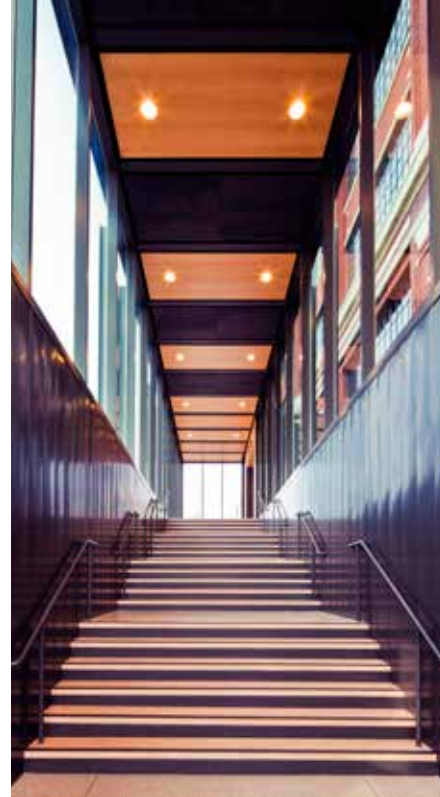


At ten stories tall, with a basement abutting the railroad tracks, the Minneapolis Ford plant was likely the tallest structure in the world ever built for automobile manufacturing.

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

An aerial photograph of Chicago, Illinois, showing the city's skyline and surrounding areas. The image is overlaid with several semi-transparent orange and red rectangular boxes, each containing a neighborhood name in white capital letters. The boxes are positioned over the following areas: East Town (top left), CBD (top center), Warehouse (center left), North Loop (center right), and Ford Center (bottom right). The text 'IDEAL LOCATION' is written in large, bold, orange letters across the bottom of the image.

EAST
TOWN

CBD

WARE-
HOUSE

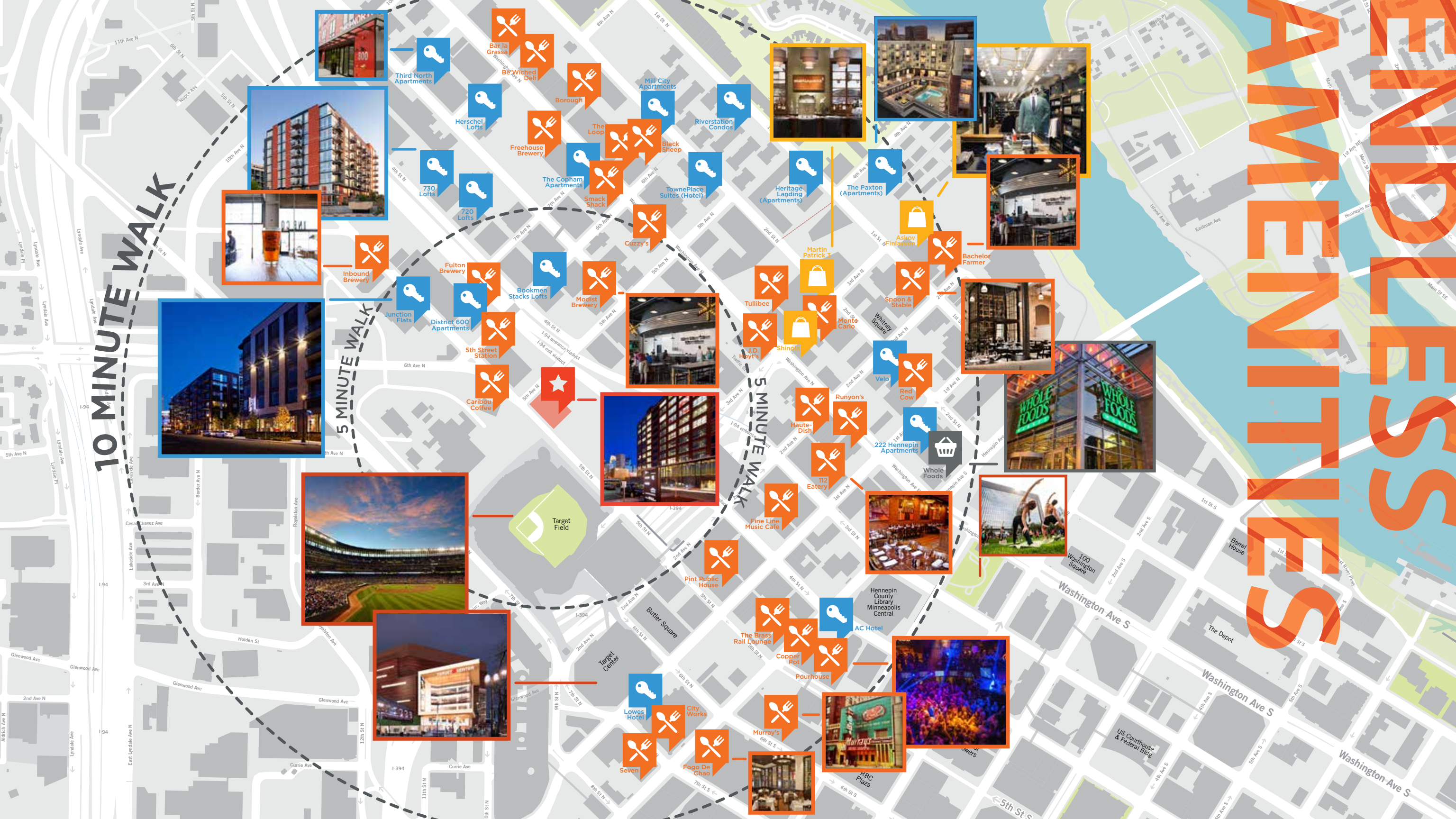
Ford
Center

NORTH
LOOP

IDEAL LOCATION



COUNTLESS PARKING SPACES



10 MINUTE WALK

5 MINUTE WALK

1 MINUTE WALK

MINNEAPOLIS

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

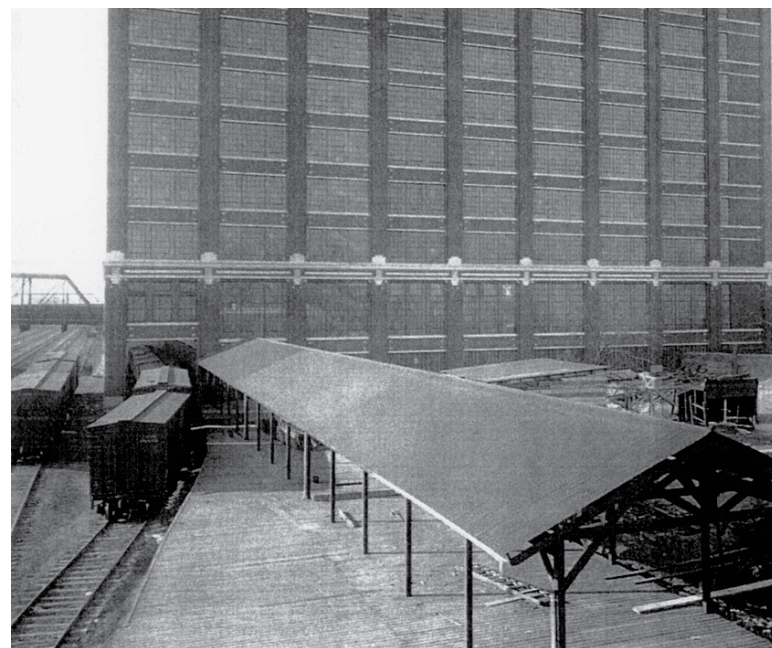
- Revising Schedules to match operating hours
- Revised airflow settings to match occupancy on each floor
- Optimized boiler shut-off times throughout the year
- Airflow monitored with CO2 sensors optimize air quality and HVAC efficiency

25% ANNUAL REDUCTION OF
ELECTRICAL USAGE

40% ANNUAL REDUCTION IN
NATURAL GAS USAGE



MODERN
RENOVATION



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



MODERN
RENOVATION



TOM TRACY

Executive Director

+1 612 343 7113

tom.tracy@cushwake.com

KATIE TUFFORD

Senior Director

+1 612 343 7117

katie.tufford@cushwake.com