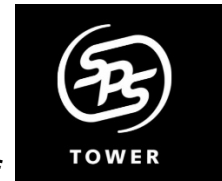




On behalf of



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SPS Tower adds FRGMNT Coffee as part of renewed food and beverage program

To become FRGMNT's fifth downtown location

Minneapolis, Minnesota (Dec. 2, 2024)—FRGMNT Coffee, the upscale coffee, breakfast, and lunch restaurant, has signed a 10-year lease at SPS Tower for a 2,100 sq. ft. coffee and gathering space. Adjacent to four connecting skyways, the new coffee shop kicks off the tower's renovation of its skyway and first-floor restaurant and tenant common areas. Construction of FRGMNT's space started in late November and is expected to be completed by late February 2025.

"We are excited to have the opportunity to be a part of the skyway system and help activate the space with the support of great partners at SPS. This location will be similar to our other cafes that are located within office space but also serve the greater community. Opening within the skyway allows us to share some of the best coffees from around the world with that community," said Ben Banse, co-owner – FRGMNT Coffee.

SPS Tower, the 655,070 sq. ft. Class A office building at the entrance of downtown Minneapolis' central business district, has renovated its elevators, skyway, and first-floor common areas to improve the tenant and visitor experience. In addition, the building added six new spec suites on Floors 19 and 20, with stairway-connected high-end conference and flexible work lounge. In 2023, Transwestern, the building's leasing and management team, introduced a new Turf Club, a 60,000 sq. ft., 1.34-acre outdoor lawn that includes a seven-hole putting green, outdoor lounge areas. As the largest lawn in downtown Minneapolis, the space offers community programming during the spring and summer.

"Our goal with these improvements is to continue to elevate the tenant and visitor experience in our market-leading downtown office building. Because SPS Tower is located at the entrance to downtown, it has both convenient access to all freeways but yet is on an island of green space," said Jim Montez, vice president – leasing at

Transwestern and the lead broker for SPS Tower. “FRGMNT Coffee is the perfect addition to our neighborhood.”

Other upcoming enhancements:

- Space on the first floor will accommodate a new full-service lunch and dinner restaurant with a significant outdoor patio. That restaurant operator will also have the option to provide service to the outdoor Turf Club.
- Space on the second floor to accommodate new fast-casual restaurants accessible to SPS Tower 's tenants and many skyway-connected adjacent buildings with no food service.

Sumitomo Corporation, the owner of SPS Tower, has committed more than \$7.5 million to the first phase of the renovations and holds no debt on SPS Tower.

Renovation partners at SPS Tower include [Studio BV](#), and [Mission Construction](#).

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About SPS Tower: SPS Tower is a WELL Health Safety Certified, International TOBY Award-winning, 31-story, 655,070 RSF building in the heart of downtown Minneapolis. The building has earned LEED-EB Gold certification 2013. Besides recommending behaviors that reduce overhead and office consumption, SPS Tower partners with EPA, U.S. Green Building Council, and others to promote energy and resource efficiency. [Transwestern](#) manages and leases the Class A office property.