



DGB Construction Update

Opening of the upgraded common areas, new amenities and the new freight/passenger elevator is scheduled for the end of August. Watch for details regarding the grand opening party!

Please join us on June 17 for the monthly happy hour at Darby's from 3:30-4:30pm. We hope to offer hard hat tours for a sneak preview.

Included in the renovations is the conversion from steam to hydronic heat which means no more cast iron radiators, improved temperature control in tenant suites and common areas, and reduced energy bills. Infrastructure and copper tubing will be installed and connected to the building automation system. The mechanical systems upgrade is scheduled for completion in early fall of 2021.



Survey Says . . .

Thank you to everyone who participated in our tenant survey. Some common requests emerged:

24/7 Food Options: Compass, Inc. will provide a beverage cooler, frozen foods cooler and dry goods in the new first floor common area.

Conference Room: A conference/training facility is underway in the first floor common area. Tenants will be able to reserve the facility on-line or at the suite's entrance.

Bakery/Breakfast Items: The Kenwood leasing team is working diligently on a deal with a top of the line baker. Details to follow.

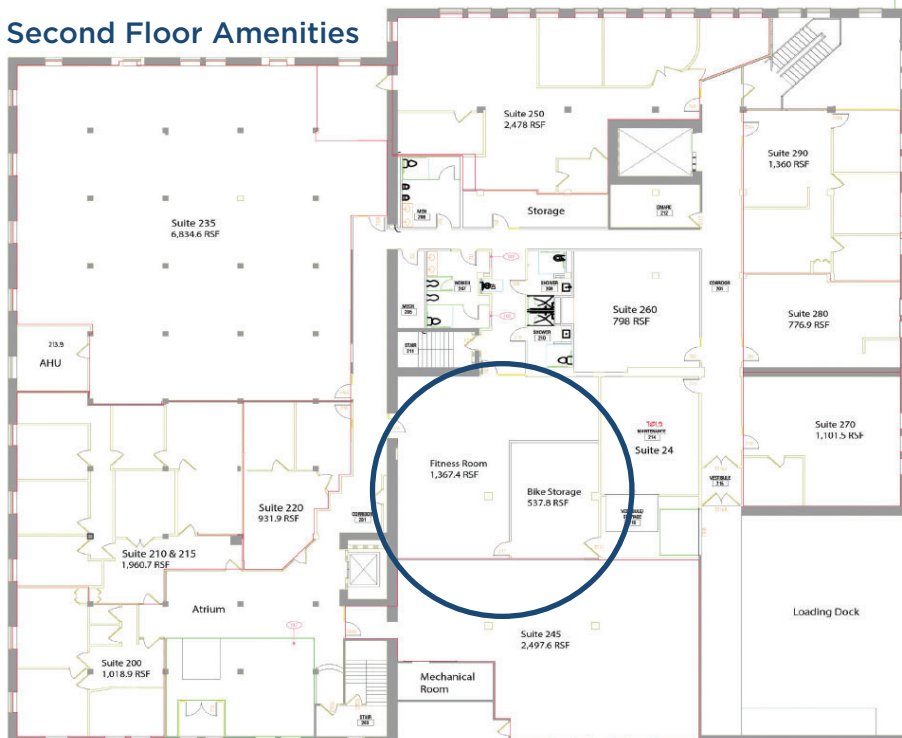
Parking Ramp: Interstate Parking has addressed much of your feedback. Prepayment is key to addressing the exit back-up as well as better detection upon entering.

Many acknowledged reading the monthly newsletters. Please let us know if you have specific requests for future editions.

How can you keep up to date on the construction schedule and changes? Scan the adjacent QR code (also displayed on signage throughout DGB's common areas) for the latest project activity. Check back often for status updates.



Second Floor Amenities



New Address for DGB

As previously announced, DGB has a new address that will appear above our new front entry door:

Designers Guild Building
305 N. 5th Avenue
Minneapolis, MN 55401

This new address **will not** void 401 N. 3rd Street for our current tenants. Additionally, current tenants **will not** need to change their address on letterhead, etc.

News & Resources

- **Mechanical Updates:** In response to an overwhelming need for control over suite temperatures, the HVAC system is being upgraded so that all VAVs (Variable Air Volume) will be connected to the building's automation system. VAVs are preferred for greater temperature control, longer parts life, reduced noise, and energy efficiency.
- **New Car Care Service:** Bobby and Steve's Auto World will pick your car up from DGB OR your home!! Call 612-333-8900 for detailing, auto service, an oil change, etc.
- **Work Orders:** Please use the Angus online portal for placement of all work orders. Angus is for use by authorized personnel only as some work order requests are billed back to the tenant. If you need sign-on access, please email lisa.sherman@nmrk.com.
- **Property Website:** Access the Tenant Portal on the DGB website at www.designersguildbldg.com for forms and the latest updates.
- **Loading Dock:** Please refrain from parking in the loading dock area. It is reserved for contractor parking during the renovations.
- **Housekeeping:** Empty boxes/trash should be brought to the trash/recycling area at the loading dock. Tenants must also remove electronics and larger equipment (printers, fax machines, etc.) or make arrangements with Newmark to avoid a charge on your final invoice.
- **Interstate Parking:** Contact Parking Manager Josh Barstow at jbarstow@interstateparking.com or **612.375.1301** with questions.
- **Building Hours:** Building hours are 7am-5pm Monday-Friday. DGB is closed Saturdays and Sundays and accessible via card access only. If necessary, DGB's 24-hour service hotline is **763.200.9333**.

TO MASK OR NOT TO MASK

In accordance with the CDC, on May 13th Governor Walz announced the end of Minnesota's face covering requirement. However, laws in certain settings (i.e. public transportation) may require face masks and businesses may set their own requirements.

Further, the MN Dept. of Health and the CDC strongly recommend that anyone who is not fully vaccinated continue to wear face coverings indoors in businesses, public settings, and when around people from other households, as well as outdoors when social distancing cannot be maintained.

DGB will continue to follow CDC and State guidelines. Please do your part to keep yourself and those around you safe.



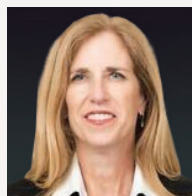
DESIGNERS GUILD BUILDING CONTACTS

NEWMARK

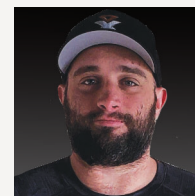
24-Hour Engineering: 763.200.9333
Interstate Parking: 612.375.1301
JBM Patrol: 952.412.7275
DGB Website: designersguildbldg.com

NEWMARK

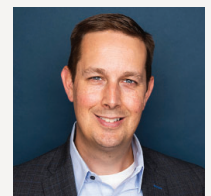
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