



DGB Construction Zone

More demolition underway.

Demolition for the second floor common area began April 26. The hallway across from Luna Vinca is now gone, but a new hallway has been added near the freight elevator so you can still navigate that area. Upon completion, the second floor common area will feature a new fitness center and bike storage area along with a new suite for Kids' Hair.

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.



Construction of the first floor common area is also underway.

When completed, the first floor will feature a training room with high-tech AV, a canteen, tenant lounge, and new main entry area - all with a contemporary, artistic vibe.



The exterior of DGB is getting a facelift as well! Updated landscaping is currently underway and should be finished the first part of May. The tuckpointing should be completed by the end of May as well.

Survey Says . . .

Newmark wants to hear from you regarding your experience as a DGB tenant. Please scan the QR code below to access the survey, complete it and send it our way!



We'll rely on the survey results to make informed decisions regarding what's next at DGB.



New Address Rollout

In response to many requests to make it easier for clients and customers to find our parking ramp and the front entry, Newmark worked with the City and US Post Office to create a new address for the property. The new address is:

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

The Post Office will retain the 401 N. 3rd Street address for current tenants, but future tenants will adopt the new address.

As a side note, the FedEx and UPS drop boxes will be shifting to the corner of 5th Avenue and 3rd Street (near the mailbox) in the near future as well.

News & Resources

- **Window Washing:** Exterior window washing is scheduled to take place May 25-26, but is subject to change due to weather.
- **Work Orders:** Please remember to use the Angus online portal for placement of all work orders, including cleaning, lights out, general maintenance requests, etc. Angus is for use by authorized personnel only as some work order requests are billed back to the tenant. If you still need sign-on access, please email lisa.sherman@ngkf.com.
- **DGB Management Office:** The management office is now located in Suite 220. Stop by for coffee or a glass of wine – dogs welcome!
- **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**.
- **Closing for Memorial Day:** DGB will be closed for the Memorial Day holiday on Monday, May 31. Tenants can access the building via key access, but building staff will not be on-site.

TENANT CORNER

Welcome New Tenant to Suite 370

Please join Newmark in welcoming the latest DGB tenant: **Fast Subs, LLC!**

Fast Subs joined the DGB family in March and they are currently camping out in Suite 375 while their space is being built out.

Please take a moment to welcome your new neighbor.



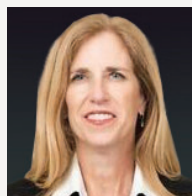
DESIGNERS GUILD BUILDING CONTACTS

NEWMARK

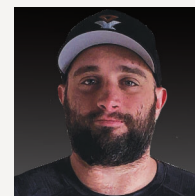
24-Hour Engineering: 763.200.9333
Interstate Parking: 612.375.1301
JBM Patrol: 952.412.7275
DGB Website: designersguildbldg.com

NEWMARK

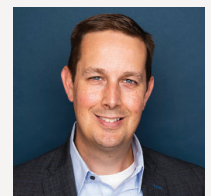
100 South Fifth Street, Suite 2100
Minneapolis, MN 55402
612.430.9950
Web: ngkf.com



Kari Raasch, RPA
General Manager
kari.raasch@ngkf.com
612.440.0062



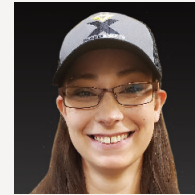
Reid Corns
Engineering & Maint.
service@fixedassetsmn.com



Nils Snyder, CCIM, SIOR
Leasing Agent
Kenwood Commercial
612.240.7967



Lisa Sherman
Property Administrator
lisa.sherman@ngkf.com
612.440.0012



Amanda Crotinger
Engineering & Maint.
amandac@fixedassetsmn.com



Mike Doyle, CCIM, SIOR
Leasing Agent
Kenwood Commercial
612.242.8820