



The Reserve

AT WELLS FARGO CENTER  
AMENITIES BROCHURE





Iconic

**A destination built to exacting standards. Designed for like-minded companies seeking a world-class workplace with experienced management and a prestigious reputation.**

The elegant 57-story Wells Fargo Center, designed by famed architect Cesar Pelli, has been characterized as a phoenix rising from the ashes after the former building on the site burned down. Upon its completion in 1987, the tower became a powerful new landmark property and redefined the skyline, creating a dramatic and glowing invitation to downtown Minneapolis.

The market-leading office tower hosts an impressive roster of tenants, cultivating an environment of professional excellence. From its iconic location in the heart in Minneapolis' main business corridor, Wells Fargo Center offers proximity to the best of downtown connections, dining and entertainment.



The Reserve

Wells Fargo Center invites you to explore The Reserve. Located on the 7th floor, and accessible from all elevator banks, **The Reserve is a central hub for all tenants of the building to engage, focus, energize or relax in a welcoming yet exclusive environment.**

**OFFERING A FULL SUITE OF AMENITIES, THE 7TH FLOOR FEATURES:**

- Complimentary fitness center, includes weightlifting and cardio equipment, Peloton bikes, group class space, plus locker rooms and showers with complimentary towels and toiletries
- Reservable wellness rooms with sinks and outlets
- Large communal lounge surrounded by break-out, coworking and reservable focus rooms
- State-of-the-art conference center with training rooms and boardroom available for rent for groups up to 200 people
- Healthy and convenient micro-market vending area
- Expanded offering of virtual live and on-demand wellness classes
- Comprehensive mobile app 'HQO' for building information, amenities access and exclusive activities





Gather



## COMMUNITY LOUNGES & MICROMARKET

Take a break from your office and join the **relaxed environment of our communal lounge spaces.**

With billiard table, game lounge and fire space, it's the perfect spot to grab a cup of the complimentary coffee or refreshments while you catch up with coworkers.



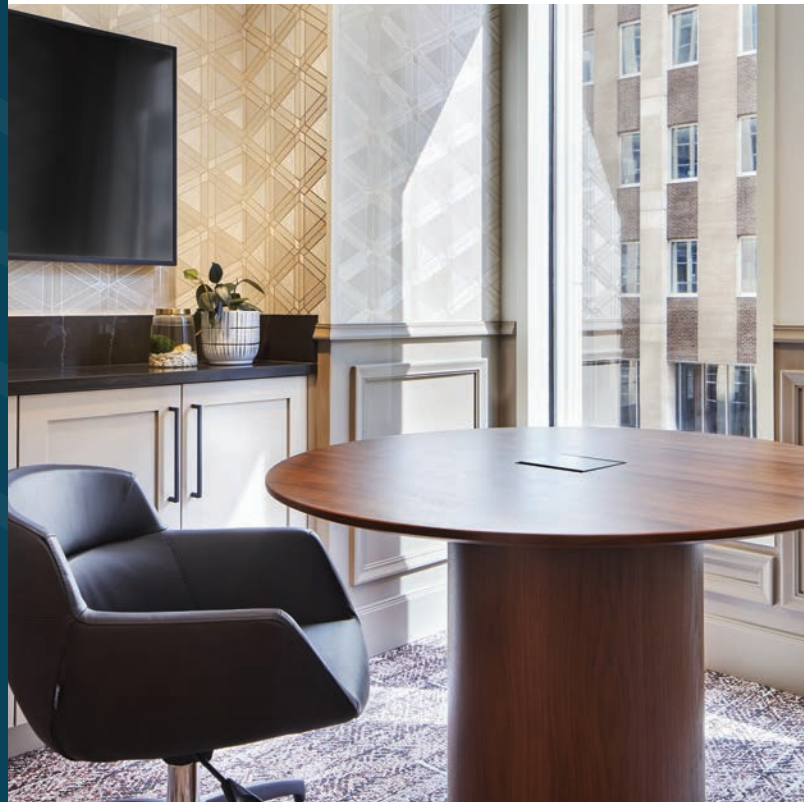


Privacy

## FOCUS ROOMS & WELLNESS ROOMS

Tune-out distractions and zone-in on your goals in our privacy spaces. **Focus Rooms** fit one to four people working collaboratively. **Wellness rooms** are equipped with sinks, outlets, Bluetooth speakers and nursing chairs.

Reserve through the HQO app or use on-the-fly.







Wellness



## FITNESS CENTER & LOCKER ROOM

We want you to reach your peak – physically, mentally, and professionally. The brand-new fitness center offers a full range of strength and cardio equipment, including Peloton bikes, in addition to a group-fitness studio. Refresh after your workout in our spa-like locker rooms with free towel service and premium toiletries.

**Membership is complimentary and exclusive to tenants of the building.**





Convene

## CONFERENCE CENTER (THE EXCHANGE & THE MARKETS)

Connect, share and learn in the new conference center. **With flexible room sizes, and state-of-the-art technology, these facilities provide the optimal environment for your team to engage with each other.** Access to the adjacent catering kitchen and restrooms makes team events a breeze. Featuring The Exchange, a 20-person boardroom, and The Markets, two combinable training rooms.

Email Community Manager **Karen Allen** at **[Karen.Allen@Hines.com](mailto:Karen.Allen@Hines.com)** to get started.







Amenities



Wells Fargo Center tenants have access to conveniences like **private parking, bike parking, skyway access, car washing & repair services, dry-cleaning, FedEx/UPS drop offs and more.**





Ease

A simple yet innovative hub for tenants and employees. The Wells Fargo Center mobile app hosts fun community content for the building, shares building communications, is the portal for room reservations, maintenance requests, fitness center access and more.





# Amenity Floorplan & Room Capacity







# Health & Wellness



# Enhancing Workplace Wellness

The health and safety of employees is the highest priority for business leaders around the globe. **Wells Fargo Center is uniquely able to provide its occupants with a safe and healthy environment.**

## KEY DESIGN & OPERATION FOCUS POINTS INCLUDE

- Thorough and frequent surface sanitization using industry-best equipment and supplies
- HVAC systems operate per the Hines Indoor Air Quality (IAQ) and Maintenance Programs, which are superior to current industry standards
- Superior Property Management expertise with comprehensive hygienic anti-viral products and protocols







# Indoor Air Quality

Indoor Air Quality (IAQ) is the single **greatest influencer of workplace health** and results in significantly improved cognitive function.\*

- Wells Fargo Center operates per the Hines IAQ program to address ventilation, humidity, indoor pollutants, thermal comfort and equipment maintenance
- Air filtration systems using MERV-11 & -13 filters with perimeter foam gaskets to prevent filter bypass
- Hines IAQ program controls for optimum outside air delivery
- The building's variable air volume system results in a consistent flow of air volume
- Heat is distributed through the Fan Power Boxes, which allows for quick recovery times in cold weather, as well as excellent individual control of zones on each floor
- The building's upgraded Building Automation System (BAS) allows for a more proactive approach to address individual comfort

\*<https://dash.harvard.edu/bitstream/handle/1/27662232/4892924.pdf?sequence=1>



# Continuous Innovation

With a long history of pioneering innovation in the built environment, Hines is **continuously investigating** and **testing new technologies** to **improve wellness, safety** and **efficiency** for building tenants.



As a Founding Alliance Member of the Well Living Lab, Hines has contributed to the mission of **connecting human health with the indoor environment**. The Well Living Lab, in partnership with Hines and several other companies, has announced a comprehensive plan to study the design and operation of workspaces to help prevent the spread of respiratory viruses.

A large, stylized graphic of the Well Living Lab logo, featuring the words "WELL LIVING LAB" in a large, bold, sans-serif font, stacked vertically and enclosed within a square border. A diagonal line runs from the bottom-left corner to the top-right corner of the square. The graphic is set against a blurred background of an office interior with blue and yellow lighting.





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— C E N T E R —

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