

NEWSLETTER

What's Happening at the DESIGNERS GUILD BUILDING

MAY 2020

SURVEY SAYS...

In the upcoming months, the Newmark Knight Frank property management team will be conducting an online survey to solicit tenant input regarding enhancements to the Designers Guild Building that would help your business succeed.

Please watch for this digital survey in your email – your input is invaluable!

DARBY'S PUB & GRILL



In response to the Minnesota Stay-at-Home order, Darby's is currently offering takeout, curbside pick-up and delivery via Door Dash, Bite Squad and Uber Eats. Service hours are 11:00a.m. to 8:00p.m. Monday-Friday and noon to 8:00p.m. Saturday.

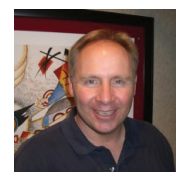
Darby's is also participating in a great community event called Isolation Biz-Ingo, which takes place on Facebook Live every Saturday from 7:30p.m. to 9:00p.m. Participants can win gift cards and other awesome swag from the participating restaurants and taprooms. To learn more, check out Darby's Facebook page or go to isolationbizingo.com.



The Designers Guild Building Changes Hands

The Designers Guild Building (DGB), which has been owned by the Cremers family for more than 40 years, was recently sold to DGB Investors, LLC. Special recognition goes to Charlie and Randy Cremers – their dedication and commitment to the tenants of DGB will always be remembered!

The Cremers family will remain part of DGB in that Charlie has agreed to help with transition of the property through May 31st and several family members will continue to lease space at the property. Charlie and his wife are looking forward to spending more time at their cabin and bike riding.



The new owner, DGB Investors, is a locally-owned trust that intends to continue the Cremers family legacy of being welcoming to small businesses and providing an environment to help tenants prosper and grow at DGB.

New Property Management & Leasing Team

DGB Investors is pleased to introduce a new management and leasing team for DGB as well. Newmark Knight Frank, a global real estate services firm with a regional office in Minneapolis, has been awarded the property management assignment. Newmark's Kari Raasch will serve as General Manager, leading a highly-qualified team:

Kari Raasch, RPA – Kari will provide day-to-day management and oversight for the property, including overseeing capital projects and tenant improvement work, preventative maintenance and lease administration, as well as the physical upkeep of the property. With 20+ years of property management experience, Kari places special emphasis on tenant relationships and looks forward to working with DGB tenants.

Lisa Sherman – As Property Administrator, Lisa will facilitate all operational activities and on-site vendor work and serve as a liaison for work order requests.

Sam Zureikat – Sam will handle all accounting-related activities for the property and will assist with any rental payment inquiries.

Reid Corns – Reid will be at DGB three hours each morning Monday-Friday and will be available to respond to work orders as needed. He has a deep background in building engineering and maintenance. Reid is a member of Fixed Assets, Newmark's partner company for all engineering needs. For 24-hour service, please call 763.200.9333.

Kenwood Commercial has been awarded the leasing assignment. Together, the brokerage team of Nils Snyder and Mike Doyle will handle new leasing activity and will also be available to help existing tenants with lease renewals as well as expansion needs.

Details are being finalized, but the plan is to open an on-site property management office to better serve the tenants at DGB. The new ownership team also plans to host a grand opening celebration once the Stay-at-Home order has been lifted and it is deemed safe. Watch for details.



Safety First

To help ensure tenant safety outside normal business hours, JBM Patrol & Protection Corp. provides security patrol service twice each night and walks the full interior of DGB once per evening.

In the event of a security-related emergency, tenants may call JBM Patrol's 24-hour dispatch number at 952.412.7275. Calling this number will dispatch a patrol officer with a response time that is typically much faster than the local police department.



What's Changing at DGB?

In conjunction with the new ownership and management team, there are a number of updated processes and forms that require tenant attention:

FOR ALL BUILDING OCCUPANTS:

- **Website:** A new DGB website is underway for launch mid-May. This tool will provide up to date information as well as a resource for your business. We appreciate any feedback or requests.
- **On-Site Contract Parking:** Interstate Parking has taken over management of the DGB parking ramp and has been working to ensure a seamless transition. Download an introductory letter about continued use of proximity access cards and PINs at <https://tinyurl.com/ydveymcu> and contact customer service at mninfo@interstateparking.com or 612.375.1301 with questions.
- **Fitness Center Waiver:** Anyone wanting access to the DGB fitness center must complete a Waiver and Release of Claims document. Please go to <https://tinyurl.com/yc3hj82w> to download the form, complete the information and return it to lisa.sherman@ngkf.com. You will then be granted access to the fitness center via your proximity card.

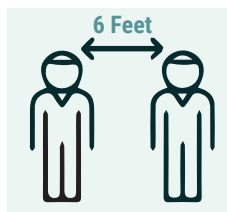
FOR KEY TENANT CONTACTS:

- **Tenant Contact Information:** Newmark requires tenants to complete a Tenant Contact Information form to facilitate our new working relationships at DGB. Please download the form at <https://tinyurl.com/y9aoqdlm>, complete the form and return it to lisa.sherman@ngkf.com as soon as possible. Thank you in advance to those that have already submitted their forms.
- **Rent Payments:** Tenants are encouraged to make monthly rent payments electronically via ACH. Go to <https://tinyurl.com/y7jmn6jt> to download an Authorization Form for Direct Debit via ACH. Please complete the form and return it to lisa.sherman@ngkf.com as soon as possible.
- **Work Orders:** Once each tenant has submitted their Tenant Contact Information form, the designated employee will be set up in Angus, the online work order system. Until this process is completed, please submit work orders to kari.raasch@ngkf.com.

COVID-19 Response

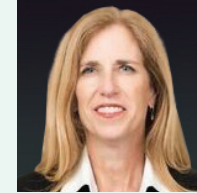
The health and safety of tenants, visitors, employees and service providers is the top priority at DGB. Newmark has directed the janitorial staff to follow CDC guidelines on proper cleaning and disinfection of frequently touched surfaces in common areas and restrooms and has also increased the frequency of cleaning throughout the building. As new guidance is provided by public health officials, we will modify our cleaning protocols accordingly. We have also removed touch points where possible and placed additional touch-free hand sanitizer dispensers throughout building common areas for your convenience.

In accordance with the CDC, please practice safe social distancing when in the Designers Guild Building by maintaining a distance of 6 feet from others whenever possible.



- Bicycle Storage Room
- Digital Security/Card Access
- Dog Friendly
- Fitness Center with Showers
- Parking Ramp
- Restaurant: Darby's Pub & Grill
- Storage Rooms

DGB CONTACTS



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Nils Snyder, CCIM, SIOR
Leasing Agent
Kenwood Commercial
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Mike Doyle, CCIM, SIOR
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- 24-Hour Engineering:** 763.200.9333
- Interstate Parking:** 612.375-1301
- JBM Patrol:** 952.412.7275



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