

THE FIRST EDITION

FIRST NATIONAL BANK BUILDING NEWSLETTER | DEC. 2011

Celebrating 80 Years of History: 1931-2011

Monday, December 21, 1931, marked the opening of the First National Bank Building in downtown St. Paul. According to an article from 1931, "need for a new building arose first in March, 1929, when the First National and the Merchants National Banks were merged." The bank's Directors reportedly wanted a building that was architecturally and practically the finest in the Northwest and would dominate the St. Paul skyline.

Designed by the Chicago architectural firm of Graham, Anderson, Probst & White, the new 32-story West Building was integrated with an existing 16-story Merchants National Bank Building, which was constructed in 1915 and is now known as the East Building. Development plans called for extensive remodeling of the Merchants National Bank Building as well as construction of an arcade and a 300-car parking garage, which was demolished and replaced in 1970 with the 6-story North Building. According to building archives, construction of the West Building required:

- Enough cement to pave a two-lane highway from St. Paul to Stillwater.
- Enough structural and reinforcing steel to build a small battleship.
- Enough Indiana limestone to erect a wall 3 feet high, 1 foot thick, and 4-1/5 miles long.
- Enough common brick to erect 400 small bungalows.
- Enough marble and granite to load completely two ordinary length freight trains.
- Enough plumbing and heating pipe to reach from the building to Hudson, Wisconsin.
- Enough electrical wire and conduit to reach from St. Paul to Chicago and nearly halfway back again.

The newly-constructed building was praised as a magnificent structure featuring progressive design, towering size, and excellent views. As we commemorate its 80th anniversary, the First National Bank Building has reclaimed its status as the 'grand dame' of downtown and is synonymous with the most distinguished businesses and individuals in the Capitol City.

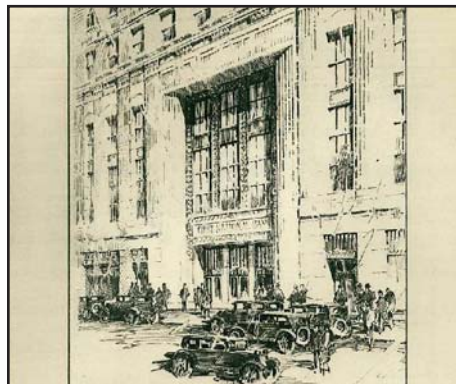
IMPORTANT DATES

FNBB Holiday Event
Friday, December 16

DEED/FNBB Blood Drive
Monday, December 19

Christmas
Sunday, December 25
(Building Closed)

New Year's Day
Sunday, January 1
(Building Closed)



Minnesota Street Entrance



Minnesota Street Building Lobby & West Stairway

The Changing Light Bulb

Under federal law, traditional incandescent light bulbs are being phased out beginning January 1, 2012, at which time American manufacturers will no longer be allowed to make 100 watt bulbs. Beginning in 2012, light bulbs will be required to be about 25% more energy efficient to meet the new standards.

The traditional 100 watt incandescent bulb will give way to choices that use only 72 watts to provide a comparable amount of light (lumens). The new legislation doesn't affect light bulbs already in use or manufactured prior to 2012 so it isn't necessary to discard or stop using incandescent bulbs.

Following is information on the three most common energy-efficient lighting options available today:

Halogen Incandescents: Energy-saving halogen incandescents have a capsule inside that holds gas around a filament to increase bulb efficiency. This type of incandescent bulb can last up to three times longer than traditional incandescent bulbs. They are available in a variety of shapes and colors and can be used with dimmers.

LEDs: The light emitting diode (LED) uses the same technology as the little indicator light on cell phones. It is one of today's most energy-efficient and rapidly developing technologies. ENERGY STAR-qualified LEDs use only 20% to 25% of the energy and last up to 25 times longer than the traditional bulbs they replace. While more expensive, LEDs still save money because they last a long time and have very low energy use.

CFLs: Compact fluorescent lamps (CFLs) are simply a curly version of the long tube fluorescent light bulb. Because they use less electricity than incandescents, CFLs can pay for themselves in less than nine months and start saving money thereafter. An ENERGY STAR-qualified CFL uses about 25% of the energy and lasts ten times longer than a comparable incandescent bulb that puts out the same amount of light.


CFLs contain a small amount of mercury and should always be recycled at the end of their lifespan. Several national retailers recycle CFLs for free. Consumers can visit www.epa.gov/bulbrecycling or www.earth911.org for local recycling options.

Improvements Underway at First National Bank Building

FNBB tenants that park in the property's on-site parking ramp will likely have noticed that ramp repairs are underway. These repairs, which are scheduled for completion in December, are intended to ensure the structural integrity and safety of the parking facility. Access to the parking ramp will be maintained throughout the repair process to accommodate contract and visitor parking.

Replacement of the roof on the West Building's 33rd floor is also underway. Unfortunately, this project will impact FNBB's traditional exterior holiday lighting as the rooftop fence used to support the lighting will be removed during the roof replacement. As such, there will be no lighting surrounding the building during the 2011 holiday season.

Cushman & Wakefield/NorthMarq apologizes for any inconvenience associated with these projects and thanks impacted tenants for their patience.



The need is constant.
The gratification is instant.
Give blood.

American Red Cross

DEED/FNBB Blood Drive
Suite N110 Conference Room (5th & Robert Street)

Monday, December 19th
9:00am – 2:00pm

Log on to www.redcrossblood.org
to schedule your donor appointment.
Enter Sponsor Code 0173466.

**For assistance registering, contact Brenda Tuma
at 651-259-7104 or Brenda.Tuma@state.mn.us.**

1-800-GIVE-LIFE | RedCrossBlood.org

Holiday Giving Drive

In the spirit of giving, the First National Bank Building will host a "Mitten Tree" again this holiday season for the collection of mittens, hats, and scarves to be donated to Courage Center. Courage Center will distribute these winter items to its less fortunate clients within the Twin Cities metro area.

The week of November 28th, a tree will be installed adjacent to the security guard desk on skyway level. Tenants are invited to place the mittens, hats, and scarves they are donating as decorations on the tree. New items and/or homemade items will be accepted in all sizes. Donated winter items should be placed on the tree no later than Friday, December 23rd, at which time they will be packed up for delivery to Courage Center.

Courage Center is a Minnesota-based rehabilitation and resource center that advances the lives of children and adults experiencing barriers to health and independence. Courage Center specializes in treating brain injury, spinal cord injury, stroke, chronic pain, autism, and disabilities experienced since birth. Founded in 1928, Courage Center is a nonprofit organization offering advanced technologies and innovation provided in part through the efforts of thousands of volunteers and donors.



Central Corridor LRT Progress Update

The opening of a rebuilt skyway in downtown St. Paul is just one sign of construction progress on the Central Corridor light rail transit line. In fact, construction was 32% complete as of November 1, 2011, according to the Metropolitan Council.

The newly rebuilt skyway over Fifth Street between Cedar and Minnesota reopened on November 1st. The skyway was taken down to make way for demolition of the former Bremer Bank Building, which was on the site of a future LRT station near Fourth and Cedar. The rebuilt skyway spans Fifth Street from the Alliance Bank Center to the St. Paul Athletic Club, restoring a skyway connection to the west side of downtown, including the Xcel Energy Center.

Other significant milestones in downtown St. Paul include:

- Restoration of the front entrance of the Union Depot was completed in November. Christos Greek Restaurant

is scheduled to reopen on December 1st in the Depot just in time for holiday gatherings.

- Embedded track is in place over most of a six-block stretch of Fourth Street from Broadway to Minnesota.
- Curved track installation began in late October on 12th Street between Robert and Cedar.
- Fourth Street is open from Broadway to Minnesota Street in its final configuration, with one lane each way east of Wacouta and one lane westbound west of Wacouta.

In addition, the station being built on the diagonal block between Cedar and Minnesota and Fifth and Fourth has been renamed to Central Station to better reflect its locale.

Visit www.metrocouncil.org/transportation/ccorridor/centralcorridor.asp for further LRT progress updates.

FNBB Appreciates Its Tenants

The First National Bank Building's ownership, management, and leasing team extend appreciation to the following tenants as they entered into new/renewal/expansion leases during the second half of 2011:

East 1300 Corporation
Mairs and Power
Rodney Mason
Scott Trobec, CPA
tw telecom
United FCS d/b/a Insight Technology Unit



You're Invited

*To celebrate the season,
the First National Bank Building and
Cushman & Wakefield/NorthMarq Real Estate Services
invite you to a Tenant Holiday Reception
Friday, December 16, 2011
1:30 p.m. - 3:00 p.m.
FNBB Tenant Lounge*

Under New Ownership Amanda's Deli

Introducing New Menu Items:
Pasta Salads
Chicken Salads
Burritos
Grilled Sandwiches
and
Outstanding Daily Specials,
Including the Popular Taco Tuesday

Catering Available: 651-287-7595

Hours: 7:30 a.m. - 3:00 p.m.
Monday - Friday

Fire & Life Safety Stairwell Exits

Thanks to all FNBB Tenants that participated in the recent Fire Drills.

Please take a moment to identify the Stairway Exit closest to your office so you are prepared in the event of a future emergency.



**FIRST NATIONAL
BANK BUILDING**
ST. PAUL • MINNESOTA

RETAILERS

Anchor Bank
(651) 222-5551

First Hair Design
(651) 227-2377

Impark
(651) 225-3668

Amanda's Deli
(651) 287-7595

Real Meal Delicatessen
(651) 493-9704

Speedy Print
(651) 228-9146

BLDG. MANAGEMENT

Tenant Maintenance
Request Questions
firstnationalbankbuilding.info

Fitness Center Membership
firstnationalbankbuilding.info

Conference Center
Reservations
firstnationalbankbuilding.info

Building Management &
Leasing Office
(651) 225-3666

Building Security Management
(651) 225-3657

Parking Ramp Escort
(651) 225-3655

Managed & Leased By:

