

Collaborative Design Group Lead Architect on Midtown Exchange

MINNEAPOLIS (May 27, 2004) – Ryan Companies US hired Collaborative Design Group as the lead development architect, planners and structural engineers for the former Sears Retail and Warehouse Building and site, now known as Midtown Exchange.

The re-development of the property includes restoring and redeveloping the vacant landmark into a mixed use development of office, housing, commercial, retail and restaurant use along with a Global Market. Allina Hospital and Clinics Corporate Headquarters are the Midtown Exchange Building's first new tenants, taking almost 250,000 square feet of the 1,000,000 plus available in the State's 2nd largest building.

The historical building will undergo restoration on the exterior concrete, brick veneer, and limestone trim, historical replicated windows will replace the old ones, and a new roof installed. The interiors will be rehabilitated and adapted for housing, office and retail space. Three new Atriums will introduce natural lighting for Allina's offices, the for sale and rental housing and the Global Market. Collaborative Design Group will also provide site design, plaza outdoor space, a new 1,400-space parking ramp, and a climate controlled skyway that will link Midtown Exchange with the new hotel on site, and Abbott Northwestern Hospital.

The former Sears Retail and Warehouse Building was built in 1928. It functioned as a mail order warehouse and retail store for more than 65 years before shutting down in 1994. The Moderne style building was designed by George C. Nimmons and Company from Chicago, who designed all of the Sears' mail order warehouses and retail stores. It underwent major additions in 1929, 1964 and 1978. The building has been submitted to the National Register of Historic Places for consideration as a national landmark.

The Midtown Exchange looks to act as a catalyst to spur additional investment, redevelopment and rebirth in the surrounding district. It promises to bring jobs and economic growth to the Phillips and Powderhorn neighborhoods.