



Always There.®

## CenterPoint Energy

### Providing energy to Minnesotans for 130 years

CenterPoint Energy, a long-time tenant of LaSalle Plaza, has provided energy in Minnesota for more than 130 years. Its headquarters is located in Houston, Texas.

CenterPoint Energy is the third largest publicly traded natural gas delivery company in the U.S., with nearly 3 million natural gas customers in six states. It is one of the nation's largest combined electricity and natural gas delivery companies, with approximately 5 million metered electric and natural gas customers.

In Minnesota, CenterPoint Energy is the state's largest natural gas distribution utility, providing natural gas, home products and services to more than 790,000 customers in 259 communities.

CenterPoint Energy has approximately 8,600 employees and nearly 1,400 of them are here in Minnesota. Almost 300 of those employees are located in LaSalle Plaza on floors 12, 14, 15 and 16.

CenterPoint Energy Services is located on the 17th floor. CenterPoint Energy also has several other buildings in the Minneapolis area, from which its field employees work.

CenterPoint Energy likely touches your life at home and at the office, whether for heat, hot water or natural gas appliances. In addition, the company supports the communities it serves through safety training, energy conservation education, community event support and more. One such event is the annual CenterPoint Energy Torchlight Parade, held recently in downtown Minneapolis.

As noted on the company Web site and exhibited by its employees: *CenterPoint Energy's goal is to be America's leading energy delivery company ... and more.*

For more information, visit  
[CenterPointEnergy.com](http://CenterPointEnergy.com).



ZELLER REALTY GROUP  
Is pleased to announce  
LaSalle Plaza  
Tenant Anniversaries

#### MARCH, 2007

Vern Carver & Beard Art Galleries  
Machine Dreams

#### APRIL, 2007

LaCache Variety Store  
Kramer Gallery  
Vee Corporation, Inc.  
Hennepin Theatre Trust  
Capital Grille

#### MAY, 2007

Dorothy's Cup/Dunn Brothers  
Ellerbe Becket

#### JUNE, 2007

AREA Minneapolis  
UGL-Equis  
Moss Optical

#### JULY, 2007

Robins, Kaplan, Miller & Ciresi

Zeller Realty Group thanks  
the above Tenants  
for their commitment.  
We look forward to their  
continued tenancy.

# MANHATTANS

## restaurant & bar

Manhattans, a new restaurant that has that classic New York feel is now open in LaSalle Plaza on first floor. The ambience is warm and inviting with rich woods and classy finishes. According to the owners "the goal is to bring consistently excellent food, drinks and service to this comfortable, classic, somewhat nostalgic environment. If we do this relentlessly, we honestly believe we can make Manhattans a Minneapolis landmark." For reservations please call 612-339-3600 or book online at [manhattansmpls.com](http://manhattansmpls.com).

**NOW OPEN**  
**HAPPY HOUR 4PM-6PM**

1/2 priced beer, cocktails and  
glasses of wine

Cut and use this coupon for  
a free appetizer

Limit one per guest per visit

Expiration 9-30-07

[Manhattansmpls.com](http://Manhattansmpls.com)

612-339-3600



Kelly Lentz  
General Manager

## A LETTER TO LASALLE PLAZA TENANTS

I am pleased to announce the relocation of the Minneapolis Corporate office of Zeller Realty Group (ZRG) to LaSalle Plaza. The corporate employees have joined the LaSalle Plaza management team in our new location on the 9th floor in Suite 950. I have included a picture of the entire staff below and if you have an opportunity please stop by our new office for a tour.

First, I would like to welcome several new tenants to the building. They are Playtex Products, Philips Electronics and Roepke Public Relations located on the 9th floor and Hamilton Beach, Mars US and Imagine!Print Solutions which are located on the 10th floor. We have also added Manhattans, a new restaurant on the first floor located on Hennepin Avenue. We are pleased that the above tenants chose LaSalle Plaza for their office and retail needs.

Since the purchase of LaSalle Plaza by Zeller Realty Group we have completed several capital projects in the building. Entire roof replacement has been completed on the penthouse roof and the retail roofs of the building. ADA Signage is currently being installed in all common areas of the building and ADA upgrades to the parking garage elevators will occur this fall. Common corridor upgrades have been completed on the 9th and 10th floors with the 12th floor scheduled to be completed at the end of August.

Corridor up-grades will also be taking place on the 17th and 20th floor beginning in August. Concrete and expansion joint replacement has been completed in the parking garage and the loading dock with traffic membrane replacement scheduled to occur on August 24th, 25th and 26th. Exterior curtain wall sealant repairs will take place on the lower and upper portions of the building this fall and sidewalk repairs will be completed around the property as well. We are committed to maintaining the property in a Class A fashion to present a pleasing environment to all of our tenants and visitors. If you have any questions related to these projects please feel free to contact me.

I would also like to thank everyone who attended the Ice Cream Social we held in July. We had a great time and hope that all of you enjoyed the mid summer treat. Please join us again for a tenant event that will be held near the holiday season.

Finally, we introduced the LaSalle Plaza Trivia Contest in the last newsletter. Please check out page 3 of the newsletter for the latest questions, and enter your answer for your chance to win a nice prize. The answers and winner from the previous LaSalle Plaza trivia questions are also on page 3. I hope you enjoy the contest.

**Thank you to these fine retailers of LaSalle Plaza – Stop by and say hello!**

- \*Avant Hair & Cosmetics
- \* Cookies and More
- \*Diversified Credit Union
- \*Dunn Brothers
- \* Integrated Health Services
- \*Kramer Gallery
- \*LaCache Variety Store
- \*Manhattans Restaurant & Bar
- \*Moss Optical
- \*Palomino Restaurant
- \*Park Dental
- \*Rock Bottom Café
- \* The Capital Grille
- \*Vern Carver & Beard Art Galleries



### Zeller Realty Group

**Photo from left:**  
Jim Gearen, Steve Herron, Mike Wilhelm, Jon Kuskie, Tom Erdman, Kelly Lentz, Sara-ann Kasner, Jeff Kreger, Darcy Syverson, Heather Johnson, Barb Olson, Greg Schabert, Marty Hafner, Dave Nelson, Clint Beckstrand, Rodney Bradley

## The Great LaSalle Plaza Sparrow Capture!

**May 25, 2007:** LaSalle Plaza, Minneapolis. A dark shadow swept across the floor in the lobby at LaSalle Plaza. A building security guard immediately investigated and discovered a small, black and white sparrow happily ensconced in the indoor tree beside Moss Optical. A wild bird is not going to be talked out of the building, so the engineering staff was consulted. It was, of course, hoped that the bird would fly low enough that a human being with a net could catch it. The bird, like all of the tenants in LaSalle Plaza, liked it here and hunkered down and refused to be caught. And quite honestly, the tenants of LaSalle Plaza liked this bird.

building and the skyway level near the Tee Pee Fountain. LaSalle Plaza tenants loved its early morning bird songs and calls and in turn fed it Cheerios and sometimes trail mix. In late afternoon, it flew from window sill to window sill flirting with the pigeons that nest on the roof tops across the street. It was fun to watch it.

Alas, its days at LaSalle Plaza were numbered. On June 6th nearly two weeks after its arrival, a valiant trio comprised of Engineering supervisor Dave, Engineer Clint and Security Manager Becky, cornered the sparrow near the Palomino Restaurant. Equipped with the original fishing net the determined trio succeeded in evicting the bird, via the net, and released it outdoors on Hennepin Avenue where it promptly joined its new pigeon friends on a perch across the street.

Over the next few weeks, the sparrow spent its time alternating within the retail area of the

## JUST FOR YOU CONCIERGE SERVICES



**August for me is a bittersweet time of the year.** It means the end of summer and even though this has been a hot one, our warm-weather seasons are much too short in my opinion. Whether you're an "outdoor" person or an "indoor" fan, I can help make your experiences the best no matter what plans you are making to enjoy yourself. In addition to getting you the best seats in the house for a huge variety of plays, concerts and sporting events, I can help plan a corporate or private party or group outing, suggestions for weekend fun – anything at all.

**Just a reminder:** I will be attending the National Concierge Association's annual

conference in Newport, Rhode Island beginning on August 17th and will not return until Tuesday, September 4th. If you have an urgent Concierge request during my absence, please call Barb Olson at 612-317-2900. As always email me at

[saraannjustforyou@zellerrealty.com](mailto:saraannjustforyou@zellerrealty.com)

and I will return your message as soon as I return.

Have a great rest of the summer and I look forward to being of service to you soon.

*Sara-ann!*



Sara-ann Kasner  
Director

612-317-2932

Email:

[saraannjustforyou@zellerrealty.com](mailto:saraannjustforyou@zellerrealty.com)



Greg Schabert  
Operations Manager

## LaSalle Plaza Recycling



The messages are everywhere these days—reduce, reuse, recycle. Many businesses are pursuing ways to be resource conscious, and are often finding it's cost-effective. LaSalle Plaza offers you an easy way to recycle.

The recycling program at LaSalle Plaza is designed to encourage people to become active recyclers and is simple. Since a lot of trash items are generated in break rooms and restrooms, the waste receptacles in these areas are considered trash. Items considered to be waste include styrofoam and paper cups, food wrappers and containers, pizza boxes, food, tissues, napkins, batteries (AA, 9-volt, etc.), ream or copy machine paper wrappers, overnight envelopes, rest room wastes, and miscellaneous office products. In addition to waste receptacles in the break rooms we have recycling containers to collect recyclable items such as plastic bottles, aluminum and tin cans, and glass bottles.

Of the recyclable items collected in the building, office paper creates the most volume. Office paper is collected in the container at your desk or in the break rooms. This includes all types of paper, letter head, post-it-notes, reports, copier paper, stationary, phone message slips, junk mail, newspaper, magazines and newsletters, envelopes with or without windows, brochures, carbonless forms, etc.

Our recycling company, Rohn Industries, requires that the waste put into the desk side receptacles must contain at least 90 percent recyclable material. When large amounts of waste are put in recyclable bins, it can contaminate everything, causing all of the contents to be treated as trash, so it is important not to throw your lunch or other waste items in your desk side container.

The materials in the recycling containers are collected by the cleaning crew and brought down to the loading dock. From there, Rohn Industries takes the recyclable material to its recycling in Saint Paul, where the material is inspected and sorted for baling or direct shipment to be recycled into various products.

The following amounts of recyclable materials were generated at LaSalle Plaza during the first half of 2007:

55,500 pounds of plastic and glass bottles

75,680 pounds of cardboard

120,617 pounds of office paper

1,408 pounds of phone books

2,600 pounds of pop cans

The recycling of cardboard, office paper, and phone books helps reduce the number of trees that would be harvested to make these items from raw materials. (See the Trivia Quiz in the sidebar.)

Another benefit of recycling is less tax for the office building. In Minnesota, there is a 31 percent tax on trash, and no tax on recyclables.

### LASALLE PLAZA TRIVIA CONTEST!

Guess the approximate right answers and win a gift certificate to the Rock Bottom Brewery Restaurant.

Deadline to enter is October 1, 2007

**Email your answers to:**

[saraannjustforyou@zellerrealty.com](mailto:saraannjustforyou@zellerrealty.com)

Winner will be announced in the September issue of Just For You Concierge Update

**Question #1:**

- How tall is LaSalle Plaza?

**Question #2:**

- How many trees did LaSalle Plaza save by recycling during the 1<sup>st</sup> half of 2007?

**Congratulations to Judy Ann Gould, CenterPoint Energy, who answered both questions correctly:**

- How many gallons of water does the lobby waterfall hold?
  - 2025 gallons
- What design is outlined on the fountain?
  - The State of Minnesota

## The LaSalle Plaza Tenant Appreciation Ice Cream Social!

It was hot and sunny outside, but indoors it was cool treats during the first-ever LaSalle Plaza Ice Cream Social on July 31st. A prize drawing added to the fun of sharing ice cream sundaes, root beer floats, cookies and lemonade. A huge thank you to our building retailers who donated prizes!



"Zeller Dwellers" is a publication of  
Zeller Realty Group  
800 LaSalle Avenue, Suite 950  
Minneapolis, Minnesota 55402  
Office of the building: 612-317-2900

### The Zeller Management Staff:

Kelly Lentz .....General Manager  
Greg Schabert .....Operations Manager  
Jeff Kreger .....Assistant Property Manager  
Sara-ann Kasner .....Director, Concierge Services  
Barb Olson .....Administrative Assistant  
Dave Nelson .....Lead Engineer  
Marty Hafner .....Engineer  
Tim (Clint) Beckstrand .....Engineer