

# THE TOWER AND COMMONS

## FACT SHEET



- The 32-story Northwestern Mutual Tower and Commons is the second tallest building in Wisconsin at 550 feet, just 51 feet shorter than the U.S. Bank building. Our company's founders set out to be the best, not the biggest.
- Construction began in fall 2014, and The Tower and Commons officially opened on Monday, Aug. 21. About 2,400 employees and contractors will have moved in by the middle of October. The moves began Friday, Aug. 25 and will proceed each weekend, three or four floors at a time.
- While the maximum capacity of The Tower depends on a variety of factors, the building can readily accommodate more than 3,000 occupants.
- The Tower and Commons has 1.1 million square feet of space under one roof and was designed with state-of-the-art work space solutions to help us work more efficiently.
- The 21st-century environment will help us attract and retain top talent and continue to provide our financial representatives with great service so they can help more families and businesses achieve financial security.
- A major feature of the building is the abundance of natural daylight, which research has shown enhances health and wellness and may lead to increased productivity.
- The Commons will be accessible to the public, as will the Northwestern Mutual Gardens – which offers nearly 3 acres of landscaped green space, walkways and sitting areas.
- Starbucks café in The Commons will be open to the public weekdays, 6:30 a.m. to 6 p.m.
- Other features in the public space include indoor and outdoor seating overlooking The Gardens, a 40-foot-long gas fireplace, and the Northwestern Mutual Experience featuring exciting stories, 3-D displays and a stunning video theater ring where people can learn about our company's past, present and future.
- Artwork throughout the building reflects Northwestern Mutual's belief that art plays a pivotal role in starting conversations, inspiring our thinking and stimulating our curiosity. The company's art collection includes a diverse selection of artists and media curated for this facility. Additional information is available adjacent to each piece.
- Northwestern Mutual has invested approximately \$450 million for design and construction of The Tower and Commons. The building will increase the tax base in the city by millions of dollars.
- The Tower and Commons was built with sustainability in mind and will be submitted for LEED certification in the coming year.
- About 36,400 square feet of The Commons roof is a "green roof," planted with thirsty sedum plants to capture and retain precipitation. Built in partnership with the Milwaukee Metropolitan

Sewerage District, the roof is designed to keep approximately 512,000 gallons of stormwater runoff from the city's sewers each year.

- The chief architect for the project was Jon Pickard, principal of Pickard Chilton, an international architectural practice noted for expertise in the design of large, complex buildings including corporate headquarters, high-rise commercial office towers, hotels, and academic and health care facilities.
- The Tower and Commons was built by the general contractor team of Gilbane Building Co. and Milwaukee-based C.G. Schmidt, Inc. About five dozen local small business enterprises were subcontracted for various parts of the project, which created more than 2,600 construction jobs. About 1,200 of the workers were previously unemployed or underemployed Milwaukeeans, hired through the city's Residents Preference Program.
- Our company's home office spans two campuses, with five buildings in downtown Milwaukee and two buildings at the Franklin campus just south of the city. Employees from both campuses will be moving into The Tower.

### **Fun Facts about The Tower and Commons**

- For the building's foundation, 8,900 cubic yards of concrete were poured, delivered by 50 concrete trucks that made 890 trips in and out of the construction site over a continuous 29-hour period.
- Construction required more than 15 million pounds of steel.
- The Tower and Commons reflects the sky with 3,579 panes of glass.
- The building has 200 miles of network cable to keep us all connected.
- Each floor of The Tower has 10-foot, floor-to-ceiling windows to bring in maximum natural light. Research has shown that natural daylight has a positive impact on health, wellness and productivity.

*Northwestern Mutual is the marketing name for The Northwestern Mutual Life Insurance Company, Milwaukee, WI and its subsidiaries.*