



BREATH TAKING VIEWS • GREAT LOCATION • FABULOUS AMENITIES

Residents find a lot to like at Falls/Pinnacle.

Condominiums provide many benefits to former renters

The stately Falls and the towering Pinnacle are two distinctive condominium towers sharing one outstanding location in Minneapolis Northeast—just across the Hennepin Bridge from downtown. New buyers are joining residents who formerly rented and decided to stay when they were converted to owner occupancy. The reasons for buying are the same for both groups: the great amenities, convenient location and spectacular views.

Facilities for a country club lifestyle in the city

Without leaving the buildings, Falls/Pinnacle residents can access the finest amenity package of any condominium in the Twin Cities. Owners enjoy an indoor swimming pool with spa and sauna, a sundeck with barbeque area, a new state-of-the-art fitness center, a private screening theater, a high-tech business center and a handsomely furnished entertainment suite with game area.

John Salstrom was also a two-year resident and welcomed the opportunity to own the unit he had been renting for its views and the building's amenities. He says he is happy with his decision and commended the helpful Crescent Heights sales counselors.



Crescent Heights: making America's cities better places to live

With projects in every major city from coast to coast, Crescent Heights has redefined urban living in the country over the past three decades. The company creates award-winning condominium homes that offer a sophisticated

lifestyle, superior design and incomparable value. In scores of prestigious properties representing over \$5 billion 30,000 residences, Crescent Heights has established an unmatched record of success.



Rick Shaffer lived at the Falls/Pinnacle for two years before buying a home there. He enjoys the view of the river and skyline from his generous balcony, and has a short commute to his office downtown via bus or bike.

Million dollars spent on improvements

Falls/Pinnacle is being developed by Crescent Heights, America's largest condominium company, which has spent several million dollars to improve the appearance of the buildings and to create refined new interiors with a sophisticated sense of style. An internationally-renowned designer was retained to transform the buildings into one of Minneapolis' most tasteful places to live. Improvements include façade work, re-designed entryways, brand new lobbies and an enhanced complement of amenities.

Buyers get the services of an interior designer.

The Falls/Pinnacle has a design center to assist buyers in customizing their residence to meet their personal tastes and needs. A professional interior designer is provided at no cost to help them with materials, finishes and color selections.

The Falls/Pinnacle is located at 20 Second Street in Minneapolis. Call 612.524.1600, visit the website at www.fallsandpinnacle.com or stop by the sales office. Sales office is open Sundays 11-6, Monday-Thursday 10-6, Fridays 10-5 and closed on Saturdays.



The lap-length pool and state-of-the-art workout facility allows residents to exercise indoors twelve months a year.

