



OUTLOT A

RICE CREEK
COMMONS

➤ Positioned to

DRIVE IN



INDUSTRY



Introducing Outlot A: The 40-acre Phase 1 of the future Rice Creek Commons community, a 427-acre master planned mixed-use development in Arden Hills, Minnesota.

➤ Positioned to DRIVE TALENT

The 40-acre build-to-suit land at Outlot A is the opportunity for forward-thinking companies to establish a prominent presence on a sizeable site in a highly accessible location, offering a flexible, quality-driven headquarters destination that is attractive to professional brands across all industries.

The Twin Cities thrives with 16 Fortune 500 companies and a highly educated workforce. With proximity to both Ramsey and Hennepin County cores, this site is well positioned to attract employees from the most densely populated areas of top talent.

OUTLOT A SITE HIGHLIGHTS



PROXIMITY TO TWIN CITIES METRO POPULATION DENSITY



CONVENIENT FREEWAY ACCESS & VISIBILITY



"MAIN & MAIN" OF THE NORTH CENTRAL TWIN CITIES SUBMARKET



ADJACENCY OF RICE CREEK & WALK/RUN/CYCLE TRAILS



AMPLE VARIETY OF LOCAL AREA AMENITIES



TRANSIT SERVICE & NEARBY PARK & RIDE LOCATION



FORTHCOMING RICE CREEK COMMONS COMMUNITY



➤ Positioned to

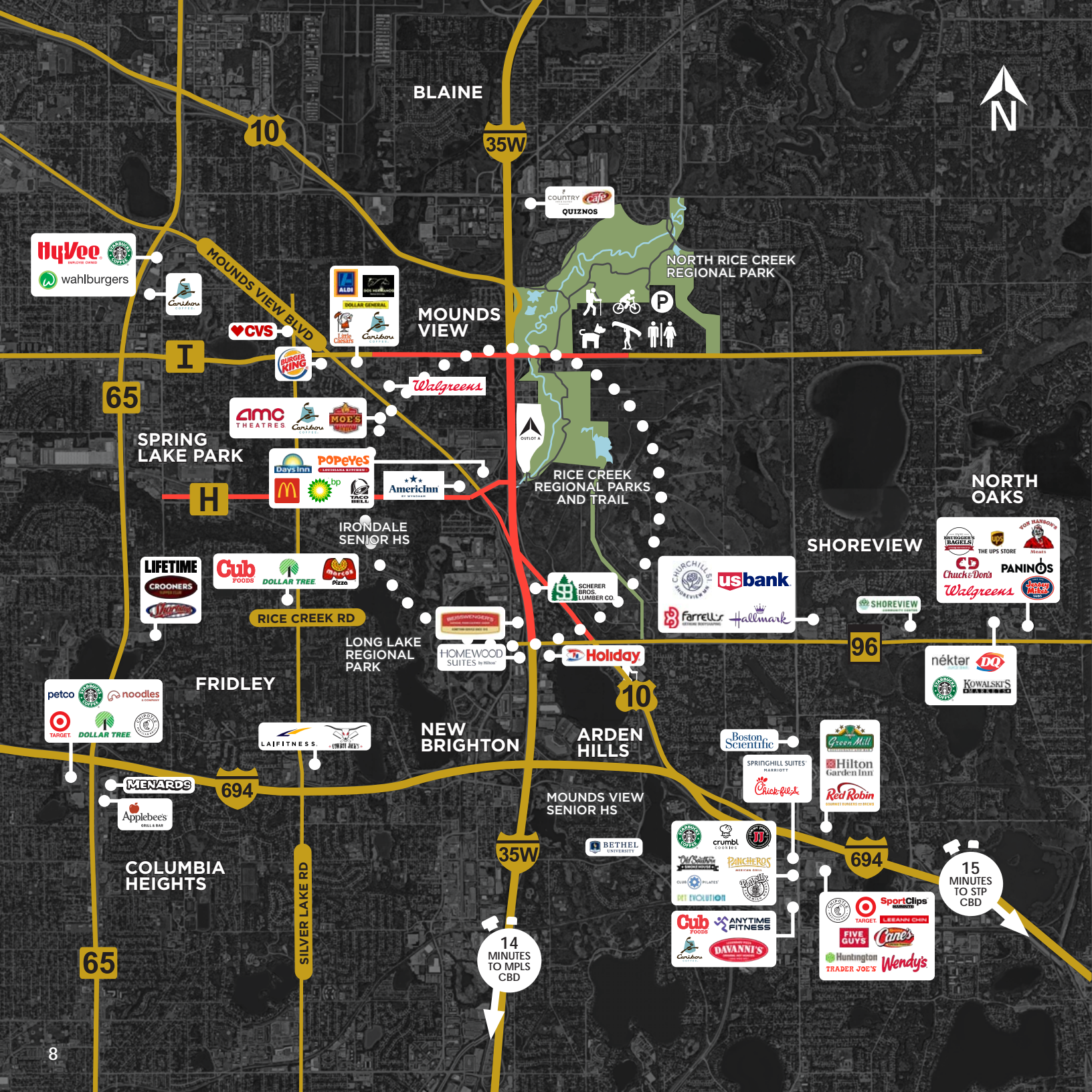
DRIVE VISIBILITY





SITE SPECIFICS

- TCAAP Outlot A
- For Lease
- Build To Suit
- 40.10 Acres
- 400,000 - 600,000 + SF
- Clear Height: TBD
- Zoning: Campus Commercial
- Permitted Uses: Industrial, Manufacturing & Processing, R&D, Medical, Retail



BLAINE

10

35W



MOUNDS VIEW



SPRING LAKE PARK

65

I

H

IRONDALE SENIOR HS



RICE CREEK RD



NORTH OAKS

SHOREVIEW

SHOREVIEW

96

FRIDLEY

LONG LAKE REGIONAL PARK

NEW BRIGHTON

ARDEN HILLS

MOUNDS VIEW SENIOR HS

COLUMBIA HEIGHTS

694

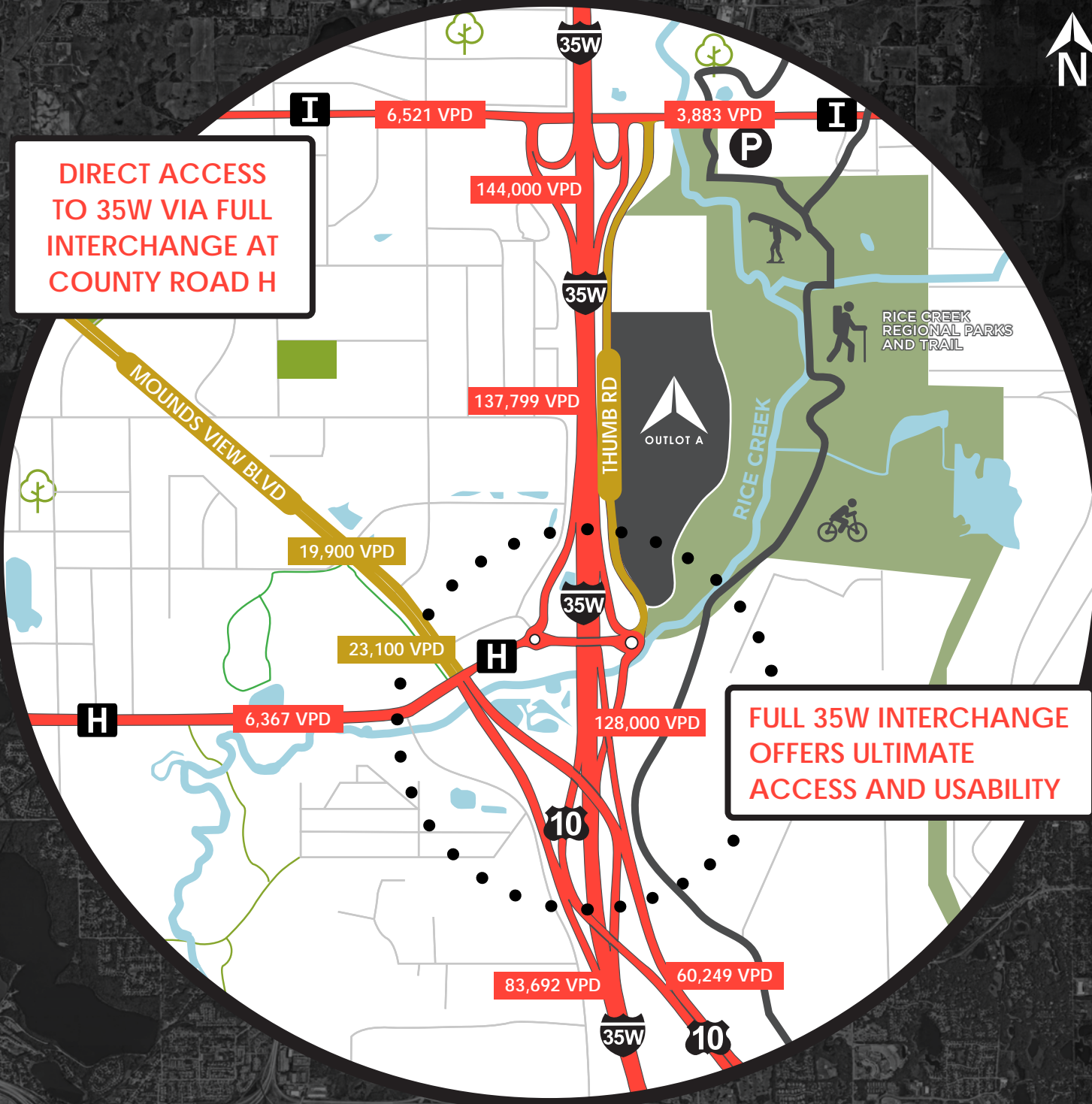
35W

694

SILVER LAKE RD

14 MINUTES TO MPLS CBD

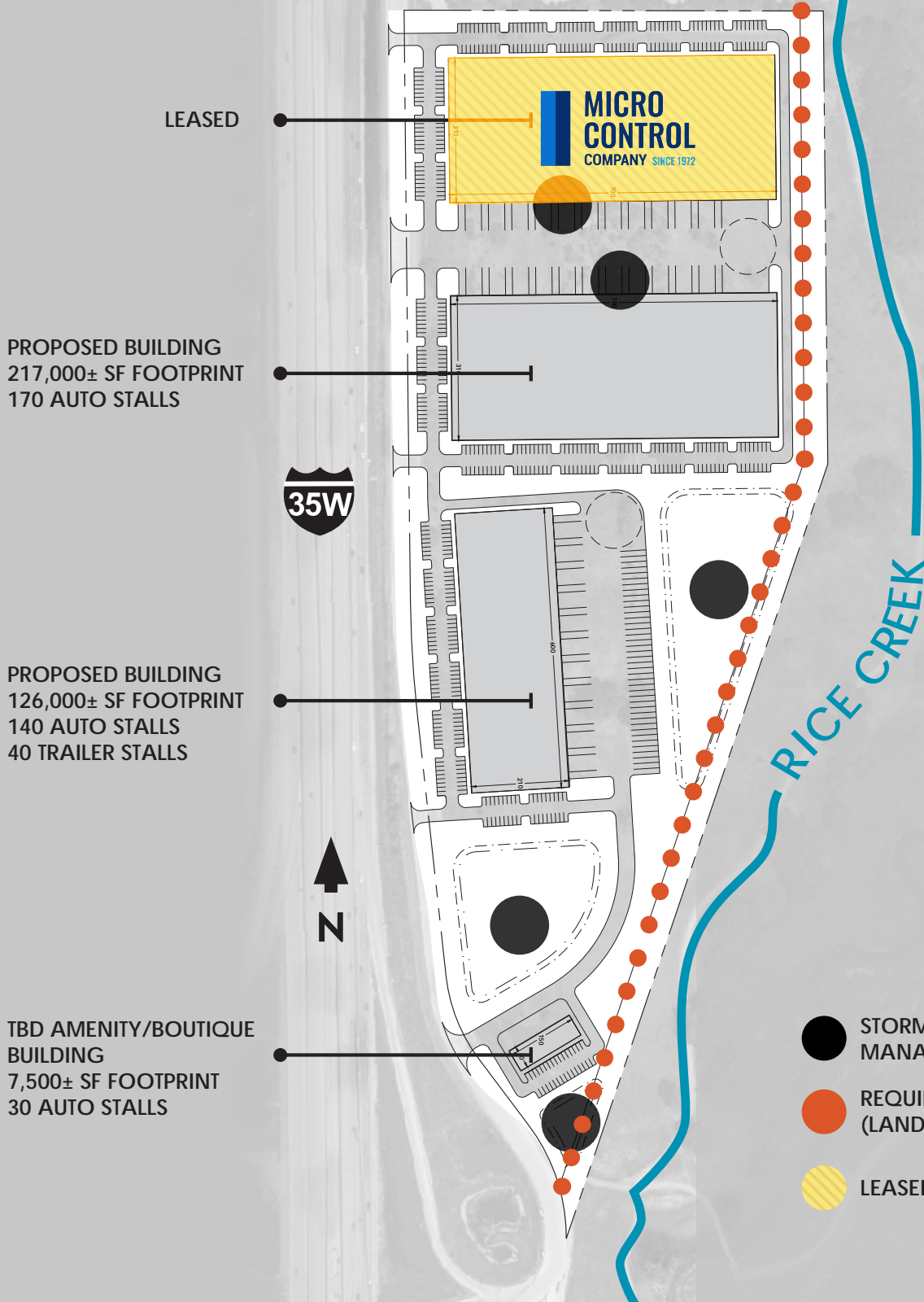
15 MINUTES TO SIP CBD














**MANUFACTURING
& DISTRIBUTION
PLAN**

**40 ACRES
BUILD TO SUIT**

-  STORMWATER MANAGEMENT
-  REQUIRED SETBACK (LANDSCAPING/SCREENING)
-  LEASED

➤ Positioned to

DRIVE QUALITY

Outlot A at Rice Creek Commons will deliver a quality-driven destination for work, leisure and exploration, boasting connection to employee-dense populations, freeway accessibility, on-site retail, modern and natural aesthetic touches, vibrant outdoor spaces, nature views, and adjacency to area recreational trails.





VIBRANT AND INVITING OUTDOOR SPACES
(FIRE PITS, PATIOS, WATER FEATURES)



**BUILD-TO-SUIT IN NEW DEVELOPMENT
OFFERS FLEXIBILITY TO DESIGN FOR
ANY INDUSTRY**

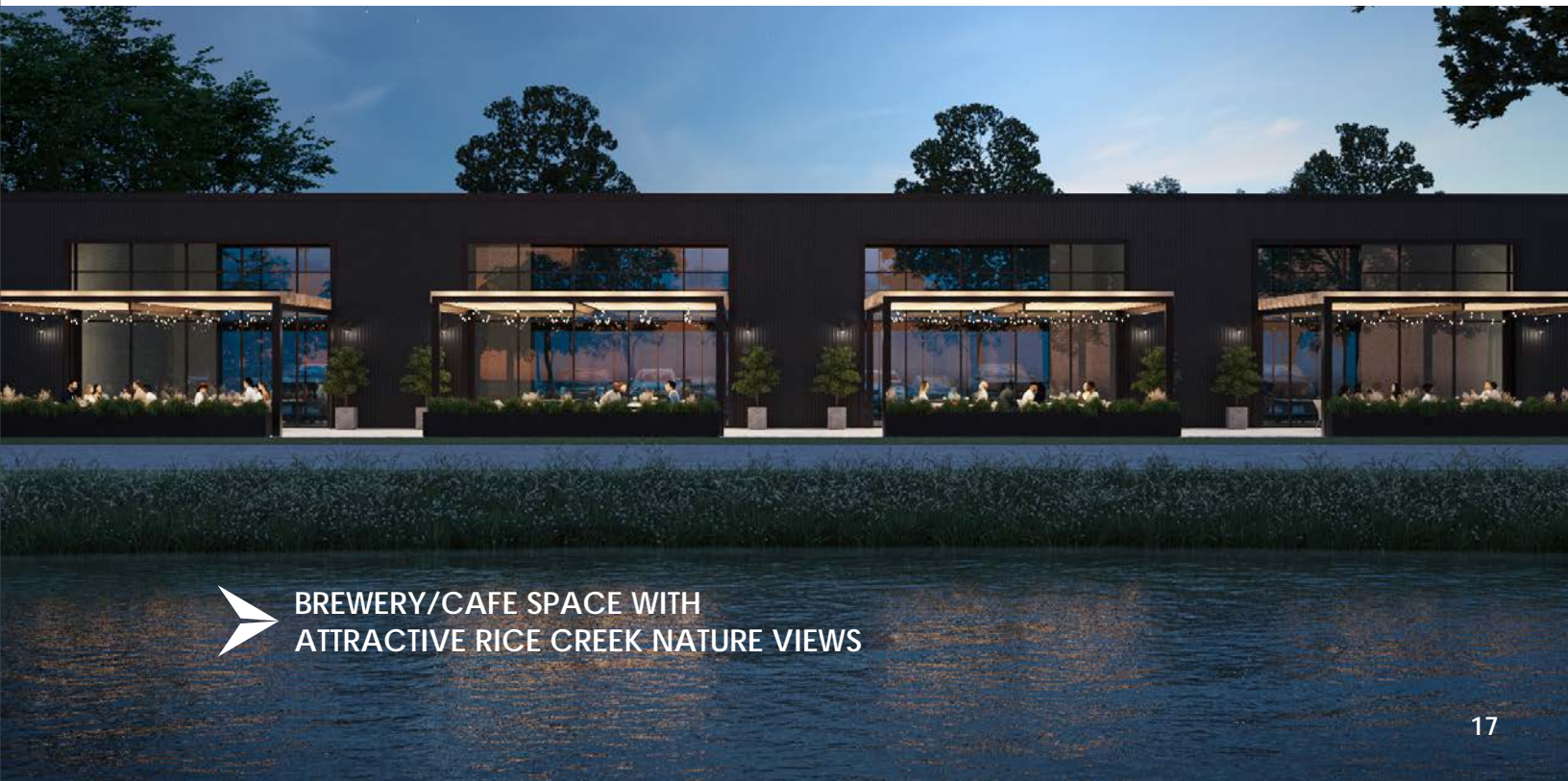


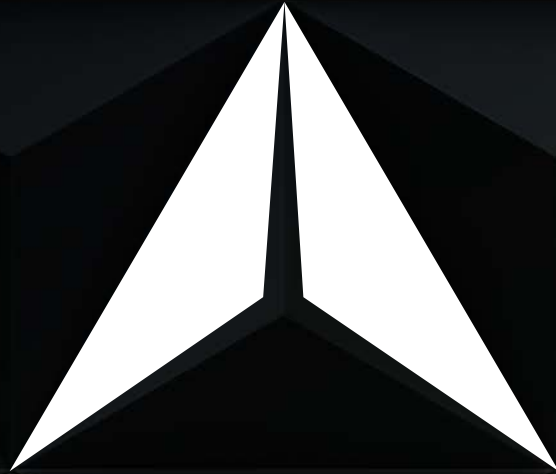


SOPHISTICATED EXTERIORS
THAT ATTRACT HIGHER QUALITY
TENANT PROFILE



BREWERY/CAFE SPACE WITH
ATTRACTIVE RICE CREEK NATURE VIEWS





OUTLOT A

IT'S YOUR MOVE. CALL US TODAY.

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**RICECREEK
COMMONS**

RYAN

 **CUSHMAN &
WAKEFIELD**