



OUTLOT A

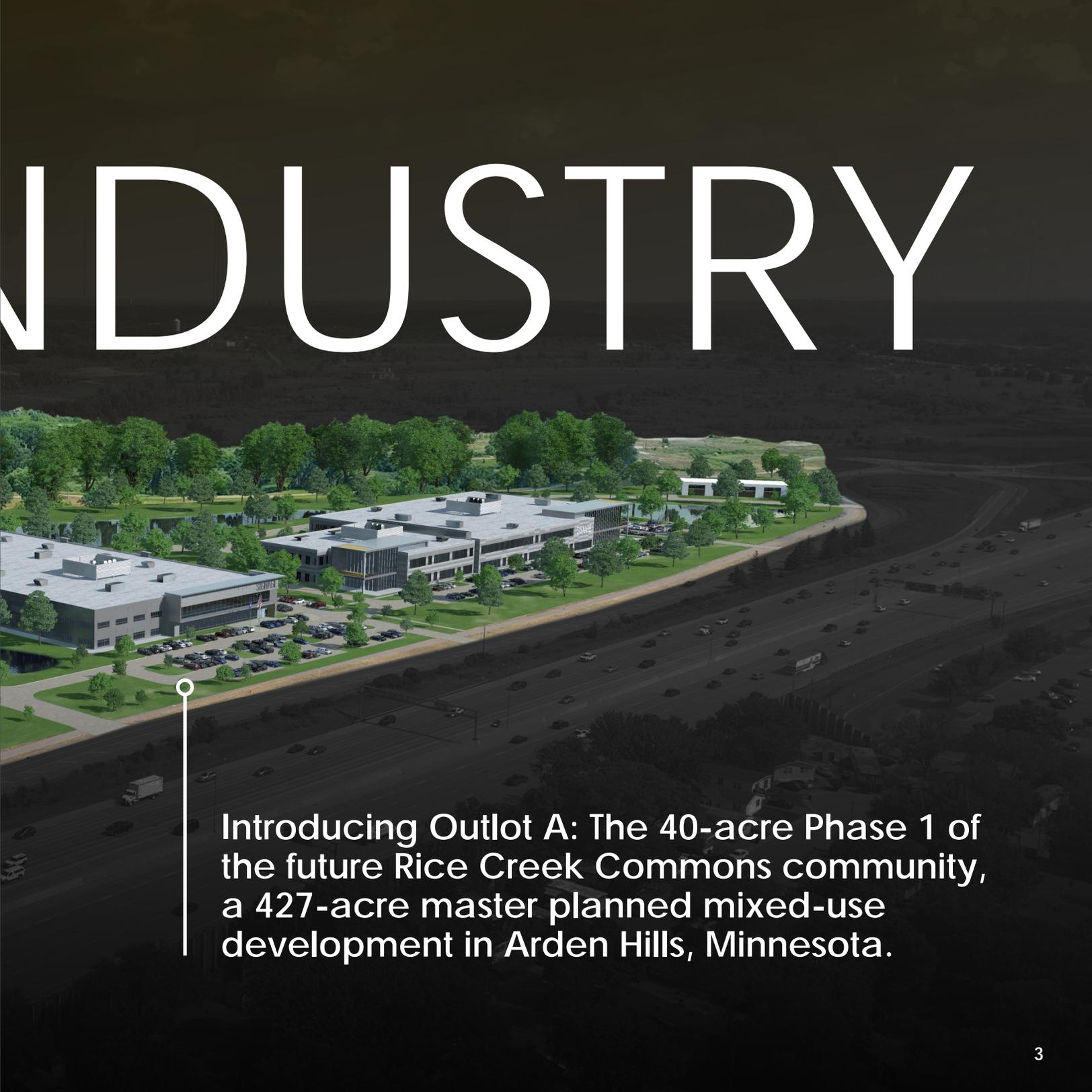
**RICE CREEK
COMMONS**

➤ Positioned to

DRIVE IN



INDUSTRY

An aerial rendering of a modern industrial and office complex. The buildings are multi-story with large windows and flat roofs. There are several parking lots filled with cars. The complex is surrounded by green spaces with trees and a small pond. A road with traffic is visible in the foreground.

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

HyVee
wahlburgers
Caribou

MOUNDS VIEW BLVD

ALDI
DOLLAR GENERAL
Little Caesars
Caribou

MOUNDS VIEW

COUNTRY OF SWITZERLAND
QUIZOS

NORTH RICE CREEK REGIONAL PARK



CVS
BURGER KING

Walgreens

AMC THEATRES
Caribou
MOE'S

65

SPRING LAKE PARK

Days Inn
POPEYES
McDonald's
bp
TACO BELL

AmericInn



RICE CREEK REGIONAL PARKS AND TRAIL

NORTH OAKS

IRONDALE SENIOR HS

SHOREVIEW

LIFETIME
CROONERS
Wendy's

Cub Foods
DOLLAR TREE
Mazzio's
Pizza

RICE CREEK RD

HomeTowne Suites
HOMESWOOD SUITES
Holiday

SCHERER BROS. LUMBER CO.

CHURCH & DWIGHT
usbank
Farrell's
Hallmark

SHOREVIEW

THE UPS STORE
Chuck & Don's
PANINOS
Walgreens
Doritos
Mission

FRIDLEY

LONG LAKE REGIONAL PARK

96

nektar
DO
KOWALSKI'S

petco
Target
DOLLAR TREE
noodles & company

NEW BRIGHTON

ARDEN HILLS

LAIFITNESS

MOUNDS VIEW SENIOR HS

Boston Scientific
SPRINGHILL SUITES
Chick-fil-A

Green Mill
Hilton Garden Inn
Red Robin

694

COLUMBIA HEIGHTS

SILVER LAKE RD

35W

694

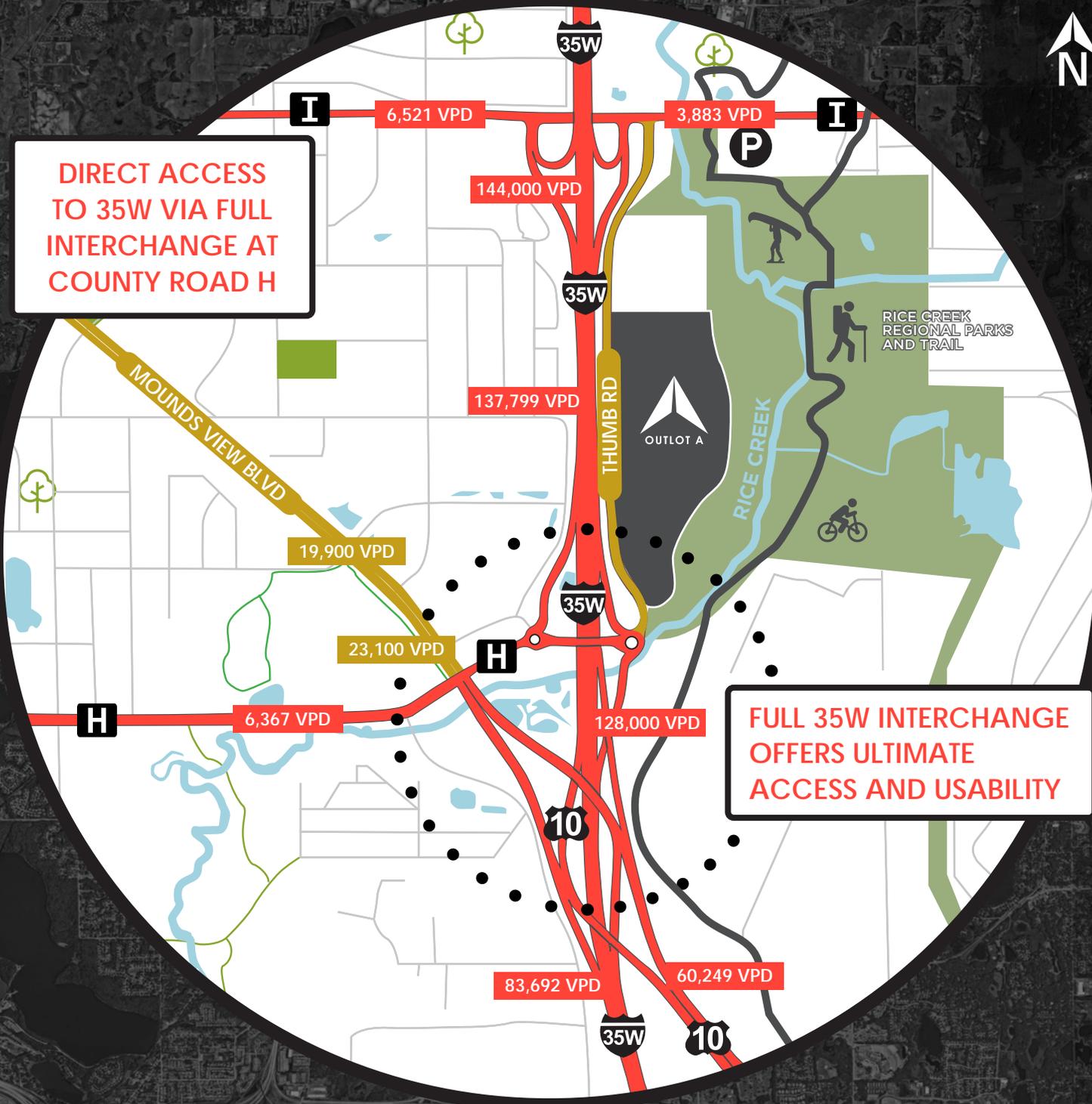
15 MINUTES TO SIP CBD

14 MINUTES TO MPLS CBD

Bethel University
Starbucks
crumbl
J&J
Pancheros
Gymshark
PILATE
REVOLUTION

Target
Sport Clips
LEBRAND CHEN
FIVE GUYS
Cure's
Huntington
TRADER JOE'S
Wendy's

65



DIRECT ACCESS TO 35W VIA FULL INTERCHANGE AT COUNTY ROAD H

FULL 35W INTERCHANGE OFFERS ULTIMATE ACCESS AND USABILITY



SPRING LAKE PARK

MOUNDS VIEW

NORTH OAKS

SHOREVIEW

FRIDLEY

NEW BRIGHTON

ARDEN HILLS

694

35E

COLUMBIA HEIGHTS

ARDEN HILLS

VADNAIS HEIGHTS

694

694

35W

LITTLE CANADA

ST ANTHONY

NE MPLS

ROSEVILLE

U OF M

35E

FALCON HEIGHTS

94

14 MIN

MPLS CBD

ST ANTHONY PARK

15 MIN

STP CBD

94

94

35W

35E

WEST ST PAUL

MSP INT'L AIRPORT





LEASED

MICRO CONTROL
COMPANY SINCE 1972

PROPOSED BUILDING
129,130± SF FOOTPRINT
199 AUTO STALLS



PROPOSED BUILDING
134,560± SF FOOTPRINT
264 AUTO STALLS



TBD AMENITY/BOUTIQUE
BUILDING
7,500± SF FOOTPRINT
30 AUTO STALLS



OUTLOT A

ADVANCED
TECHNOLOGY
PLAN

40 ACRES
BUILD TO SUIT

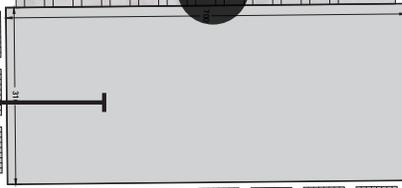
RICE CREEK

-  OUTDOOR AMENITY AREA
-  STORMWATER MANAGEMENT
-  REQUIRED SETBACK (LANDSCAPING/SCREENING)
-  LEASED

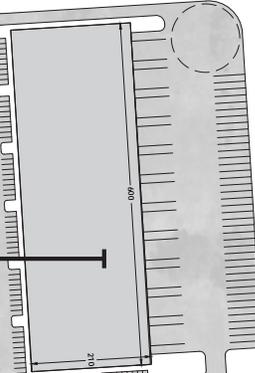
LEASED



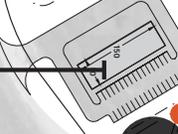
PROPOSED BUILDING
217,000± SF FOOTPRINT
170 AUTO STALLS



PROPOSED BUILDING
126,000± SF FOOTPRINT
140 AUTO STALLS
40 TRAILER STALLS



TBD AMENITY/BOUTIQUE
BUILDING
7,500± SF FOOTPRINT
30 AUTO STALLS



MANUFACTURING & DISTRIBUTION PLAN

40 ACRES
BUILD TO SUIT

RICE CREEK

- 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**

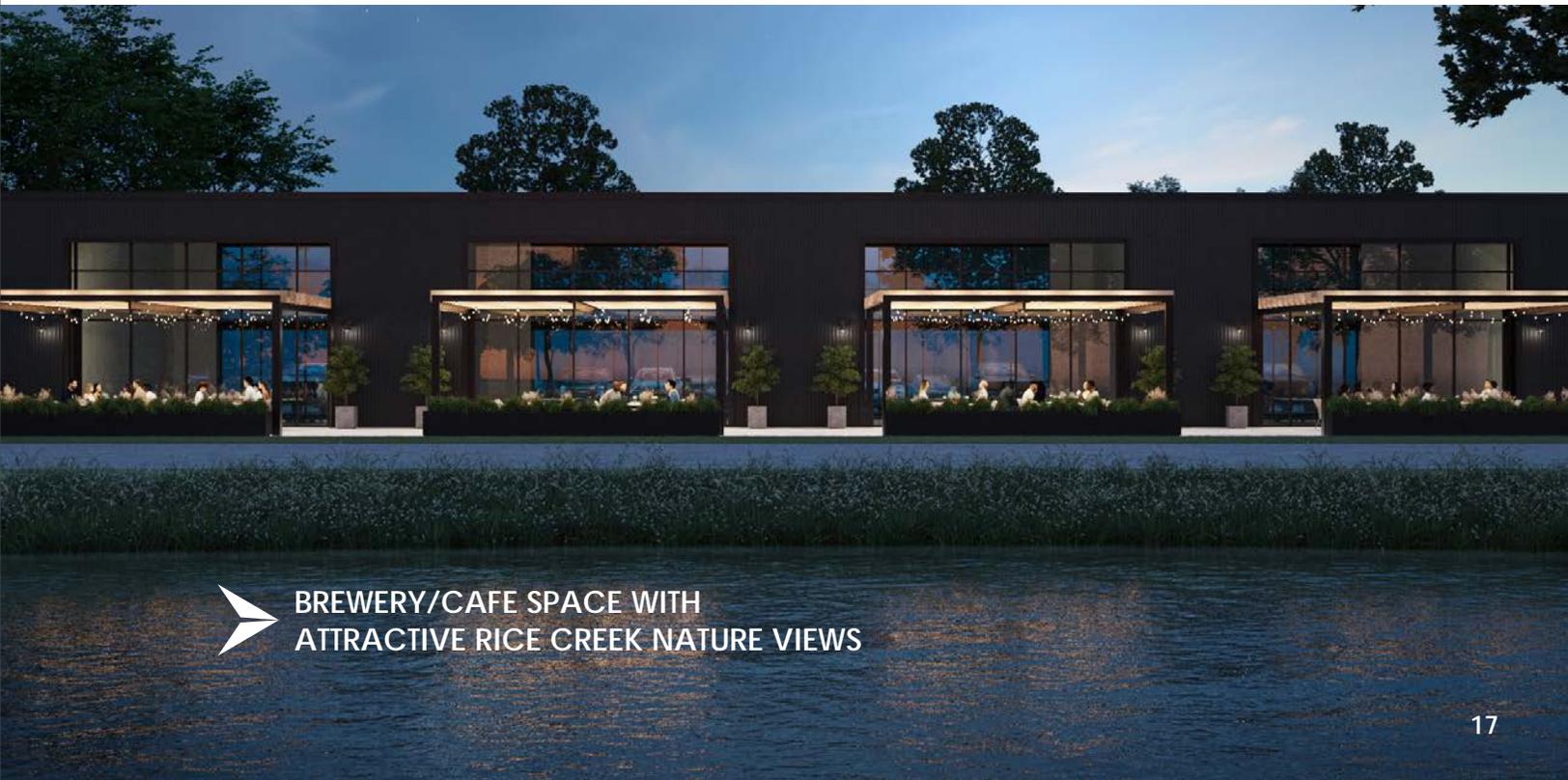


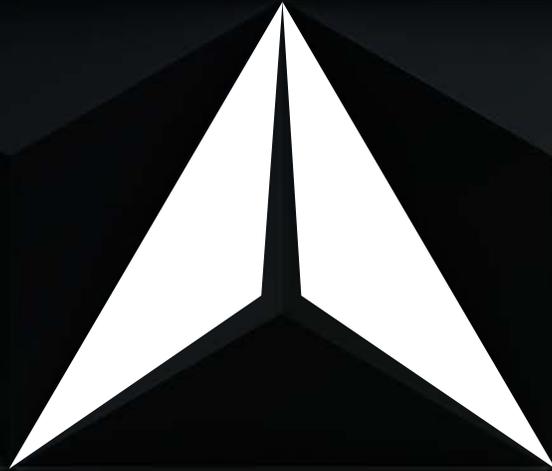


SOPHISTICATED EXTERIORS
THAT ATTRACT HIGHER QUALITY
TENANT PROFILE



BREWERY/CAFE SPACE WITH
ATTRACTIVE RICE CREEK NATURE VIEWS





OUTLOT A

IT'S YOUR MOVE. CALL US TODAY.

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