

The Boulevard



Industrial-tech space for lease

Up to 200,000 SF available | Divisible to 40,000 SF



The Boulevard project is a 75 acre mixed-use development

13001 County Road 10, Plymouth, MN 55442



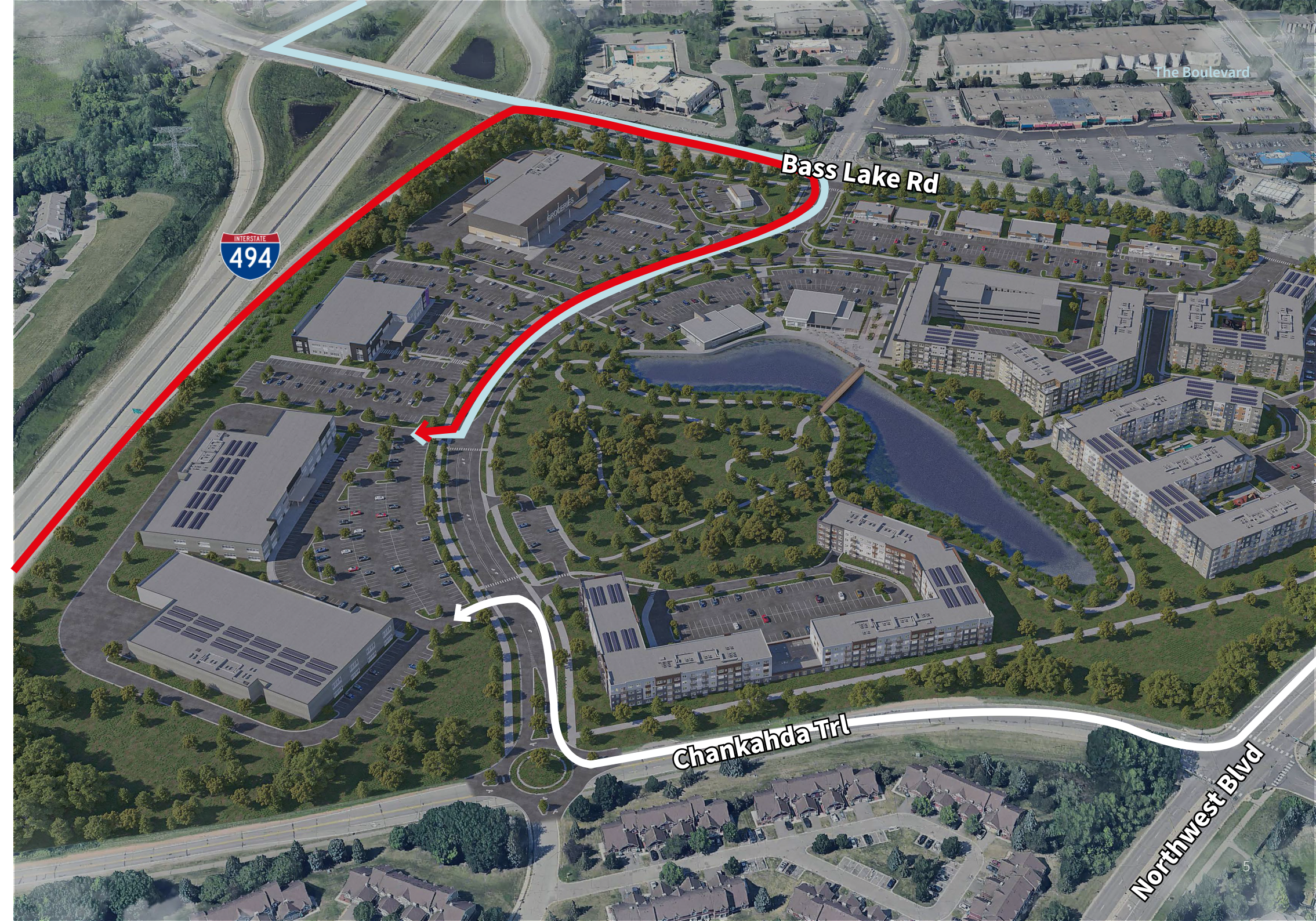
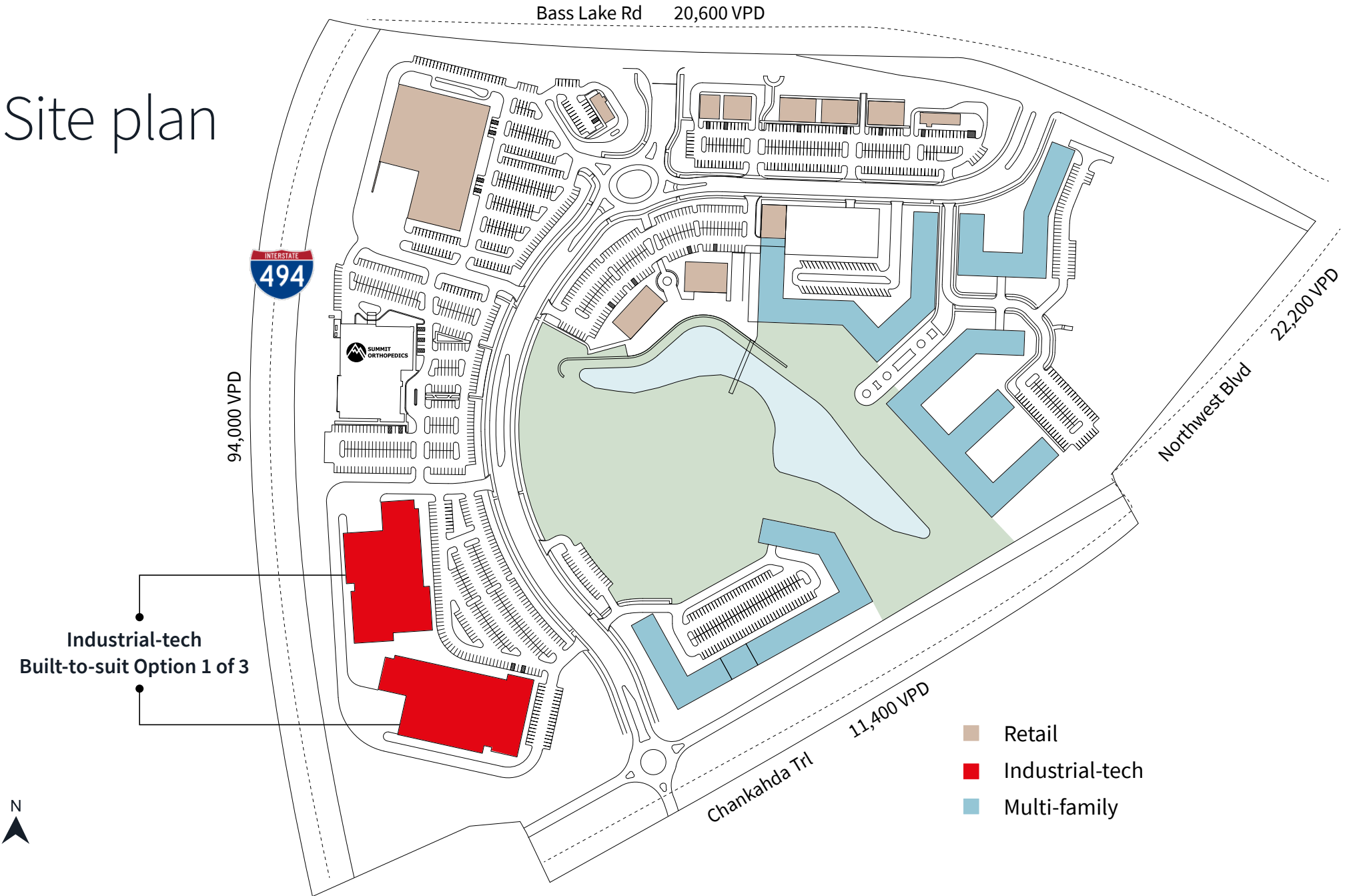
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The vision

-  **75 Acres**
-  **13.28 Acre** public park with trails
-  **100,000+ SF** of mixed retail space development opportunities
-  **67,000 SF** of medical-technical development opportunities
-  **925** Multi-family units
-  **New Summit Orthopedics**



Site plan



Conceptual Options

Industrial-tech opportunities

Built-to-suit Option A

- Total size: 148,000 SF
- Divisible to 40,000 SF
- 305 Parking stalls

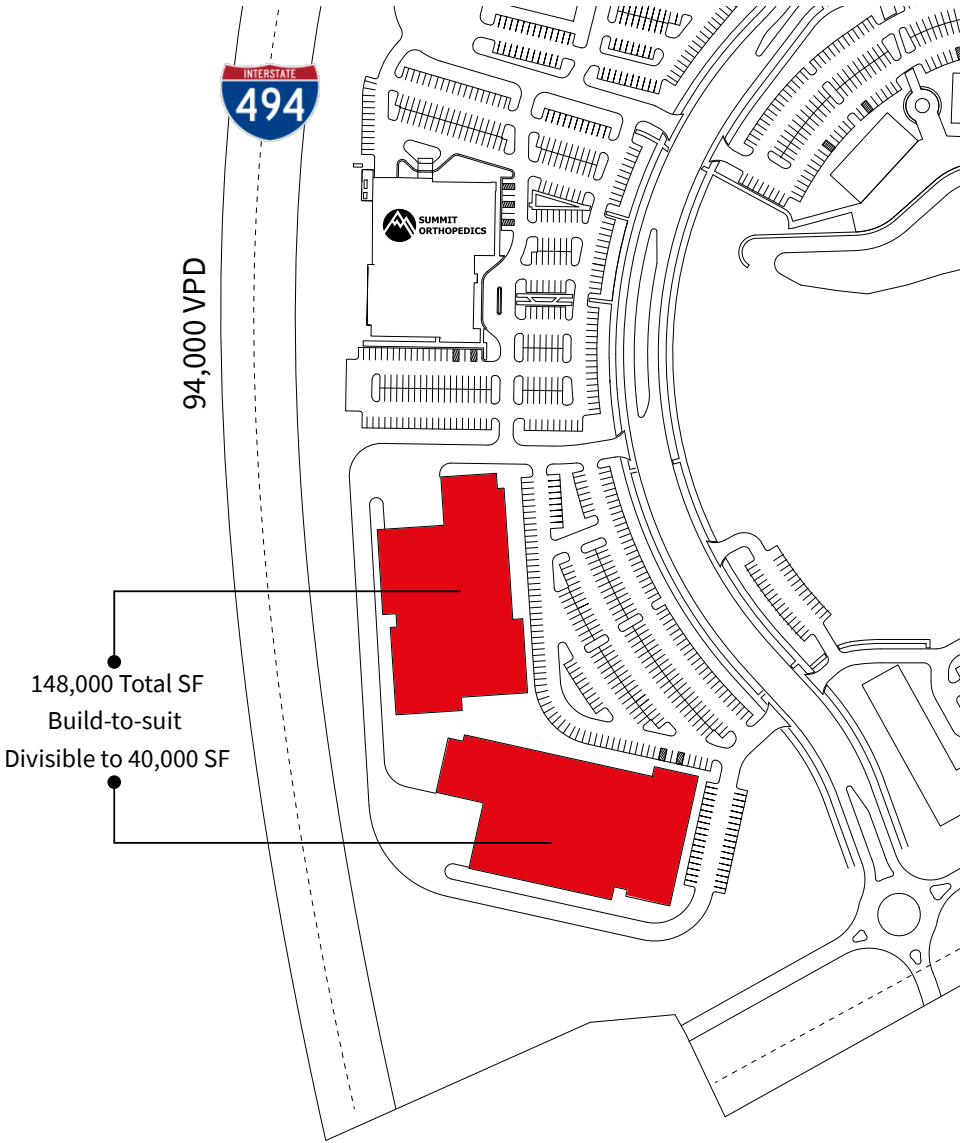
Built-to suit Option B

- Total size: 165,000 SF
- Footprint: 135,000 SF
- Office mezzanine: 30,000 SF
- Divisible to 40,000 SF
- 415 Parking stalls

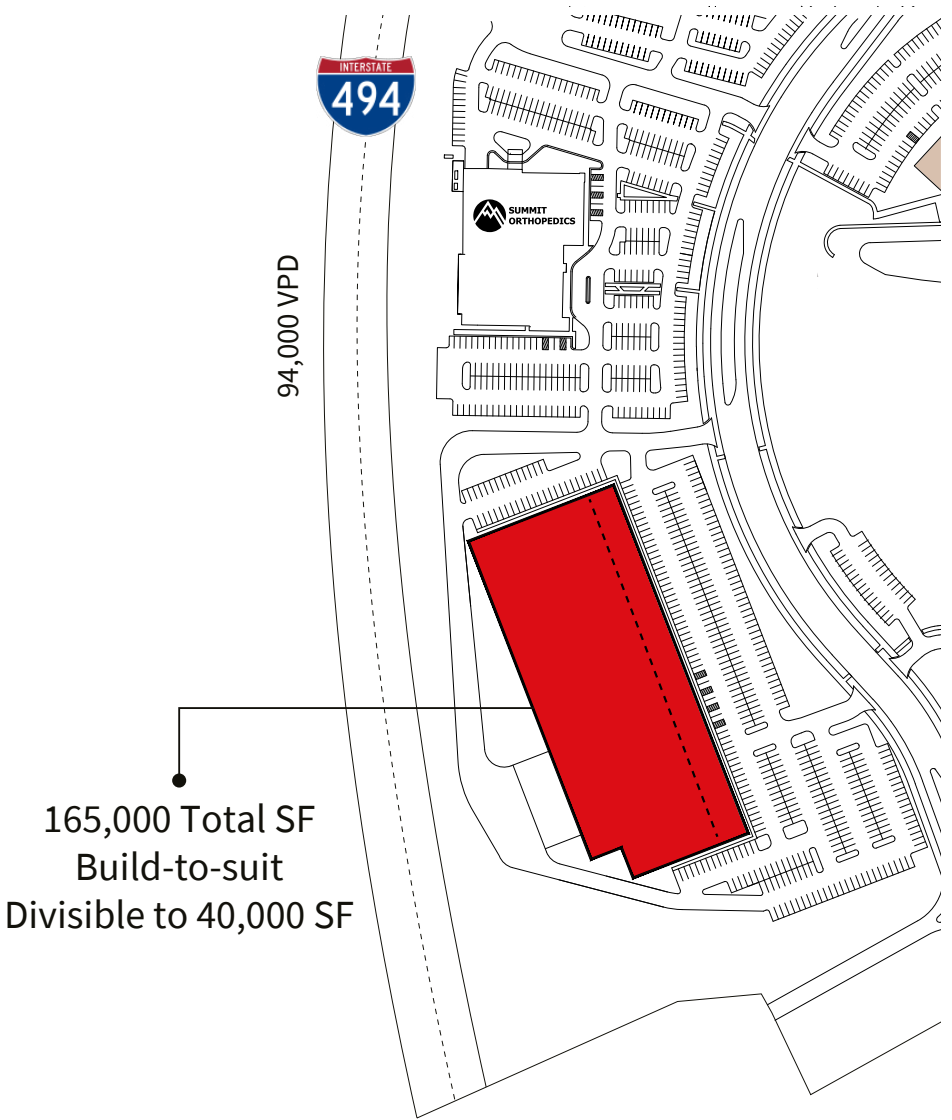
Built-to suit Option C

- Total size: 200,000 SF
- Footprint: 170,000 SF
- Office mezzanine: 30,000 SF
- Divisible to 40,000 SF
- 309 Parking stalls

Conceptual Option A



Conceptual Option B



Conceptual Option C



Meet the neighbors



Area demographics

Miles	Total Population	Median Household Income	Average Household Income	Median Age	Total Daytime Population	Total Households
1 mile	8,167	\$118,413	\$158,531	39.7	8,118	3,502
3 miles	69,412	\$116,311	\$157,682	40.2	71,465	27,161
5 miles	211,599	\$101,289	\$137,547	39.2	217,687	81,060

Drive times	Total Population	Median Household Income	Average Household Income	Median Age	Total Daytime Population	Total Households
3 minutes	231	\$79,323	\$90,780	40.5	595	136
5 minutes	7,022	\$105,365	\$141,062	40.5	8,267	2,794
10 minutes	113,021	\$109,164	\$148,129	39.3	124,935	43,819

A hub for life sciences

Minnesota is a hub for research and development in the medical technology field and home to some of the most innovative life science companies in the country. Home to the world's #1 health technology innovation cluster, many of the medical device and life science companies are found in the Northwest Metro, including headquarters for Boston Scientific and Medtronic.

#1

Medical Device
Patents per capita

#1

Health Tech Cluster
in the World

#6

Overall Patents
per capita

#12

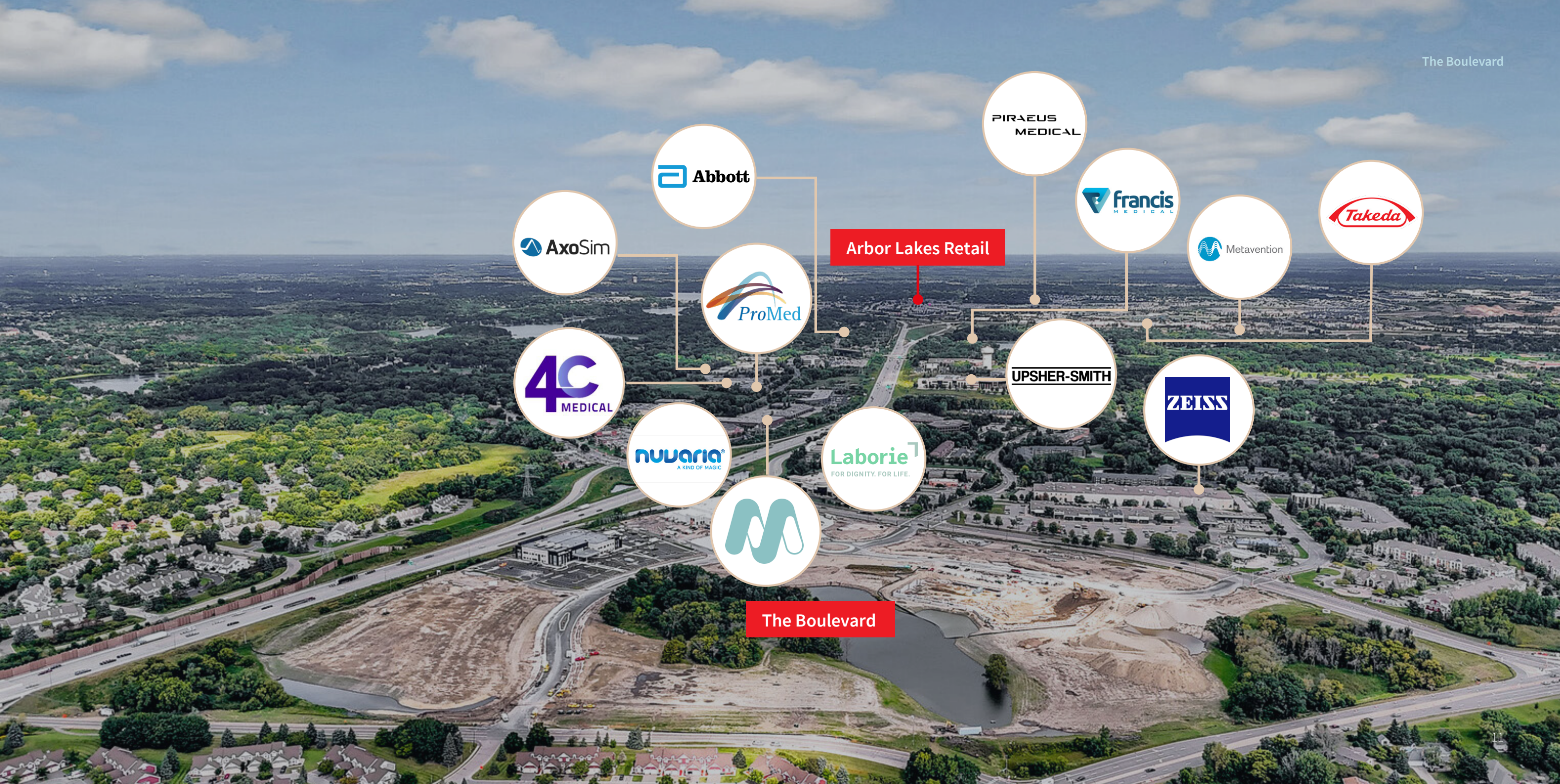
Largest Science
Cluster in the U.S.

15

Fortune 500
Companies in MN

36

Colleges and Universities
in MSP Region



The Boulevard

Minneapolis CBD



Bass Lake

Bass Lake Road

Northwest Blvd

Sycamore Ln

Site



89,475 VPD

The Boulevard



Site

Sycamore Ln

The Boulevard



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