

# 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



jll.com

# 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

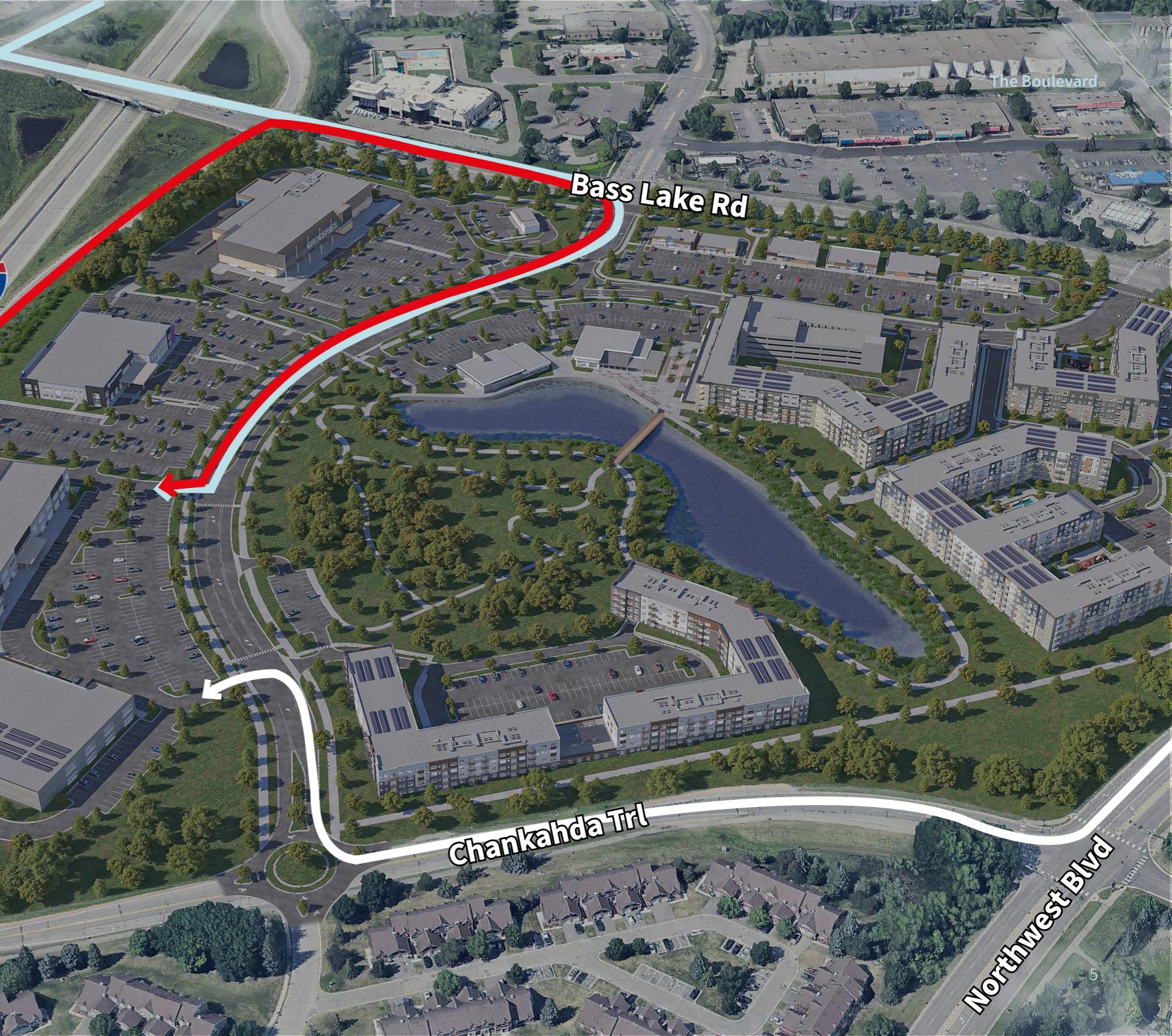
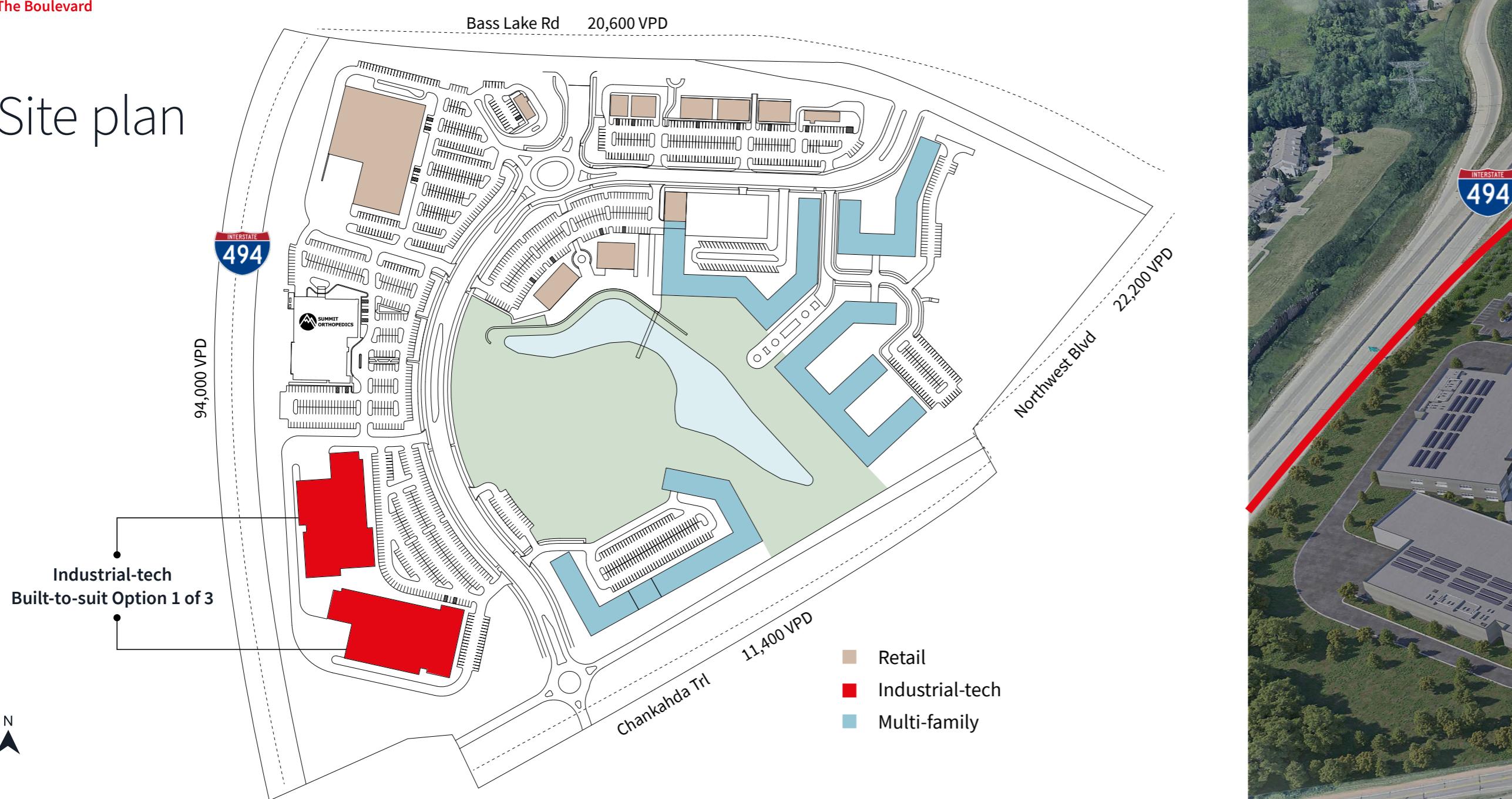


New Summit Orthopedics



The Boulevard

# 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

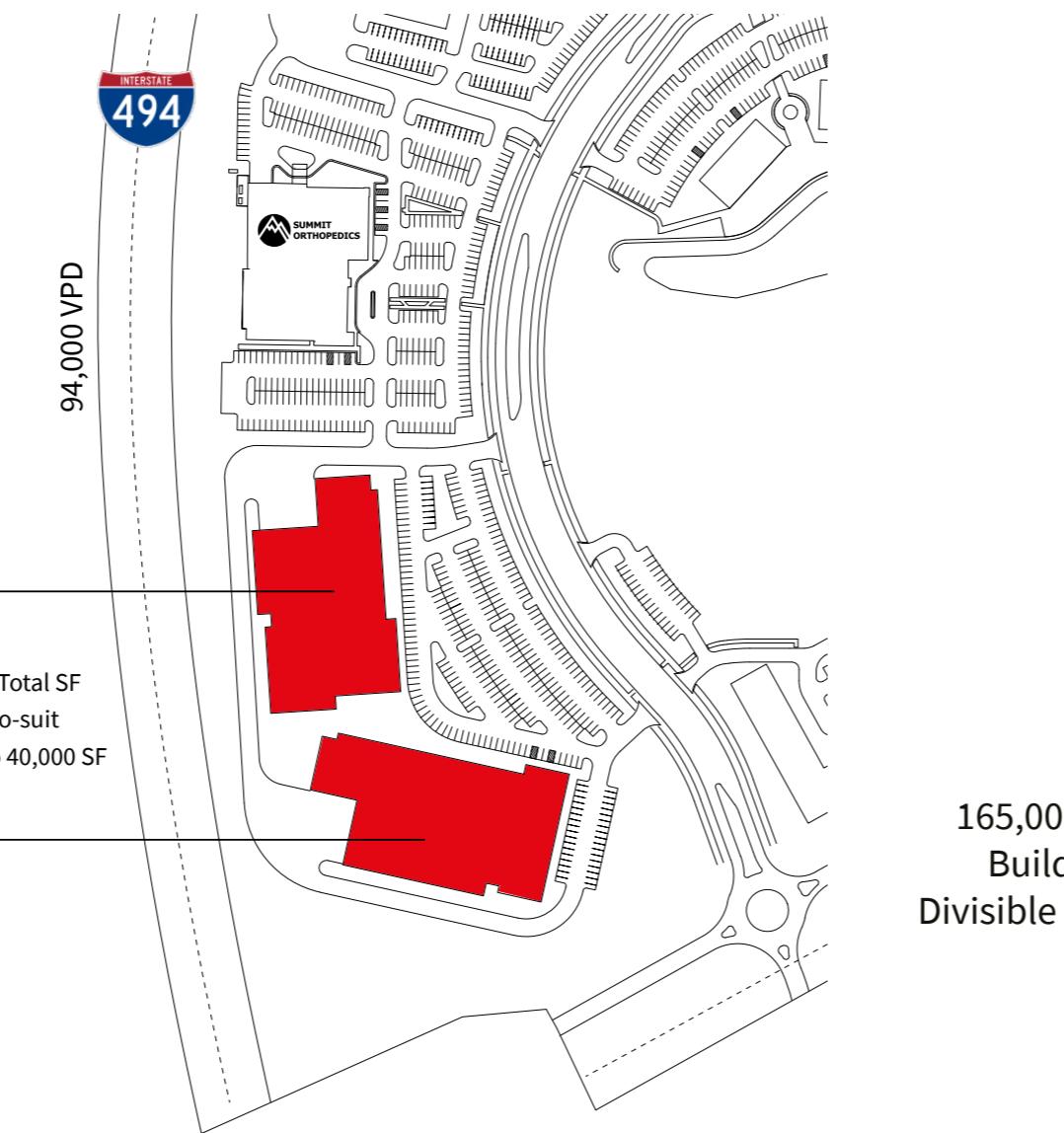
### Built-to-suit Option B

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

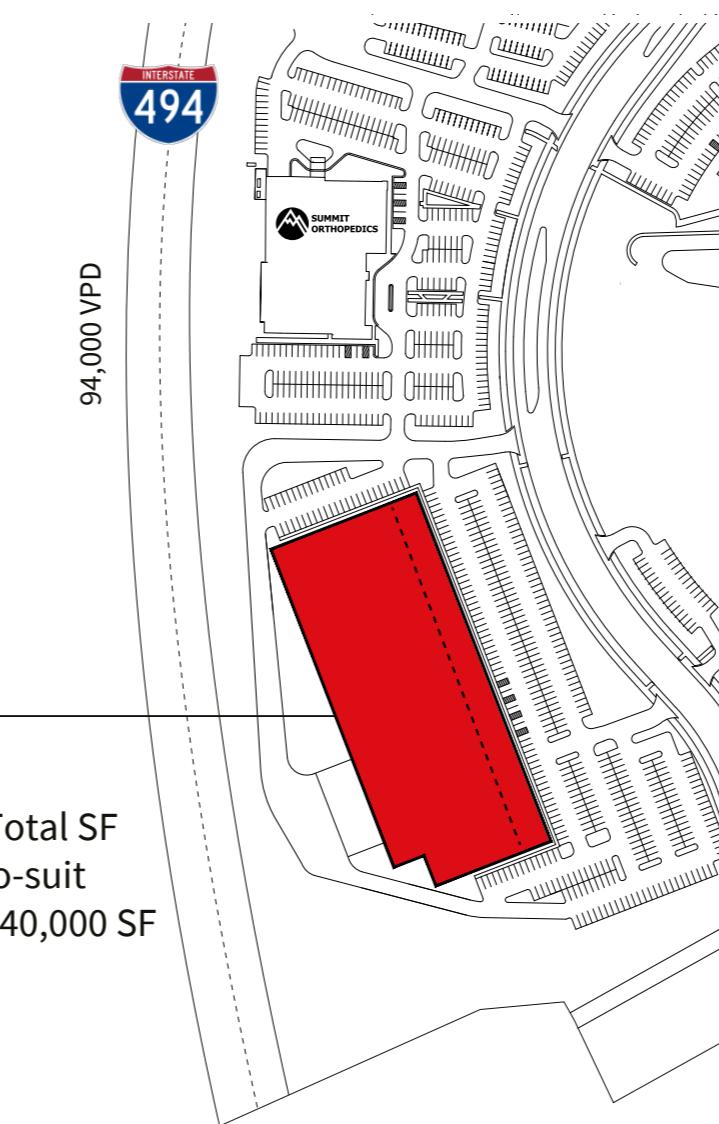
### Built-to-suit Option C

- 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



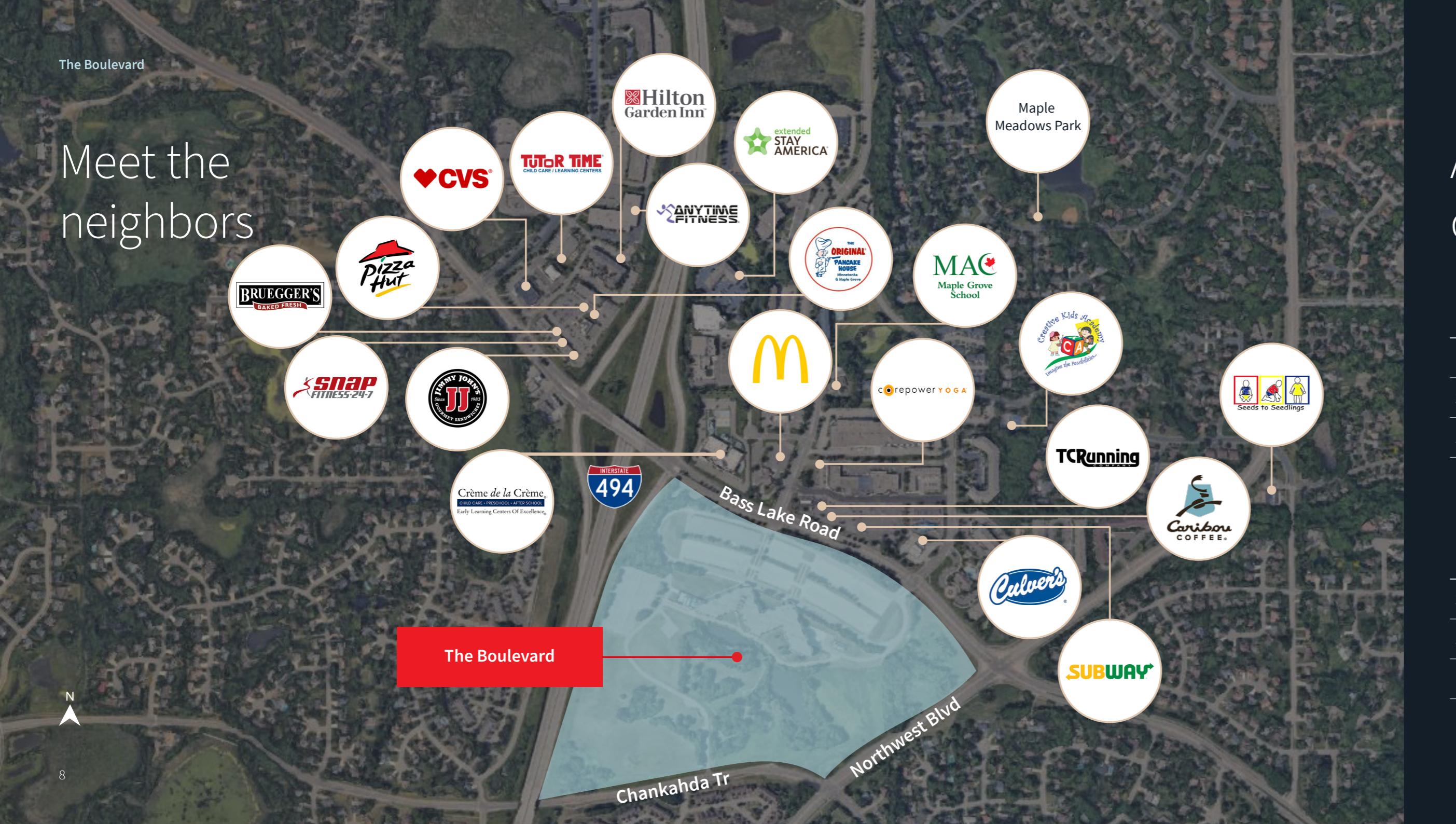
## Conceptual Option B



## 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	3.7	8,113	3,502
3 miles	69,412	\$116,311	\$157,682	4.2	71,465	27,111
5 miles	211,599	\$101,289	\$137,547	3.2	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	4.5	55	36
5 minutes	7,022	\$105,365	\$141,062	4.5	8,267	2,744
10 minutes	113,021	\$109,164	\$148,129	3.3	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





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## Leasing contacts

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