

Industrial-tech space for lease

Up to 148,000 SF available

The Boulevard project is a 75 acre mixed-use development

13001 County Road 10, Plymouth, MN 55442



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



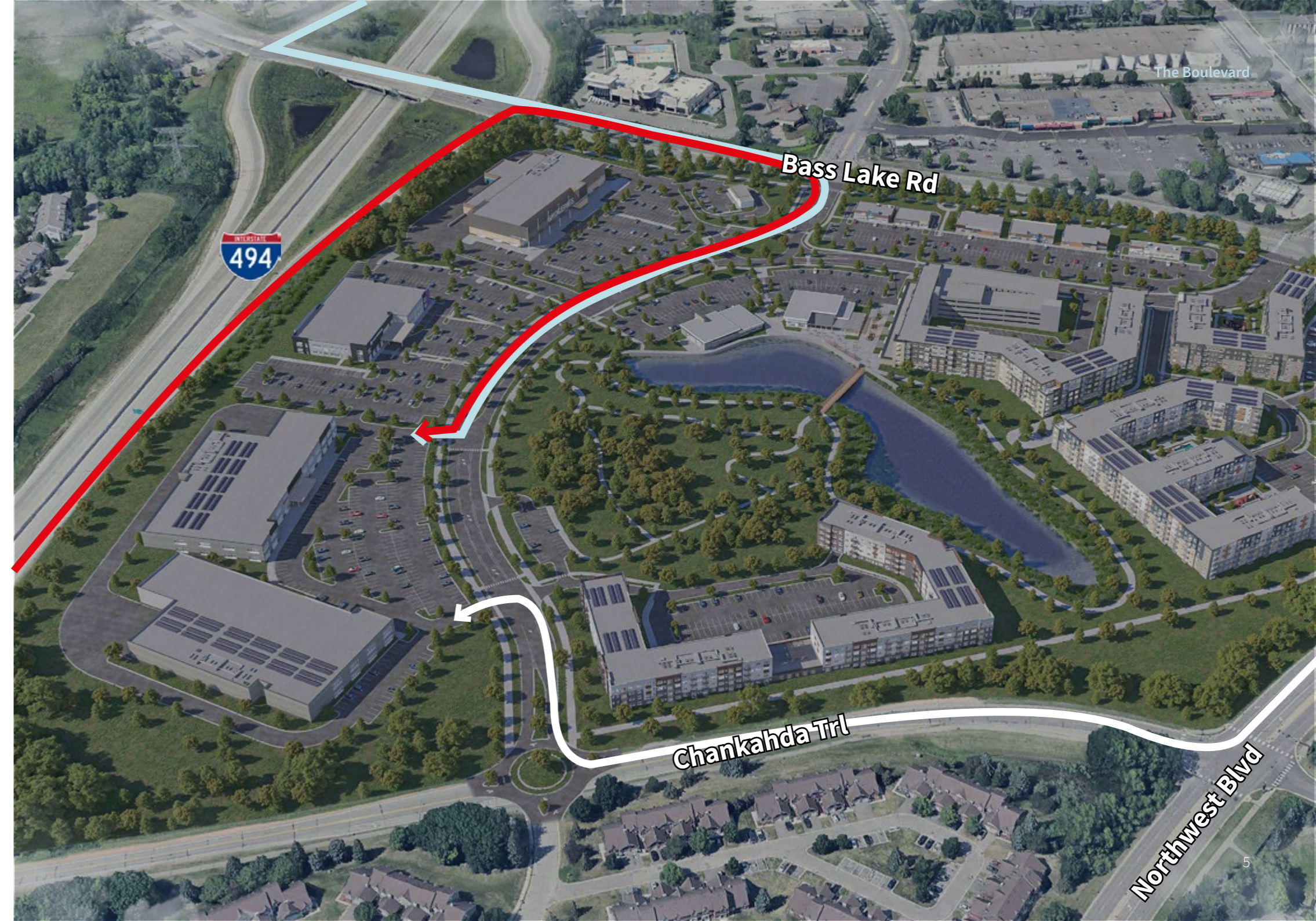
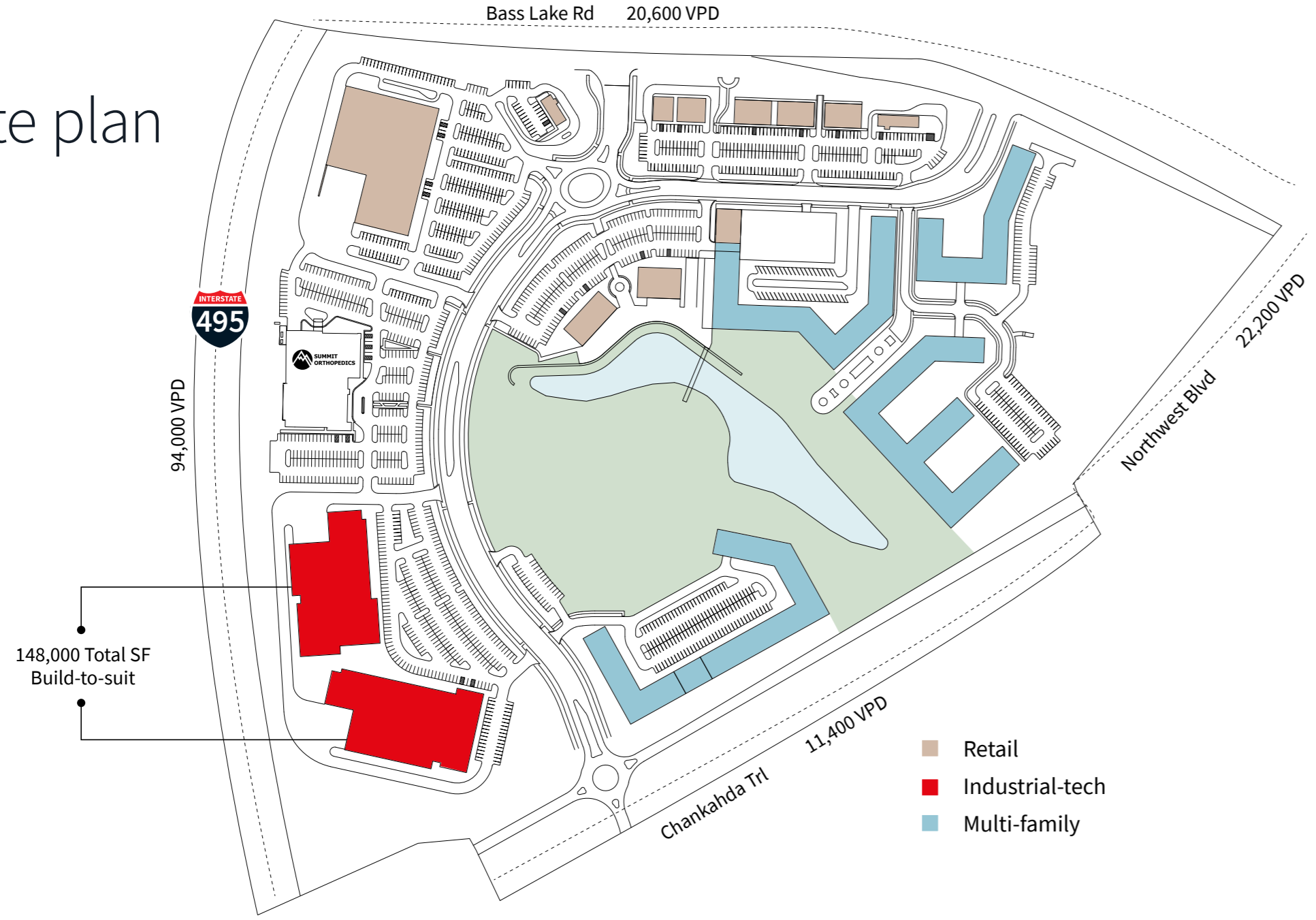
925 Multi-family units



New Summit Orthopedics



Site plan



Building Specifications

The industrial-tech phase of The Boulevard is planned as a build-to-suit for lease project.



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





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