



OUTLOT A

**RICE CREEK
COMMONS**

➤ Positioned to

DRIVE 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

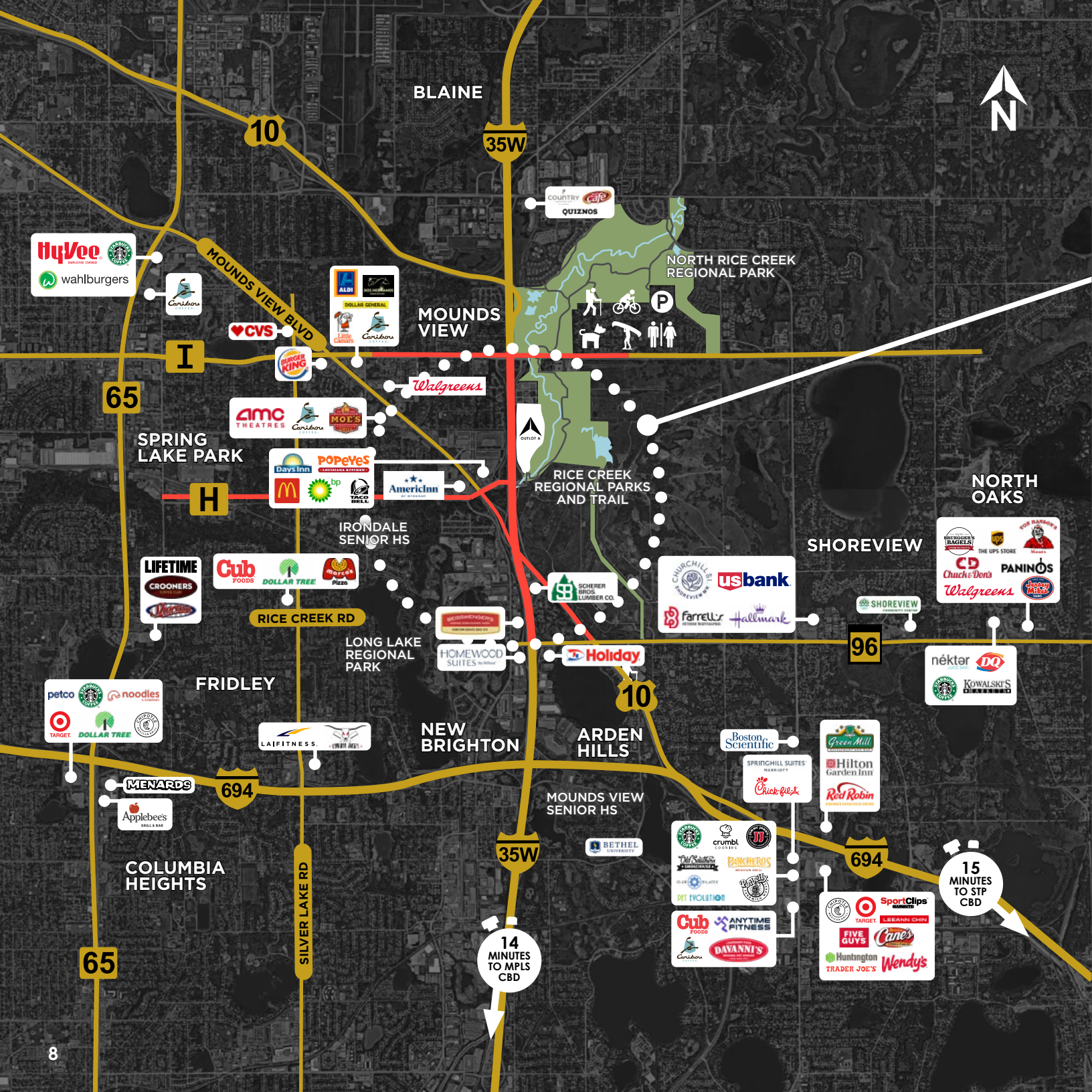
DRIVE VISIBILITY

➤ [CLICK TO WATCH VIDEO](#)



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





PROPOSED BUILDING
154,750± SF FOOTPRINT
207 AUTO STALLS




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



RICE CREEK

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



OUTLOT A ADVANCED TECHNOLOGY PLAN

40 ACRES
BUILD TO SUIT

PROPOSED BUILDING
217,000± SF FOOTPRINT
170 AUTO STALLS



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



RICE CREEK

-  STORMWATER MANAGEMENT
-  REQUIRED SETBACK (LANDSCAPING/SCREENING)



OUTLOT A MANUFACTURING & DISTRIBUTION PLAN

40 ACRES
BUILD TO SUIT

➤ 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.



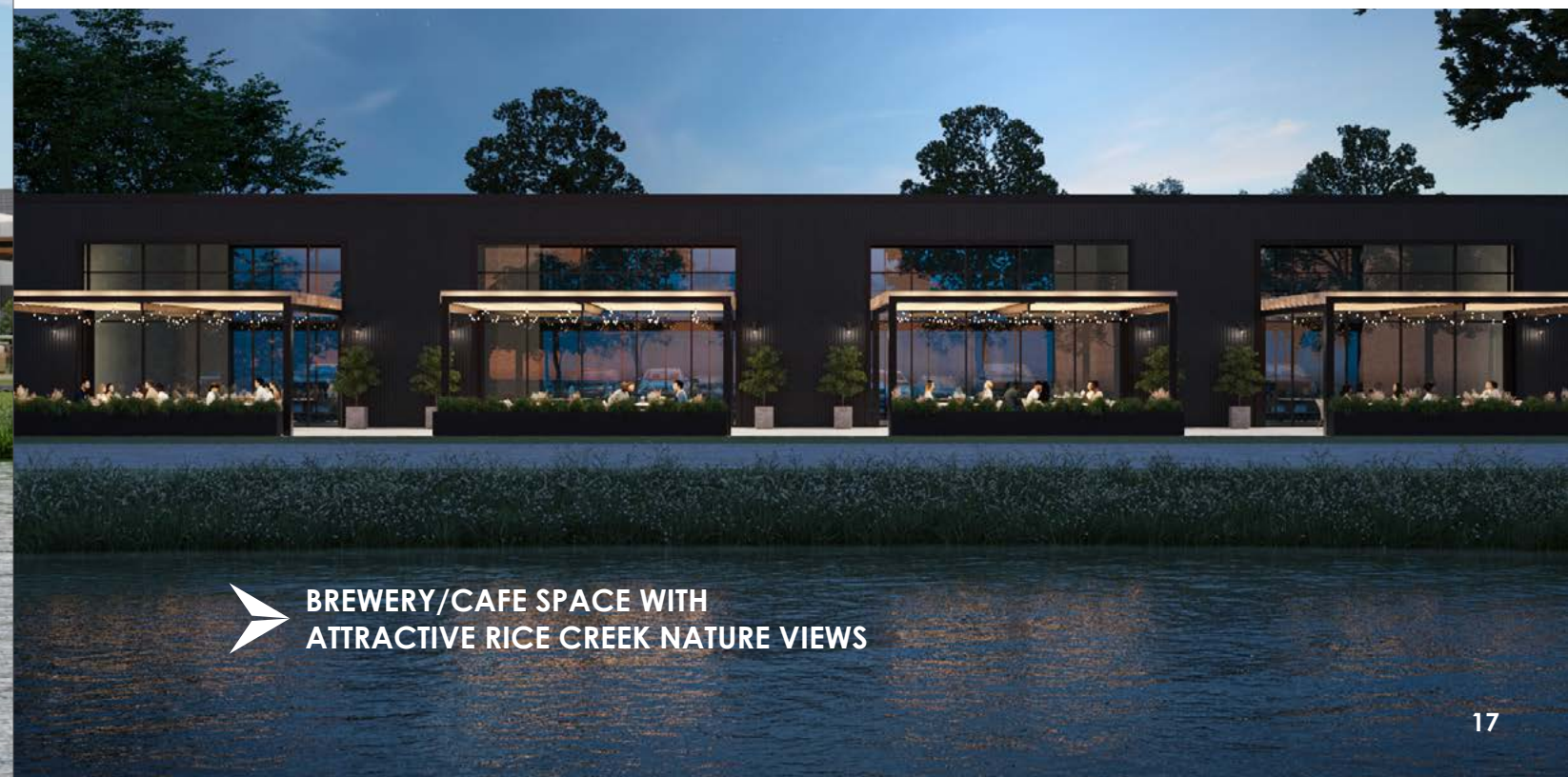
➤ VIBRANT AND INVITING OUTDOOR SPACES
(FIRE PITS, PATIOS, WATER FEATURES)



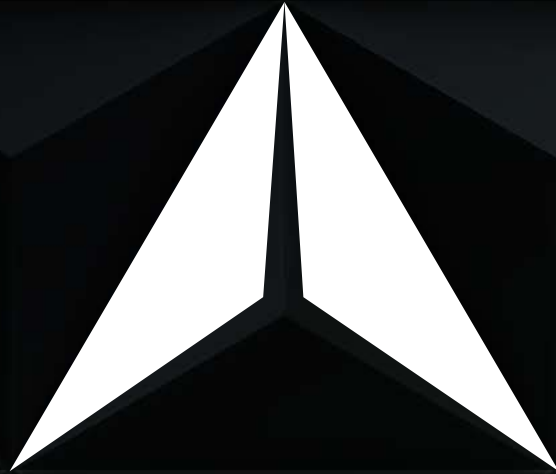
➤ **BUILD-TO-SUIT IN NEW DEVELOPMENT OFFERS FLEXIBILITY TO DESIGN FOR ANY INDUSTRY**



➤ **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.

TODD HANSON
+1 952 820 8737

TODD.HANSON@CUSHWAKE.COM

JASON SELL
+1 952 837 8515

JASON.SELL@CUSHWAKE.COM

JON RAUSCH
+1 612 685 8288

JON.RAUSCH@CUSHWAKE.COM