





Executive Summary

Cushman & Wakefield is pleased to present the opportunity to lease Arden Hills Corporate Center – Phases II & IV, offering 48,804 and 52,379 square foot buildings, totaling approximately 101,183 square feet of office space located in the prominent Minneapolis suburb of Arden Hills.

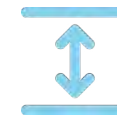
The park is located in a premier suburban location with immediate access to adjacent major freeways including I-694, 35W, Hwy 10, and Hwy 51. Amidst a strong corporate presence, Arden Hills Corporate Center offers tenants rich amenities such as expansive surface parking and outdoor patio seating.



2 Buildings



101,183 Total SF



11' – 13' Clear Heights



**Expansive Surface Parking and
Outdoor Patio Seating**



Elite Corporate Neighbors

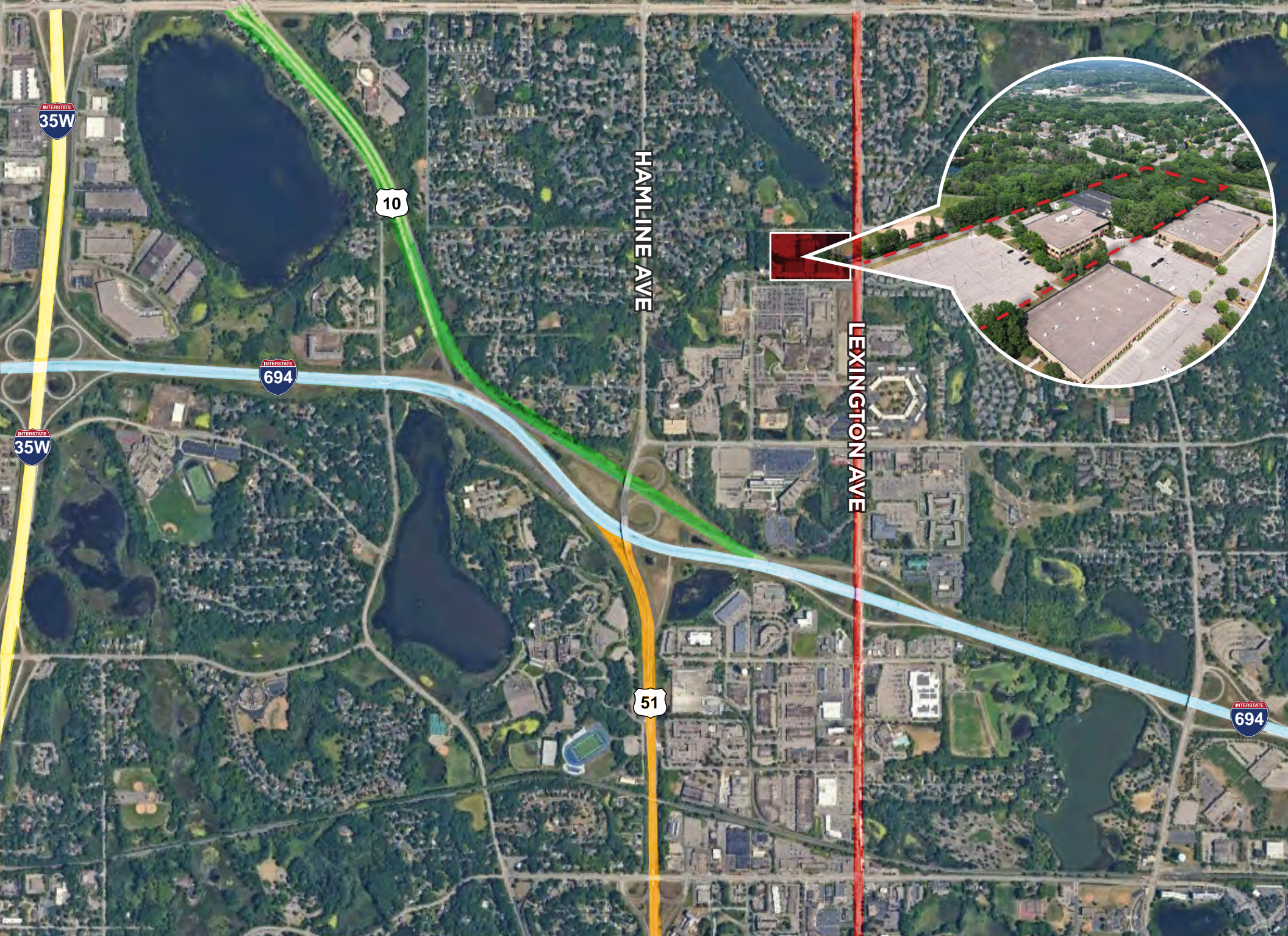
ARDEN HILLS
CORPORATE CENTER

An aerial photograph of the Arden Hills Corporate Center area. The map shows several large commercial buildings and parking lots. A red dashed line outlines a specific area in the upper right. Labels with arrows point to various locations: 'Hamline Ave' on the left, 'Lexington Ave' on the right, 'Boston Scientific' in the middle left, 'Land O'Lakes' in the middle right, and 'Arden Hills Corporate Center' at the bottom. Interstate 694 is visible at the bottom with a blue and red shield logo.

**Boston
Scientific**

LAND O LAKES®

Arden Hills Corporate Center







LAND O LAKES

Boston
Scientific

LEXINGTON AVE

ARDEN HILLS
CORPORATE CENTER

BUILDING IV

BUILDING II

Arden Hills Corporate Center II

Property Description

GENERAL OVERVIEW	
Address	4295 Lexington Ave Arden Hills, MN 55126
Year Built	1969
Land Area	6.84 acres
Net Rentable Area	48,804 SF
Building Height	2 Stories
Parking	131 surface stalls
Ceiling Height	13'
Drive-In Doors	1
Loading Dock Doors	2
CONSTRUCTION OVERVIEW	
Exterior	Masonry
Roof Structure	Ballasted, single-ply EPDM; installed in 1999
PID Number	223023410018

BUILDING SYSTEMS	
HVAC	Rooftop AHU's. Cooling plant includes two Trane air-cooled chillers (mfg. 1999) that provide 155 tons of cooling capacity each, an Armstrong heat exchanger, and two circulating pumps rated at 7.5 HP. Hot water is provided by gas-fired Cleaver Brooks boiler with 3,347,000 BTU/hr. of input capacity (mfg. 1969) and delivered by three 7.5 HP circulating pumps. Electric baseboard heaters are located in offices along the building perimeter. Heating in the warehouse is provided by suspended Modine hydronic unit heaters.
Electrical	Shared with Building IV: 13,200 amp 480/277 volt, three-phase, four-wire services
Lighting	Site: building and pole-mounted HID fixtures; Interior: fluorescent fixtures
Fire/Life Safety	Wet-type fire suppression system
Elevators	One R&O hydraulic freight elevator, 7,500 lb. capacity

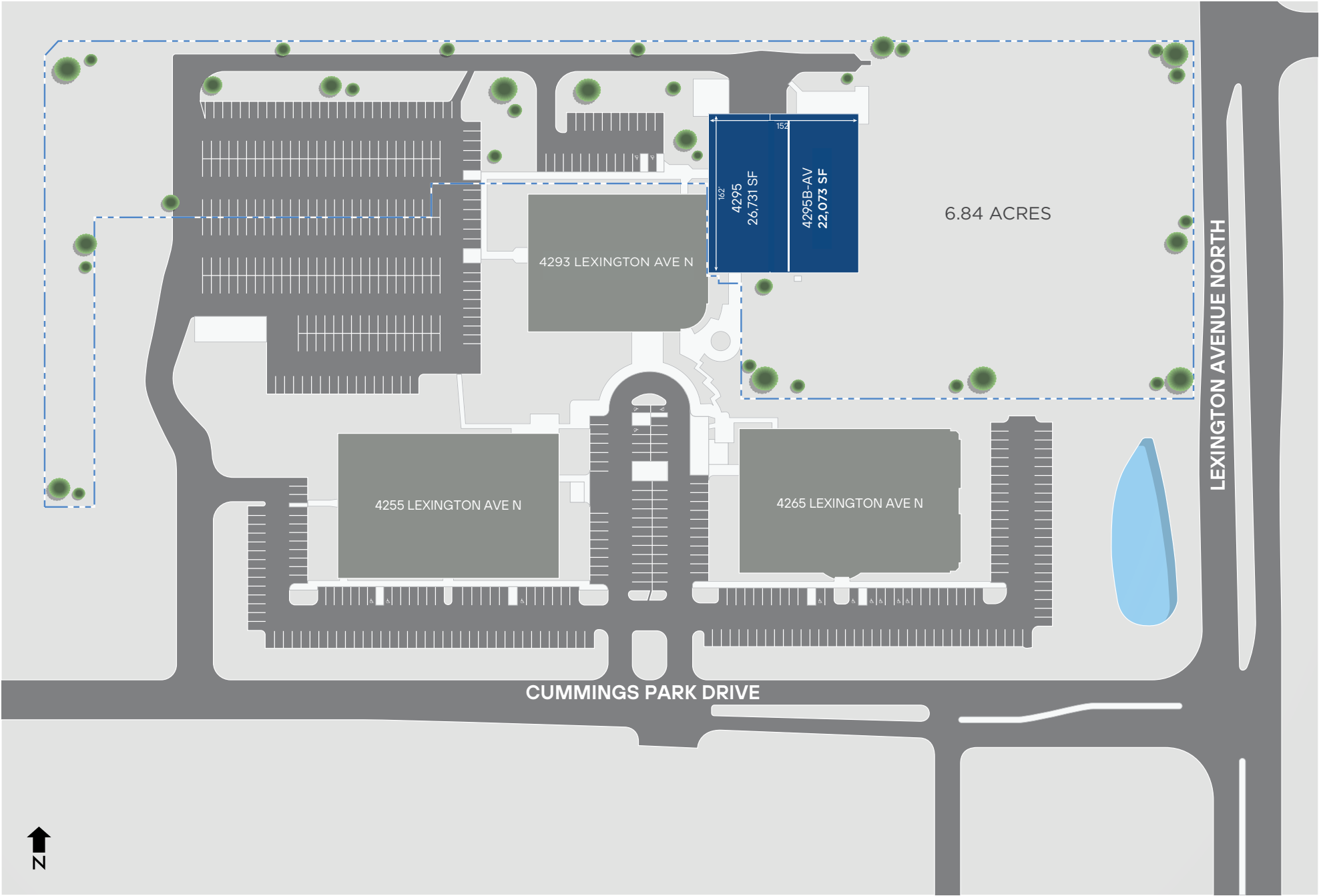
Arden Hills Corporate Center IV

Property Description

GENERAL OVERVIEW	
Address	4293 Lexington Ave N Arden Hills, MN 55126
Year Built	1998
Land Area	3.42 acres
Net Rentable Area	52,379 SF
Building Height	2 Stories
Parking	152 surface stalls
Ceiling Height	11'
CONSTRUCTION OVERVIEW	
Exterior	Masonry
Roof Structure	Ballasted, single-ply EPDM; original
PID Number	223023410015

BUILDING SYSTEMS	
HVAC	Rooftop AHU's. Chilled water provided by cooling plant in Building II. Hot water is provided by four gas-fired Caravan boilers (original), and delivered by two 10 HP and two 7.5 HP circulating pumps. Electric baseboard heaters are located in offices along building perimeter.
Electrical	Shared with Building II: 13,200 amp 480/277 volt, three-phase, four-wire services
Lighting	Site: building and pole-mounted HID fixtures; Interior: fluorescent fixtures
Fire/Life Safety	Wet-type fire suppression system
Elevators	One

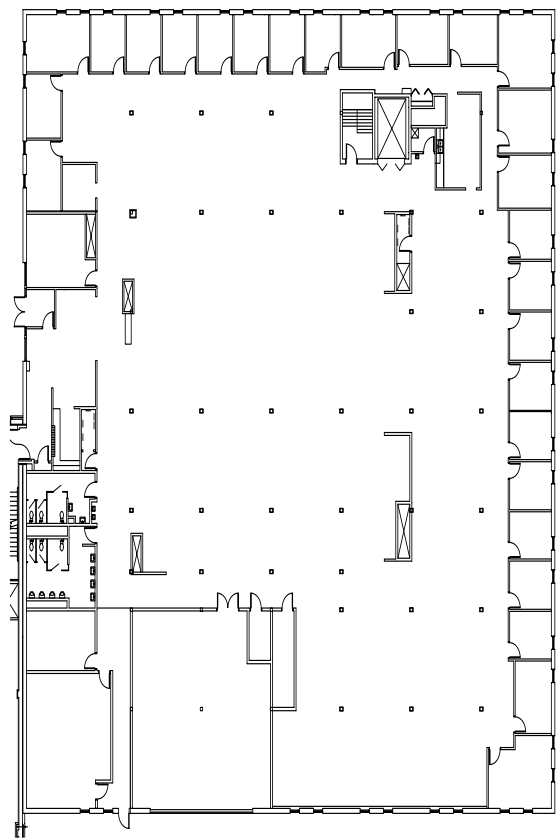
Site Plan | Arden Hills Corporate Center II



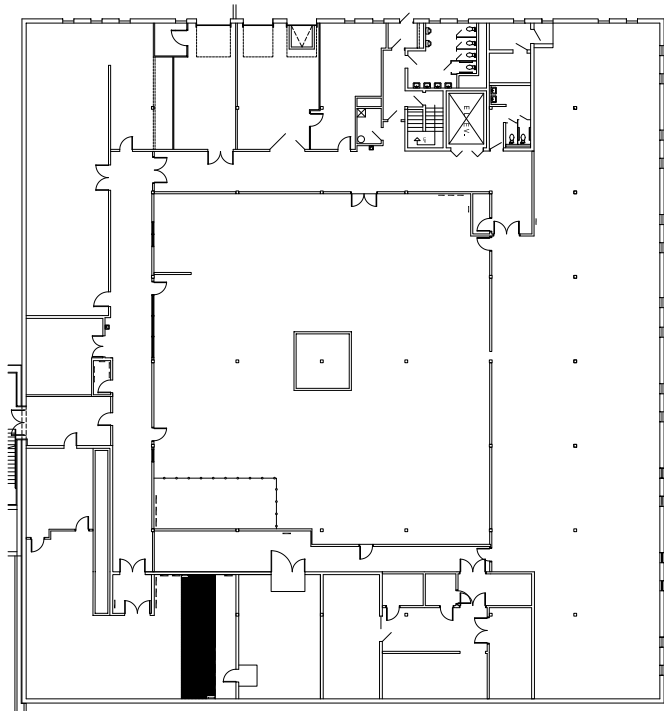
Arden Hills Corporate Center IV



Floor Plans | Arden Hills Corporate Center II

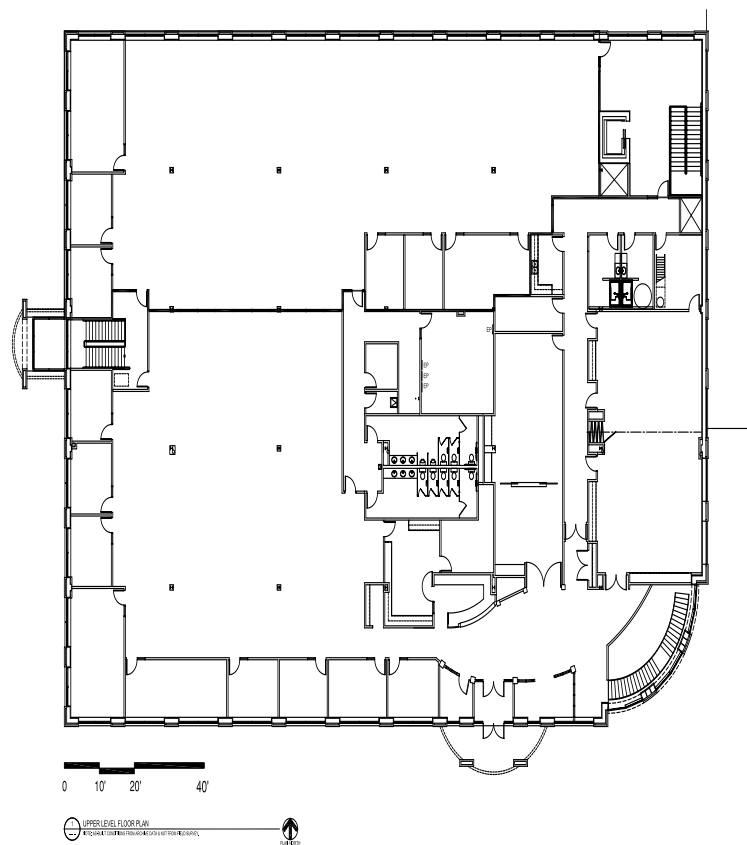


Upper Level

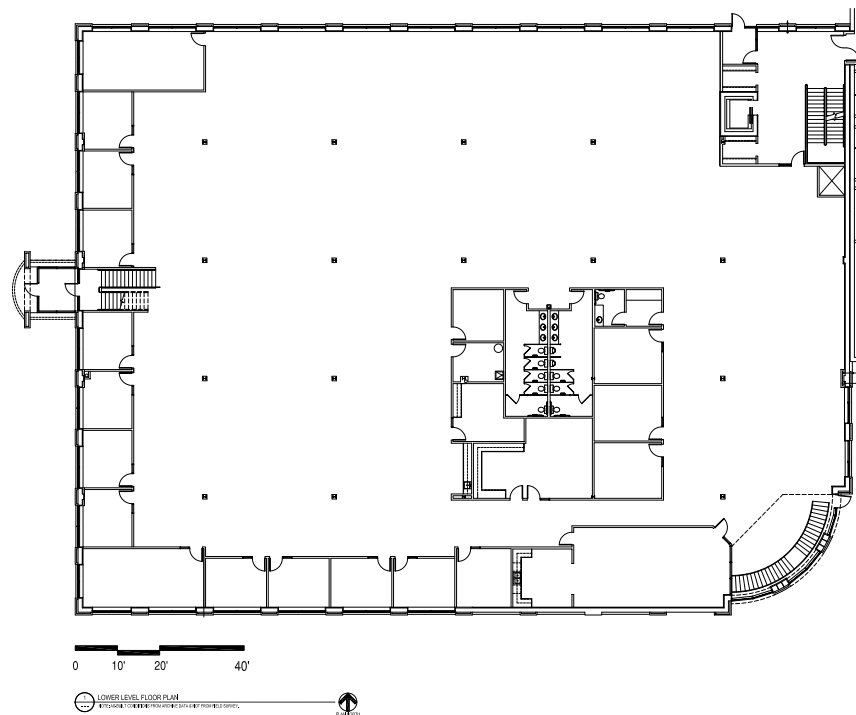


Lower Level

Floor Plans | Arden Hills Corporate Center IV



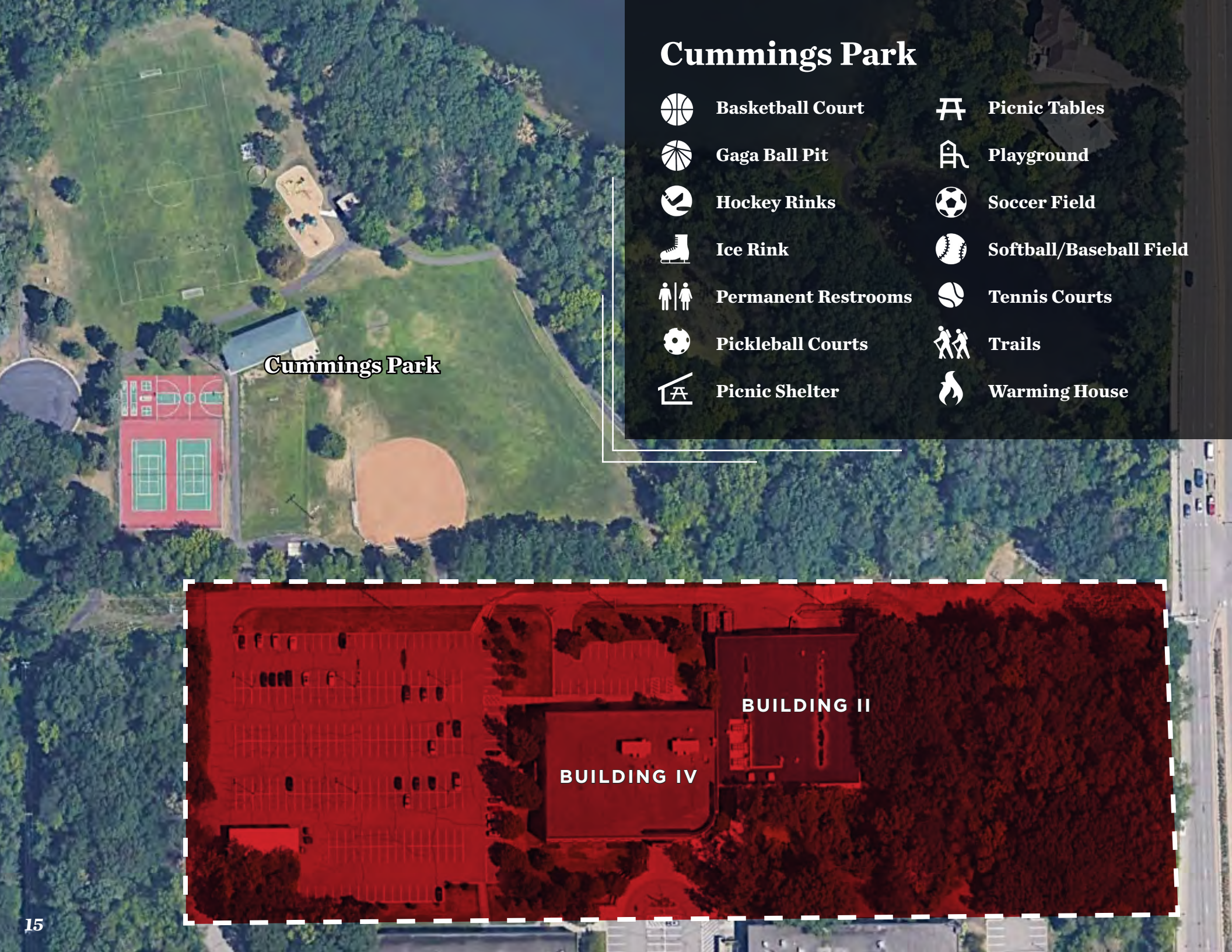
Upper Level

















Lower Level



Arden Hills Corporate Center



Cummings Park

- | | | | |
|---|---------------------|---|-------------------------|
|  | Basketball Court |  | Picnic Tables |
|  | Gaga Ball Pit |  | Playground |
|  | Hockey Rinks |  | Soccer Field |
|  | Ice Rink |  | Softball/Baseball Field |
|  | Permanent Restrooms |  | Tennis Courts |
|  | Pickleball Courts |  | Trails |
|  | Picnic Shelter |  | Warming House |

Cummings Park

BUILDING IV

BUILDING II

Life Science Conversion Opportunity

Arden Hills Corporate Center II & IV are prime candidates for life sciences conversions due to the inherent physical aspects of the assets including higher ceiling heights that can accommodate equipment requirements and the concentrations of life science firms in the Minneapolis/St. Paul market and in close proximity to the project.



Medtronic



Boston Scientific



	FIRM	HQ/MINNEAPOLIS HQ	GLOBAL EMPLOYEES	MPLS EMPLOYEES
	Medtronic www.medtronic.com	Operational Headquarters in Fridley, MN	88,000	9,000
	3M Healthcare www.3m.com	Maplewood, MN	75,000	7,000
	Abbott/St. Jude Medical www.abbott.com	Little Canada, MN	74,000	4,000
	Boston Scientific www.bostonscientific.com	Maple Grove, MN	27,000	7,100
	Teleflex Inc./Vascular Solutions www.vasc.com	Maple Grove, MN (Vascular Solutions)	12,000 (Teleflex)	745
	Coloplast www.coloplast.com	Minneapolis, MN	10,000	730
	Integer Holdings Corp. www.integer.net	Richardson, TX/ Plymouth & Maple Grove, MN	10,000	1,500
	Smiths Medical www.smiths-medical.com	Plymouth, MN	7,700	850
	Cantel Medical www.cantelmedical.com	Little Falls, NJ/ Plymouth, MN	2,500	400
	Upsher-Smith Laboratories www.upsheer-smith.com	Maple Grove, MN	550	300-400

The Minneapolis/St. Paul economy is the ideal business environment for medical device/technology companies given its low unemployment, highly skilled workforce, and high standard of living. Minnesota ranks 1st in medical device presence with three (3) times the concentration of medical device industry employment as the national average according to a recent report by Minnesota Employment and Economic Development.



The Twin Cities

AREA OVERVIEW

The “Twin Cities” of Minneapolis and St. Paul comprise a growing and vibrant metropolis with a diverse economic base, skilled labor pool and abundance of cultural and recreational opportunities that make it **one of the most important commercial centers in the United States**.

Twin Cities is the **dominant financial, manufacturing, distribution and transportation center between Chicago and Seattle**, which also makes it a singular magnet for regional talent unlike coastal metropolises in close proximities.



“No other place mixes affordability, opportunity, and wealth so well.”

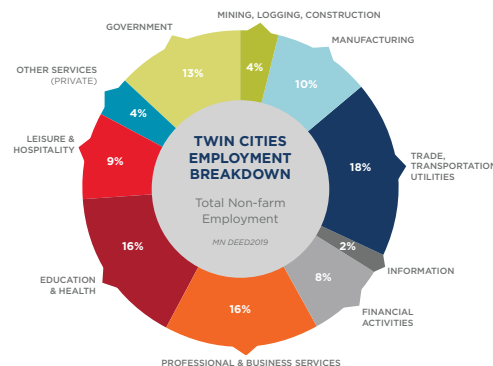
— The Atlantic, The Miracle of Minneapolis 2015

A DIVERSE & RESILIENT ECONOMY

The Twin Cities represents a broad range of industries. **The employment base does not rely on any single industry**, drawing its strength from a remarkably diverse business base and an economy that is “knowledge-based, globalized, entrepreneurial, IT-driven and innovation-based,” according to *Forbes*. Such diversity enables this market to **better weather recessions and economic downturns**.

No **single industry** accounts for more than **20%** of the **total employment** in the Twin Cities.

— MN DEED 2020





The Twin Cities

MARKET HIGHLIGHTS

More **FORTUNE 500** companies per capita than any other US metro region

— Fortune 2020

Strong **work ethic & entrepreneurial** spirit provide a **2.7% unemployment rate**

Trend setting neighborhoods making the global map — **North Loop** ranked as a **TOP 25 destination in the U.S.**

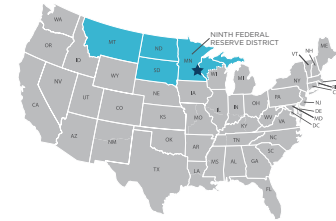
— Cool Streets, a Cushman & Wakefield Report

Minneapolis-St. Paul is the birthplace of gamechangers like the **pacemaker** and **supercomputer**

Minnesota is ranked #5 in America's Top States for Business 2023

— CNBC

THE LAY OF THE LAND



ANCHORS THE NINTH FEDERAL RESERVE

Minneapolis is the head of the Ninth U.S. Federal Reserve District and serves as this district's commercial center. Comprised of Minnesota, Montana, North Dakota, South Dakota, western Wisconsin, and the Upper Peninsula of Michigan, this region is an **important global oil/energy player**.



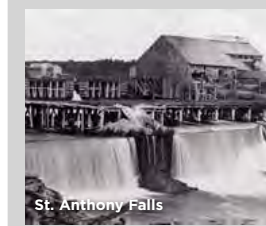
#2 BEST STATE

— Best States in America, U.S. News 2020



THE TWIN CITIES

The Twin Cities is located on the Mississippi River, encompassing 6,046 square miles and 13 counties.



St. Anthony Falls

GROWN AT A GEOGRAPHICALLY STRATEGIC LOCATION

The birthplace of Twin Cities' economy began in the 1800s when companies like the forerunners of Pillsbury and General Mills sprang up along the St. Anthony Falls, the only major waterfall on the Mississippi River and ideal for water-powered mills.

The Twin Cities

CORPORATE PRESENCE

“A headquarters economy.”

The Greater MSP region is a hub for thriving companies. These companies attract international recognition every year for their innovation, sustainability, ethical leadership, brand value and corporate citizenship. The region boasts a high concentration of Fortune 500 public company headquarters in the U.S. with 16 firms based here. The largest private U.S. company, Cargill, is based in Minneapolis along with numerous other multi-billion-dollar private firms.

NATION'S LEADING MEDICAL TECHNOLOGY MARKET

Known as “Medical Alley,” Minnesota leads in the medical technology sector, ranking #1 in medical employment, led by home-grown companies such as Medtronic, 3M and St. Jude in the manufacturing sector. The renowned Mayo Clinic and the University of Minnesota are among local organizations that provide world-class healthcare services and research, while innovative healthcare companies such as UnitedHealth Group and Prime Therapeutics provide cost-effective delivery solutions.

HEADQUARTERED IN GREATER MSP FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
1	UnitedHealth Group	7	\$242.2
2	Target Corporation	37	\$78.1
3	Best Buy	75	\$43.6
4	3M	103	\$32.1
5	CHS	105	\$31.9
6	U.S. Bancorp	113	27.3
7	General Mills	192	\$16.9
8	C.H. Robinson Worldwide	208	\$15.3
9	Ecolab	213	\$14.9
10	Land O' Lakes	232	\$13.9
11	Ameriprise Financial	245	\$13.1
12	Xcel Energy	276	\$11.5
13	Hormel Foods	337	\$9.5
14	Thrivent Financial	368	\$8.6
15	Polaris Industries	442	\$6.9
16	Securian Financial Group	455	\$6.6

FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY	INDUSTRY	REVENUE (billions)	EMPLOYEES
2	Cargill	Food, Drink, & Tobacco	\$114.6	155,000
84	M A Mortenson	Construction	\$5	2,700
142	Rosen's Diversified	Food, Drink, & Tobacco	\$3.2	4,000
178	Andersen	Construction	\$2.5	8,000
206	Taylor	Media	\$2.2	12,000
216	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2	3,500

Minneapolis-based Cargill earned the second top spot on Forbes' annual list of America's largest private companies after leading the list for most of the last decade. Forbes' list of privately held giants includes six Minnesota firms.





The Twin Cities

MINNEAPOLIS CBD

Minneapolis's Central Business District features world-class daytime and evening amenities including restaurants, theaters, shopping and professional sports teams. Its central, accessible location makes it the preferred location for corporate headquarters, financial services firms and law firms.

The CBD is home to the **world's largest Skyway System**, which links most of downtown Minneapolis through a nine-mile indoor series of walkways and bridges.

Key downtown attractions include the new U.S. Bank Stadium, Target Center, Target Field, the Hennepin Avenue arts and cultural district, the vibrant restaurant scene, North Loop neighborhood and Nicollet Mall.



PAST / UPCOMING MINNEAPOLIS EVENTS



2021 NCAA
MEN'S GYMNASTICS
CHAMPIONSHIP



2022
NCAA WOMEN'S
FINAL FOUR



2023
NCAA MEN'S SWIMMING &
DIVING CHAMPIONSHIP



2025
NCAA WOMEN'S
ICE HOCKEY FROZEN FOUR

2025 PLAN: DOWNTOWN MINNEAPOLIS

In 2011, the Minneapolis Downtown Council, the city's business association for the CBD, announced its objectives for the city's next 15 years. The plan's initiatives stem from creating a **"thriving, livable, connected, green, exciting and welcoming"** Minneapolis through these action items:

- **Double Minneapolis' residential population** to 70,000 and emphasize offices on the north end of Nicollet Mall
- Invest in an arts and entertainment district between Nicollet, Hennepin, and First Avenue, attracting **5 million visitors** annually
- **Build Gateway Park**, creating a grand connection between the CBD and the Riverfront.



The Twin Cities

THE WORKPLACE

HIGHLY EDUCATED WORKFORCE, STRONG JOB GROWTH



Minnesota ranks **4th in the U.S.** for highest median earnings for female employees



2,032,283
Labor Force



2.7%
unemployment rate



6.5% Labor force growth over the last five years, and expected to **grow by 3.8%** by 2026.



5th best metro area for STEM professionals in 2018



Twin Cities metro area is ranked in the **top 10 best job markets** in the U.S.



Median household income
Mpls - **\$79,578**
US - **\$61,937**



93% have high school diploma;
42% have bachelors degree or higher



Among the highest labor force participation rates in the nation at 70%

ATTRACTING MILLENNIALS AND GEN Z

The Twin Cities is a **national magnet for young professionals**. Its low unemployment rate, high number of Fortune 500 companies and reasonable cost of living make it an attractive destination for newly minted grads, notes *Forbes*.



Minnesota ranked as the **2nd best state for gender equality**, standing out for high rates of health coverage and low poverty rate.

— Bloomberg

Top 10 emerging city for Startups

— Forbes 2018

Among residents under 35, the Twin Cities place in the **Top 10** for **highest** college-graduation rate, **highest** median earnings and **lowest** poverty rate

— US Census

4th best state for millennials

— Wallet Hub 2019



The Twin Cities

QUALITY OF LIFE

OUTSTANDING LIFESTYLE

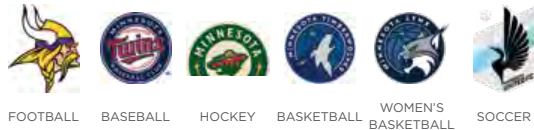
The region's relatively low cost of living contributes to an outstanding quality of life, as do numerous natural and urban amenities as well as the low crime rate, clean air and water, accessibility and access to quality health care.

EDUCATION

The Greater MSP region is home to 34 colleges & universities, ranging from globally ranked major research universities, to world-class liberal arts colleges, to trade & community colleges - all relied upon by some of the world's largest companies for training a great workforce.

SPORTS

Minneapolis is home to **six professional sports teams.**



Minneapolis hosted the **2018 Super Bowl**, the **2018 NCAA Women's Volleyball Championship**, the **NCAA 2019 Final Four**, the **2019 KPMG Women's PGA Championship**, and is the new home of the **PGA Tour's 3M Open**.

VOLUNTEERISM

Minnesota has consistently ranked above the national average for volunteer rate, and in 2020 tied with Utah as the #1 state for volunteering with 45% of the state's population volunteering. Minneapolis-St. Paul had the highest city ranking in the nation with a 46%.

— WalletHub, CNN

"Twin Cities leads the nation in both volunteerism and civic engagement – two hallmarks of thriving communities."

— Greater MSP

THE CITY OF LAKES

The metro area boasts more than **1,600 lakes** for residents to enjoy sailing, swimming, fishing, skiing and skating. The Twin Cities has one of the **most extensive park systems in the U.S.**, comprising 136,000 acres. The Minneapolis Chain of Lakes Regional Park is the area's most visited park.

TRANSPORTATION HUB

SKYWAY SYSTEM

Minneapolis is home to the largest Skyway System in the world.

PUBLIC TRANSPORTATION

Two light rail lines and a Bus Rapid Transit system connect downtown Minneapolis and St. Paul to the southern suburbs. A new western line is currently under construction with plans for a northern line in the works.

HIGHWAYS

Three major interstate highway systems serve the Twin Cities: I-94/394 (east/west), I-494/694 and I-35 (north/south).

AIR TRAVEL

The MSP International Airport offers non-stop flights to 136 domestic and 27 international markets. MSP ranks 17th in North America based on more than 38 million passengers on 400,000 flights annually.

MSP named best North American airport in its size category for the 3rd year in a row.

— Airports Council International 2019



ARTS & CULTURE

Other than New York City, the **Twin Cities has more theater seats per capita than any other U.S. city.** Several internationally acclaimed museums and theaters call the area home, including the Guthrie Theater, the Children's Theater, the Walker Art Center, and the Minneapolis Institute of Art.

SHOPPING

Minneapolis is one of the country's most popular shopping destinations. Its celebrated Mall of America is the largest shopping and entertainment complex in the nation at 4.2 million SF and boasts 40 million visitors and \$2 billion in economic activity annually.



Arden Hills Corporate Center



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