

The Minnesota Innovation Park



Wall THE WALL COMPANIES

Developer: The Wall Companies

The Wall Companies is a privately-held collection of real estate related development, acquisition and management companies. The principals have a combined 50 plus years of real estate experience, mostly in the Twin Cities area. The Wall Companies has substantial expertise in designing, constructing, and financing successful real estate development projects. Over the years, the company has developed, owned and/or renovated over 1,200 residential units, and over 2 million square feet of retail, office, and industrial property. The Wall Companies was involved in the development of Metro Office Park and Normandale Office Park in Bloomington. The Wall Companies has considerable experience building teams of diverse private and public partners to complete its development projects.

In addition to real estate projects, The Wall Companies owns the St. Paul-based Highland Bank with five Twin Cities locations and over \$450 million in assets.

Architect: RSP Architects

Established in 1978, RSP Architects is currently #15 on the Building Design & Construction list of architectural giants. Working holistically, RSP Architects proactively manages our clients’ real estate needs and excels at finding efficiencies through design to create inviting, sustainable, productive environments. They serve a diverse range of clients nationally and internationally, including many Fortune 500 companies. They provide architectural design services; tenant improvement and workspace strategies; master planning; interior design; gaming layouts; facility management analytics; asset management; facility planning; and experience design. RSP’s clients are category leaders in hospitality, corporate, government, retail, healthcare, education, institutional, tribal gaming and science and technology industries.

RSP Architects is headquartered in the historic former Grain Belt Brew House in Minneapolis. Other office locations include Phoenix, AZ; Dallas/ Ft. Worth, TX; Rochester, MN; Bangalore, India and Tianjin, China.

Contractor: Kraus-Anderson Construction

Kraus-Anderson Construction Company is a leading provider of general contracting and construction management services serving clients nationwide. The firm is consistently ranked as one of the top 50 construction management/general construction firms in the United States by Engineering News-Record and Building Design & Construction magazines. Founded in 1897, Kraus-Anderson serves a diverse range of commercial, educational and industrial markets. The firm has offices located in Minnesota, Wisconsin, Arizona, and North Dakota. The firm is financially strong and has bonding capabilities up to \$1 Billion.



R S P A R C H I T E C T S



THE DEVELOPMENT TEAM

The Minnesota Innovation Park

The Minnesota Innovation Park is a new research and technology park, conveniently located on the Transit Way (intra-campus bus line) between the Minneapolis and St. Paul Campuses of the University of Minnesota. In 2014 the 29th Street Light Rail Station opened at the front door at the park.

This master-planned project is designed primarily for private/public research and development facilities, high technology and science based companies, corporate offices and some manufacturing. Companies large and small will collaborate with the many nearby educational institutions, research groups, and medical facilities creating technology-led economic development for the region. This model, promoted and supported by the Association of University Research Parks (AURP.net) is based on successful research parks around the world that affiliate with major research universities

The handsomely landscaped park will accentuate new single and multi-tenant energy-efficient sustainable buildings, in this transit-friendly urban environment. In addition to convenient automobile transportation, this site enjoys a variety of transit options including the brand new Prospect Park Station of the Central Corridor Light-Rail line that connects the Downtowns of Minneapolis and St. Paul and is located just one block from the Center.

Prospect North Partnership

The Minnesota Innovation Park will be located in the Prospect North Innovation District; an economic model of innovation, urban growth, healthy living, and sustainable. The district will integrate state-of-the-art district-wide infrastructure with great people and places that foster innovation. It will leverage resources to catalyze extraordinary development potential that would not happen without intentional and coordinated private/public intervention. The Minnesota Innovation Park plays a central role in the Innovation District.

The movement to establish the Prospect Park North Innovation District is being led by the Prospect North Partnership (PNP). The PNP is a private/public partnership formed in June, 2013 to implement the innovative vision created by Prospect Park 2020. The vision demonstrates the social, cultural and economic benefits of a District approach. Recognizing that no one sector could realize this vision, and that a specific road map was necessary to guide PNP actions, a 5-year work plan was developed.

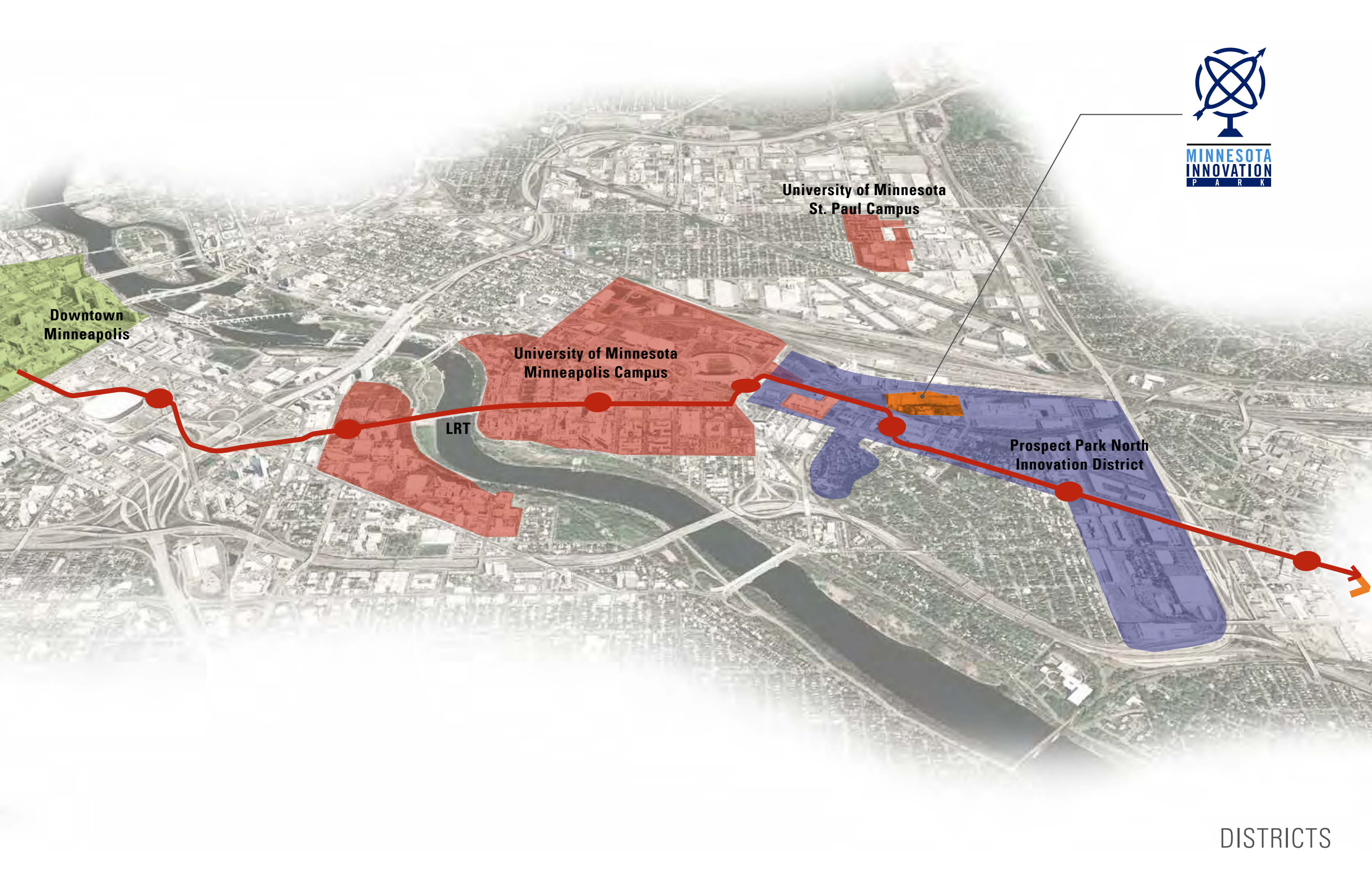
Locating Next to the University of Minnesota

The University of Minnesota was named as one of the Top 11 Research Universities by The Center for Measuring University Performance. Its ground-breaking research attracts some of the best and brightest faculty and researchers in the world.

Locating next to the university will allow the administrators, researchers, and staff of the Minnesota Innovation Park tenants to establish stronger bonds with the University, as well as with all local knowledge centers, because they will become part of a cluster, a community. The tenants will have access to leading-edge technologies, high-tech professionals, and high-level management expertise to enhance every aspect of their organization.



**MINNESOTA
INNOVATION
P A R K**



**Downtown
Minneapolis**

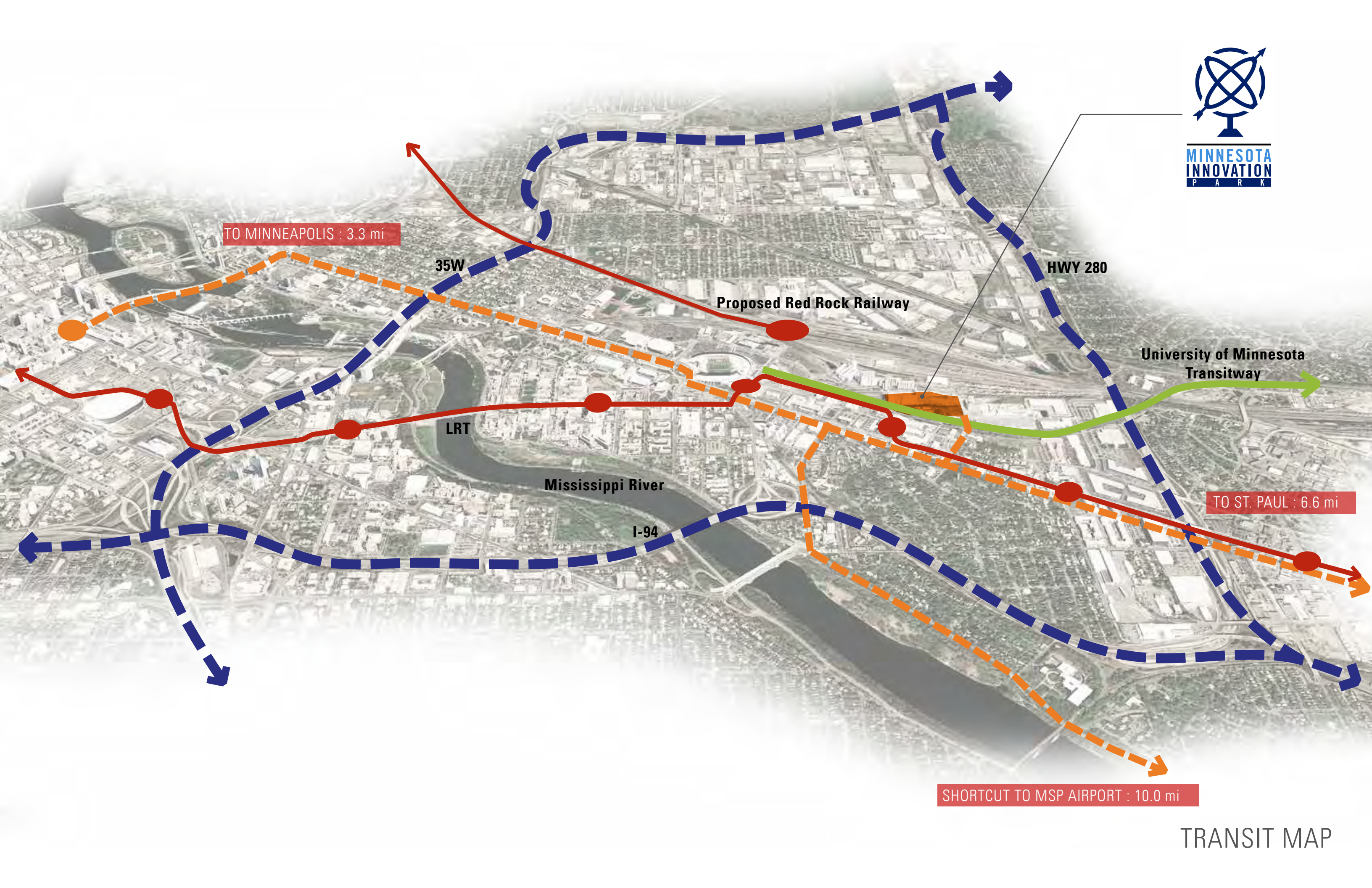
**University of Minnesota
Minneapolis Campus**

**University of Minnesota
St. Paul Campus**

LRT

**Prospect Park North
Innovation District**

DISTRICTS



TO MINNEAPOLIS : 3.3 mi

35W

Proposed Red Rock Railway

HWY 280

University of Minnesota
Transitway

LRT

Mississippi River

I-94

TO ST. PAUL : 6.6 mi

SHORTCUT TO MSP AIRPORT : 10.0 mi

TRANSIT MAP



Biomedical Discovery District

- Walton Medical Biosciences Building
- Center for Magnetic Resonance Research
- Lions Research Building / McGuire Translational Research Facility

Hennepin County Medical Center

Prospect Park North Innovation District

Academic Health District

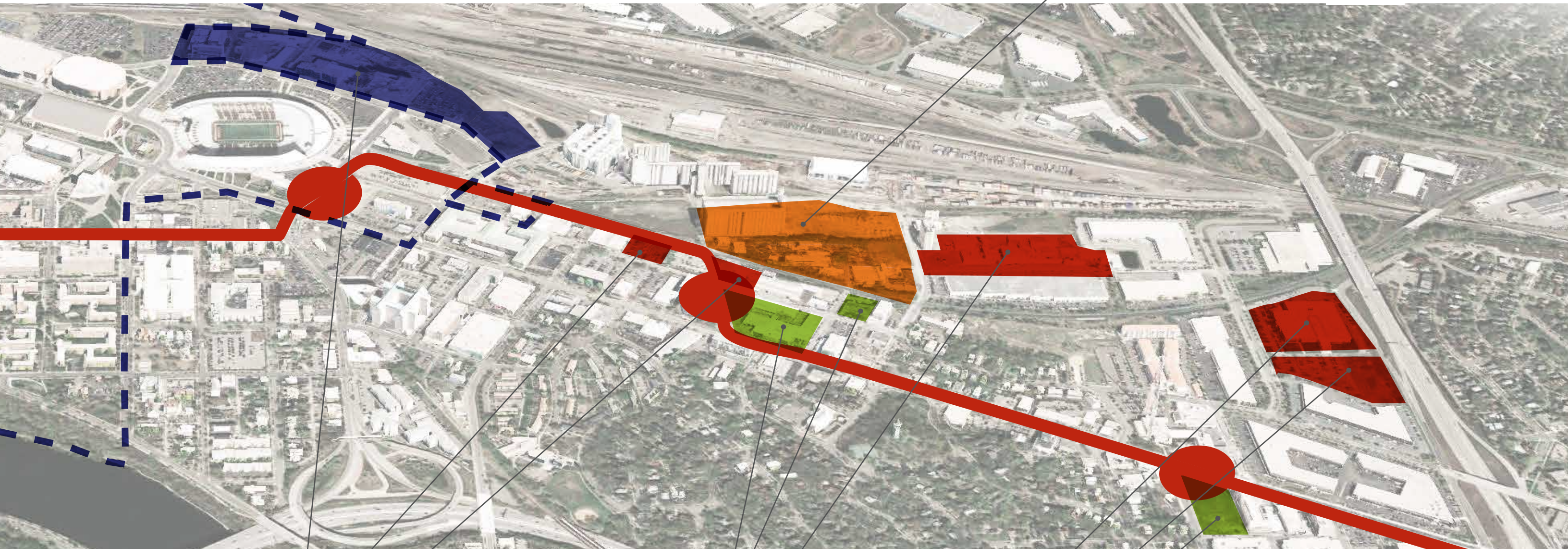
- University of Minnesota Medical Center, Fairview - East Bank
- University of Minnesota Amplatz Children's Hospital

- Nils Hasselmo Hall
- Lillehei Heart Institute
- Mayo Memorial Building
- Masonic Cancer Center Medical School
- Phillips-Wangensteen Building Transplant Center

- Ronald McDonald House Charities, Upper Midwest
- Fairview Children's Clinic
- Shriners Hospital for Children Twin Cities

- Fairview Medical
- University Enterprise Labs (UEL)
- Regions Cardiopulmonary
- HealthPartners Health Center
- Baxter
- LifeSource Organ and Tissue Donation
- Memorial Blood Centers

BIOMEDICAL FACILITIES



**University of Minnesota
Biomedical Discovery District**
700,00 sf of research space

Metro Park Apartments
215 units for student housing

Boeser Site
250 units for housing

Prospect Park Properties
Mixed-use redevelopment

Apartments, 3001 4th Street SE
65 Units of Housing

Surly Brewery
Opens November 2014

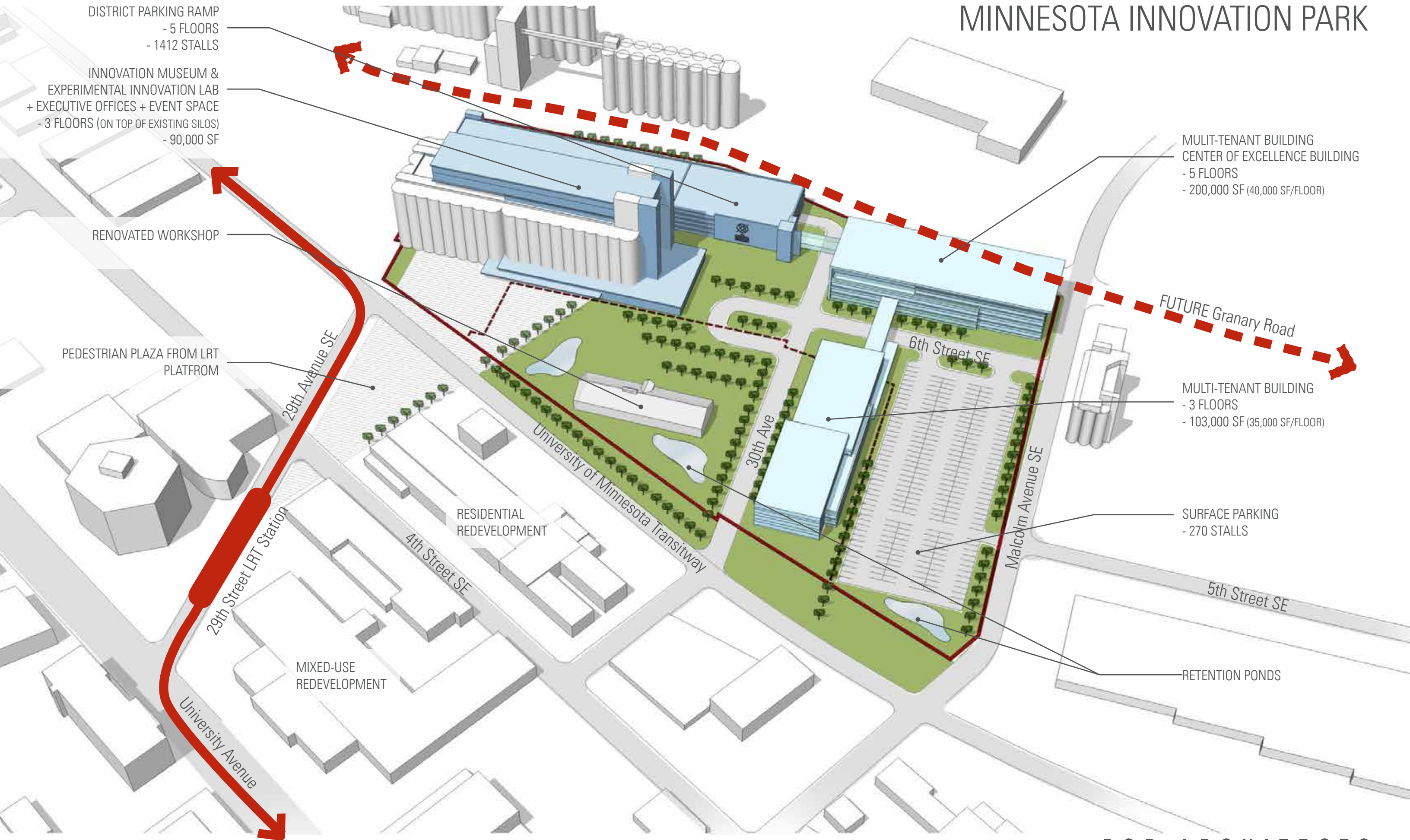
UEL
UMN and City of St. Paul sponsored
incubator for life science companies

UEL Phase II
Proposed Phase II of UEL Facility

Wellington Development
Plans for Housing

-  GRANARY ROAD
-  UNIVERSITY OF MINNESOTA CAMPUS
-  BIOMEDICAL DISCOVERY DISTRICT
-  FUTURE DEVELOPMENTS
-  OPPORTUNITIES

MINNESOTA INNOVATION PARK



DISTRICT PARKING RAMP
- 5 FLOORS
- 1412 STALLS

INNOVATION MUSEUM &
EXPERIMENTAL INNOVATION LAB
+ EXECUTIVE OFFICES + EVENT SPACE
- 3 FLOORS (ON TOP OF EXISTING SILOS)
- 90,000 SF

RENOVATED WORKSHOP

PEDESTRIAN PLAZA FROM LRT
PLATFORM

29th Avenue SE

29th Street LRT Station

4th Street SE

MIXED-USE
REDEVELOPMENT

University Avenue

RESIDENTIAL
REDEVELOPMENT

University of Minnesota Transitway

30th Ave

6th Street SE

Malcolm Avenue SE

5th Street SE

MULTI-TENANT BUILDING
CENTER OF EXCELLENCE BUILDING
- 5 FLOORS
- 200,000 SF (40,000 SF/FLOOR)

FUTURE Granary Road

MULTI-TENANT BUILDING
- 3 FLOORS
- 103,000 SF (35,000 SF/FLOOR)

SURFACE PARKING
- 270 STALLS

RETENTION PONDS



POSSIBILITIES

R S P A R C H I T E C T S