



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



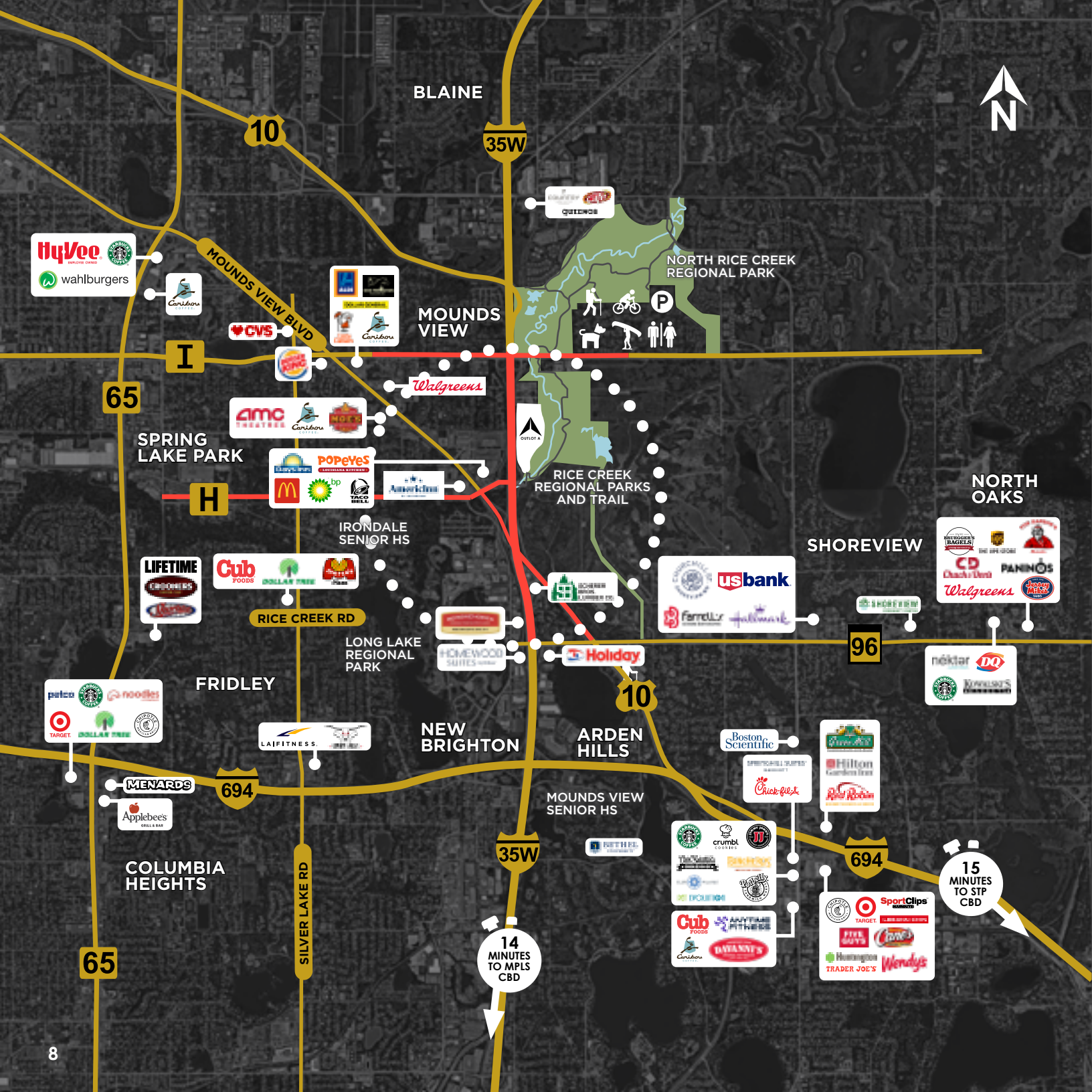
➤ Positioned to

# DRIVE VISIBILITY



## 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







➤ 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.**

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