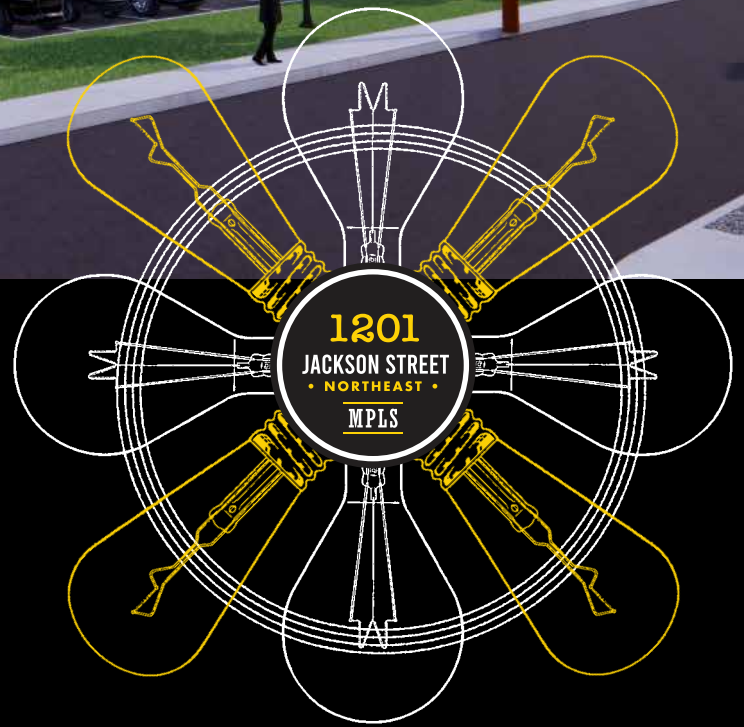




HILLCREST  
DEVELOPMENT, L.L.P.

**DISCOVER THE  
SECOND PHASE OF  
THE HIGHLIGHT  
CAMPUS**

**RENOVATIONS  
UNDERWAY!  
NOW LEASING**



**HIGHLIGHT  
TOWER**

**ONE-OF-A-KIND  
LEASING OPPORTUNITIES**

From 1,200-80,000 SF available  
Flexible floor plates, multiple floors  
Fully customizable

Creative office or commercial studio

1st floor space with direct access for  
destination retail tenant

250-foot-high signage opportunity  
for an anchor tenant

Abundant, free parking  
Electric vehicle charging stations

Conference rooms,  
bike storage, lockers,  
showers & changing rooms



**TOTAL INTERIOR/EXTERIOR  
MODERNIZATION &  
RENOVATION**

Rooftop decks & tenant balconies

Garden-level patios/commuter  
sidewalks

Modern landscaping &  
green spaces

Exposed brick & timber, original  
wood floors/polished concrete

High ceilings - up to 36' clear

NEW windows, infrastructure,  
HVAC & electrical

**NET RATES | \$16.00 - \$18.00/SF ● OPEX | ESTIMATED@ \$8.50/SF**





FULLY CUSTOMIZABLE TENANT SPACES



HIGH CEILINGS - UP TO 36' CLEAR



EXPOSED BRICK & TIMBER



NEW WINDOWS & NATURAL LIGHT

## RENOVATE-TO-SUIT FULLY CUSTOMIZABLE

A former General Mills property, the iconic Highlight Tower that defines the skyline of NE MPLS is being redeveloped into a modern, multi-tenant creative office & destination retail expansion of Highlight Center.

The Highlight Campus is professionally managed & owned by Hillcrest Development, whose full-service team has the ability to provide small to large customized spaces, with flexible lease terms, and is ready to help you secure, design-build & move into your perfect and unique NE Minneapolis space!

## UNRIVALED VISIBILITY & LOCATION IN NORTHEAST MINNEAPOLIS

In the heart of the NE MPLS arts & craft brewery district

On-site brewery & tap room  
On-site bakery & ice cream shop

Only minutes  
to/from Downtown MPLS

Easy freeway access to Highways  
I-94 & 35W

Access to metro transit bus routes  
& bike trail system

[WWW.HIGHLIGHTTOWER.COM](http://WWW.HIGHLIGHTTOWER.COM)



MINUTES TO  
DOWNTOWN MINNEAPOLIS

HIGHLIGHT  
CENTER

HIGHLIGHT  
TOWER

KALCON & GREAT LAKES  
20-UNIT "JACKSON FLATS"  
MULTI-FAMILY HOUSING  
DEVELOPMENT

WATERBURY  
CREATIVE OFFICE  
BUILDING

OPTIMISTIC PARTNERS  
MULTI-FAMILY  
HOUSING DEVELOPMENT  
"CROWN IRON WORKS"

SPYHOUSE  
COFFEE ROASTERS

corepower  
YOGA

BAHAS

DOGWOOD  
COFFEE CO.

EDISON YOUTH  
ICE ARENA

EAT  
IDEAL  
Diner

SCHAFER RICHARDSON'S  
175 UNIT MULTI-FAMILY  
HOUSING DEVELOPMENT  
"TIMBER & TILE"

NKB  
NORTHROP KING BUILDING

QUINCY HALL  
HOUSING

EARL  
GILES  
DISTILLERY

CRAVE  
AMERICAN RESTAURANT & BAR



ARCHITECTURAL ANTIQUES

Centro  
AT POPOL VUH

VIVIR



HWY 35W

BROADWAY ST. NE

TO QUARRY SHOPPING

TO HWY 94

CENTRAL AVE. NE

QUINCY ST. NE

FOR LEASING OPPORTUNITIES CONTACT

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