

AVAILABLE FOR LEASE
HILLCREST
OFFICE
COMMERCIAL STUDIO
LOOKING FOR RENOVATION
WILL RENOVATE TO SUIT
FREE PARKING

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HIGHLIGHT CENTER

PROJECT TIMELINE

FALL 2012
Hillcrest toured the Property



FEB 2013
Hillcrest submits letter of intent to Mpls Schools Board



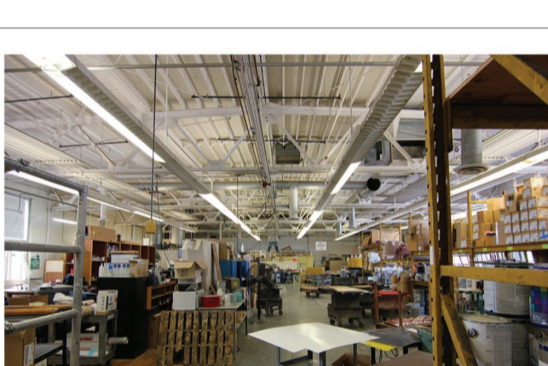
MAR 2013
Hillcrest is one of seven developers to present to the Logan Park neighborhood



MAY 2013
Mpls School Board recommends Hillcrest as developer of Property



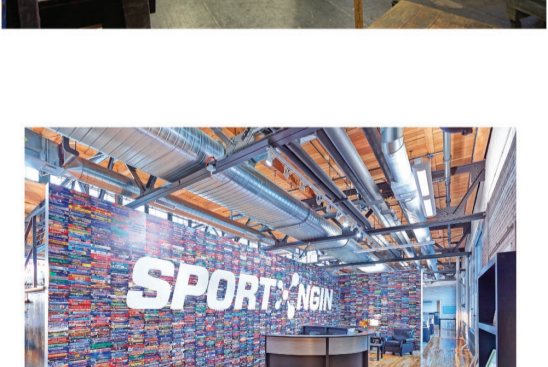
JULY 2013
Purchase Agreement Executed
Due Diligence begins



SEPT 2013
DEED Awards Grant \$198,850



JAN 2014
Metropolitan Council TBRA Awards Grant \$576,700



AUG 2014
Mpls Public Schools fully vacates the Property

SEPT 9, 2014
Hillcrest closes on the Property

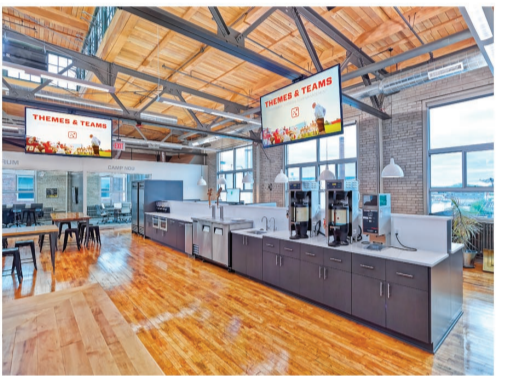
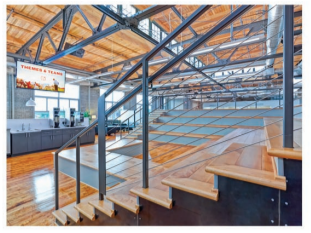
SEPT 10, 2014
Site work begins



OCT 2014
First Lease signed: Sport Ngin

AUG 2015
Highlight Center 50% Leased

SEPT 2015
Grand Opening



HIGHLIGHT CENTER

For nearly a century, the building at 807 Broadway NE helped illuminate Northeast Minneapolis: first as a light bulb factory, and then as the headquarters for the Minneapolis Public Schools. Today, it serves as a bright model for redevelopment in adaptive reuse.

Highlight Center offers approximately 170,000 square feet of newly renovated creative office space. The building, originally constructed in 1913, has been respectfully rehabilitated, with historic details such as the fascia and wooden floors carefully sandblasted and restored. Open floor plans, tall ceilings, and enlarged windows now welcome in ample light. Exposed brick walls and original wood posts and beams connect the viewer to the past, while a modern pallet of contemporary carpet and paint colors create a warm space perfect for creative firms. There are both completely finished and built-out spaces as well as open spaces available for small- and mid-sized businesses.

Benefiting from two grants, \$576,700 from the Metropolitan Council and \$198,850 from DEED, the site now offers a variety of appealing amenities for employees, employers, and the broader community. Three large, obsolete, hazardous, and unsightly outbuildings were removed, making space for new green space, a pet area, and on-site parking, as well as an underground stormwater management system. Solar power units are being installed and will be functioning in spring 2016.

Minor soil contamination, asbestos, and lead based paint was removed and abated. Modern HVAC systems now provide efficient heating and cooling, and new elevators offer easy access to all levels. Interior, secured bicycle racks and showers serve tenants. An Electric Vehicle charging station is available, and the site is served by two bus routes, as well as the proposed Nicollet-Central streetcar line. Recycling and organics waste options are available to tenants. Other green building practices in renovating Highlight Center include efficient lighting and water fixtures throughout and pollinator friendly landscaping.

Highlight Center has become an asset within the community. The multi-tenant complex includes Able Seedhouse and Brewery and the online sports platform developer, Sport Ngin, bringing more than 400 living wage jobs to the site. A century after it was first constructed, Highlight Center is continuing to bring light and life to our community.



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GRANTORS



Metropolitan Livable Communities Fund (TBRA)