

HIGHLAND *Bridge* MEDICAL II



RYAN

 **TRANSWESTERN**



HIGHLAND BRIDGE MEDICAL II

80,000 Rentable Square Feet

Highland Bridge Medical II is a multi-tenant medical office building located on the highly visible, convenient corner of Ford Parkway and Mount Curve Boulevard in St. Paul. This 80,000 rentable square foot building sits adjacent to Highland Bridge Medical, has dedicated surface and structured parking options, ideal for employees and clients visiting the building.



WALK SCORE 76

Ample area amenities within walking distance including restaurants, retail, and entertainment



DESIRABLE PAYER MIX

Highly desirable payer mix, high population density, growing population base, and household incomes over \$65,000



HB MEDICAL

Adjacent medical building is the new home to M Health Fairview, Dermatology Consultants, Rayus Radiology, and LifeStance Behavior Health

SITE PLAN



PROPERTY SPECIFICS

- Project Size: 4-story 40,000 - 80,000 SF
- Available Space: 5,000 - 80,000 SF
- Floorplates: 25,000 SF & 14,000 SF
- Delivery: Estimated 2024
- Net Rates: Negotiable
- Estimated Operating Expenses: \$16.61 PSF
- Parking: 4.00 / 1,000 SF with underground parking



DEVELOPMENT OVERVIEW



Highland Bridge Medical is the first medical office building developed within the Highland Bridge project. The 60,000 SF building opens in March of 2023 and is home to M Health Fairview, Dermatology Consultants, Rayus Radiology, and Lifestance Health. The building location along Ford Parkway provided the St. Paul community with much-needed new medical office product and was 85% leased prior to completion.



RESIDENTIAL

Over 3,800 residential units will be available throughout the development, consisting of multifamily apartments, senior housing, custom homes, and single-family rowhomes.

OFFICE / RETAIL SPACE

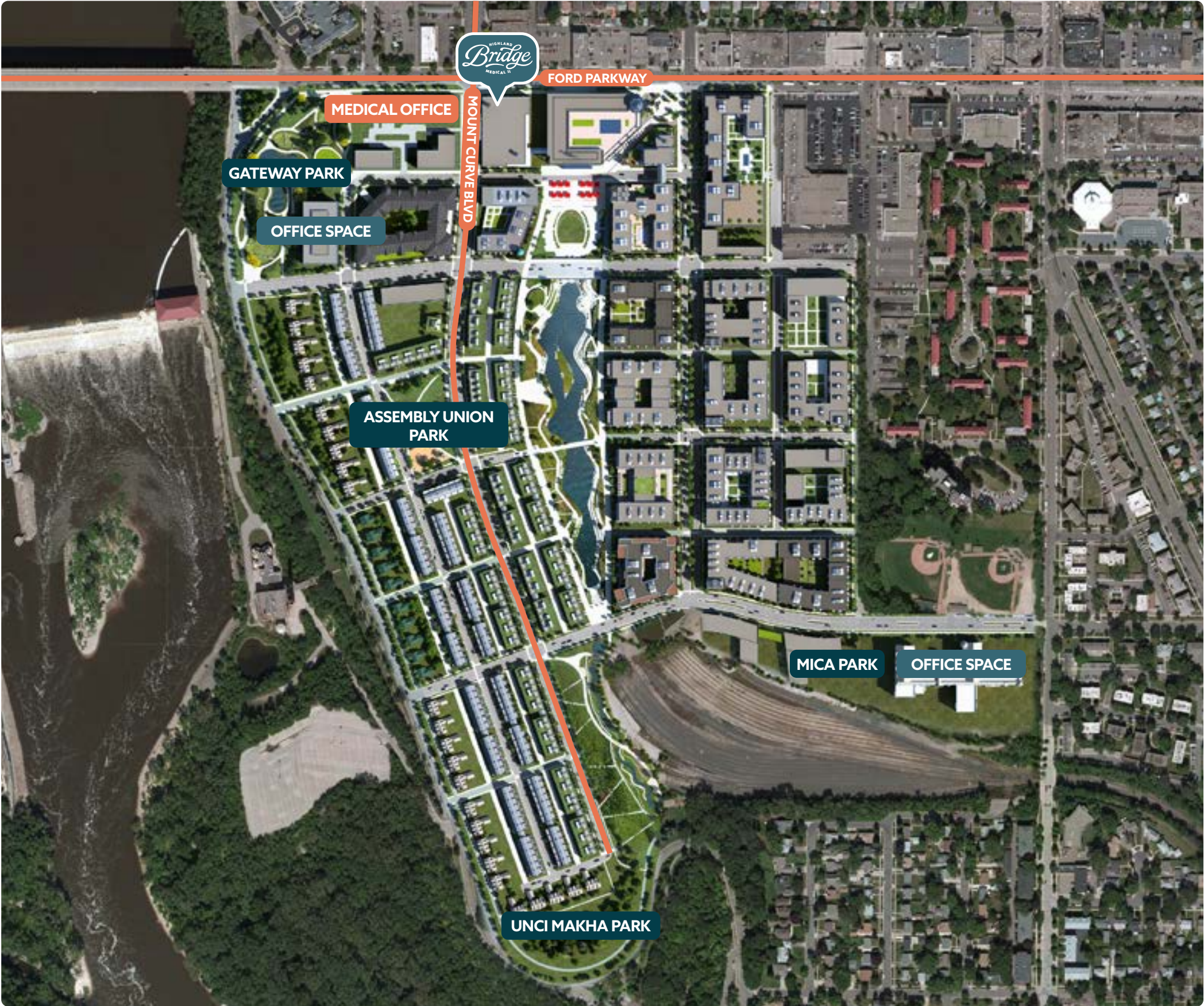
Highland Bridge introduces approximately 200,000 SF of new office space in Minnesota's capital city. With immediate access to retail and dining, office workers will also be mere steps away from more than 55 acres of open space, parks and trails to recharge and rejuvenate. Connected to public transit, bike routes, and surrounded by residential neighborhoods, this location offers office tenants a variety of sustainable commuting options—and parking, too.

MEDICAL SPACE

Located in the site's gateway district along Ford Parkway, the new medical office building will serve a variety of healthcare needs for residents of Highland Bridge and the surrounding community. This building's location runs adjacent to amenities and retail spaces and offers convenient, dedicated covered parking for patients, staff, and visitors.

PUBLIC SPACE

With four public parks and three civic spaces to honor the natural beauty of the site, Highland Bridge promotes community and wellness with over 1,000 new trees, native plantings and the iconic water feature which treats the stormwater flowing to Hidden Falls.



HIGHLAND BRIDGE

The 122-acre Highland Bridge master development will be comprised of over 400,000 SF of retail, office/medical office, and 3,800 residences situated on 67 acres along the Mississippi River with access to over 55 acres of public parks and open space.



RENEWABLE ENERGY

Electricity throughout Highland Bridge will be available from 100 percent carbon free and renewable sources and the Twin Cities largest urban solar array.



EFFICIENT BUILDINGS

All larger commercial and multifamily residential buildings will be solar-ready and LEED or B3 Certified, as well as comply with SB 2030 and the Saint Paul Sustainable Building Policy.



STORMWATER

Stormwater in Highland Bridge will be collected for onsite treatment including the creative reuse of stormwater in the project's central water feature.



~3,800

housing units, 20% affordable housing



55+ ACRES

of parks, recreation fields, open spaces, waterways



~150,000 SF

of retail space



~265,000 SF

of office space



OVER 1,000

full-time jobs available on-site after completion



LARGEST URBAN SOLAR ARRAY

in the Twin Cities with 100% of site electricity from renewables

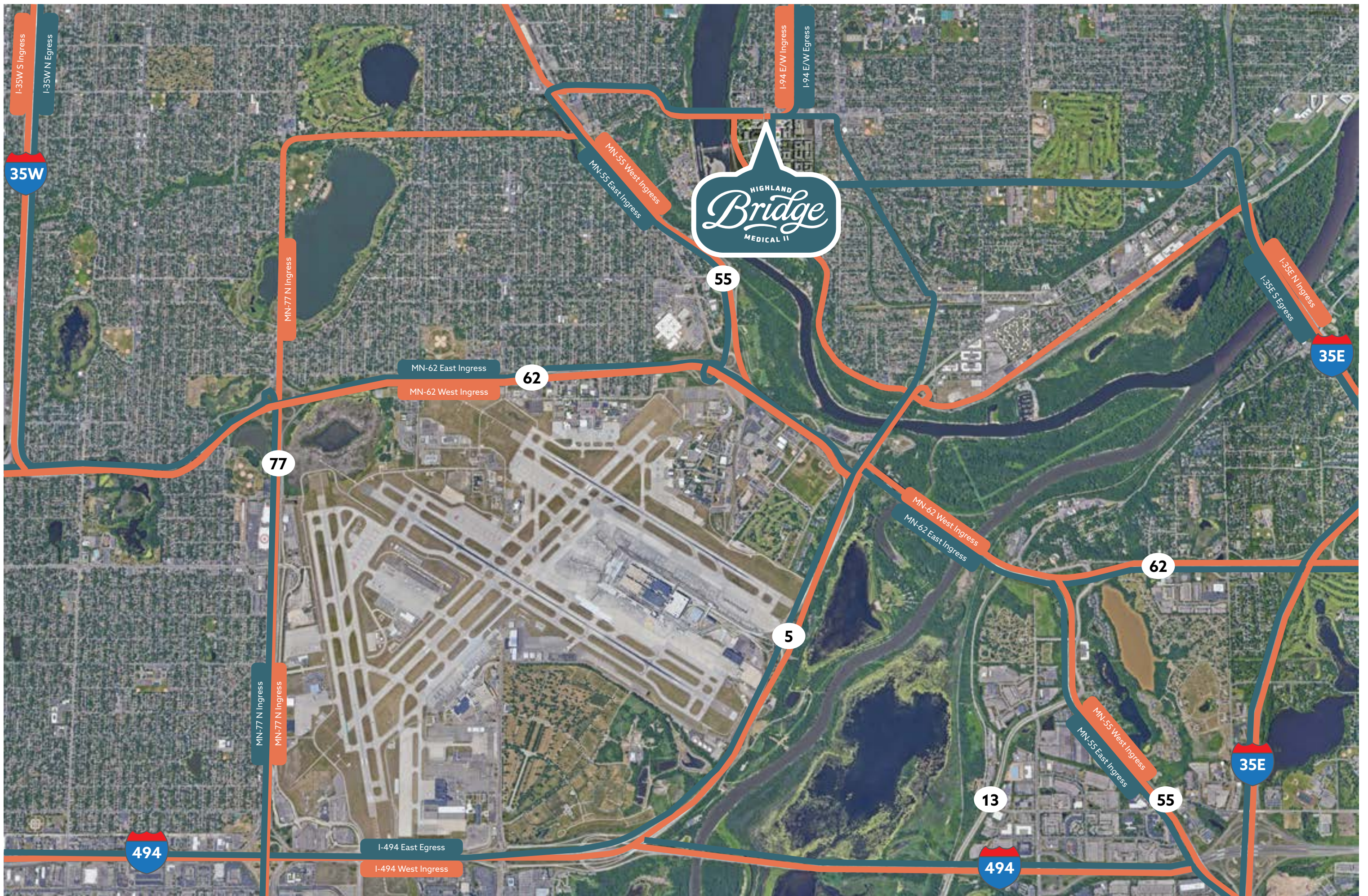


NEARBY AMENITIES

Highland Park is a well-established neighborhood within St. Paul. Home to many universities, retail, and commerce, this makes an ideal community for people to call home. The Highland Bridge redevelopment is one of the country's premier urban redevelopments and will bring additional housing, retail groups, office tenants, and public parks to the community.



INGRESS AND EGRESS



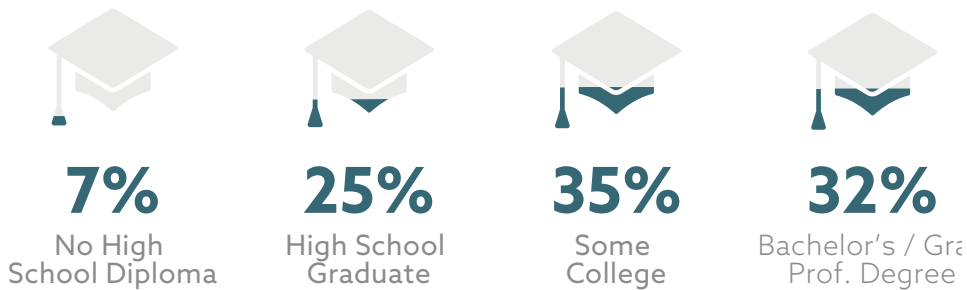
DEMOGRAPHICS

St. Paul is home to a highly educated and affluent population with favorable demographics for any business to locate. Information represents samples within a three-mile radius of the site.

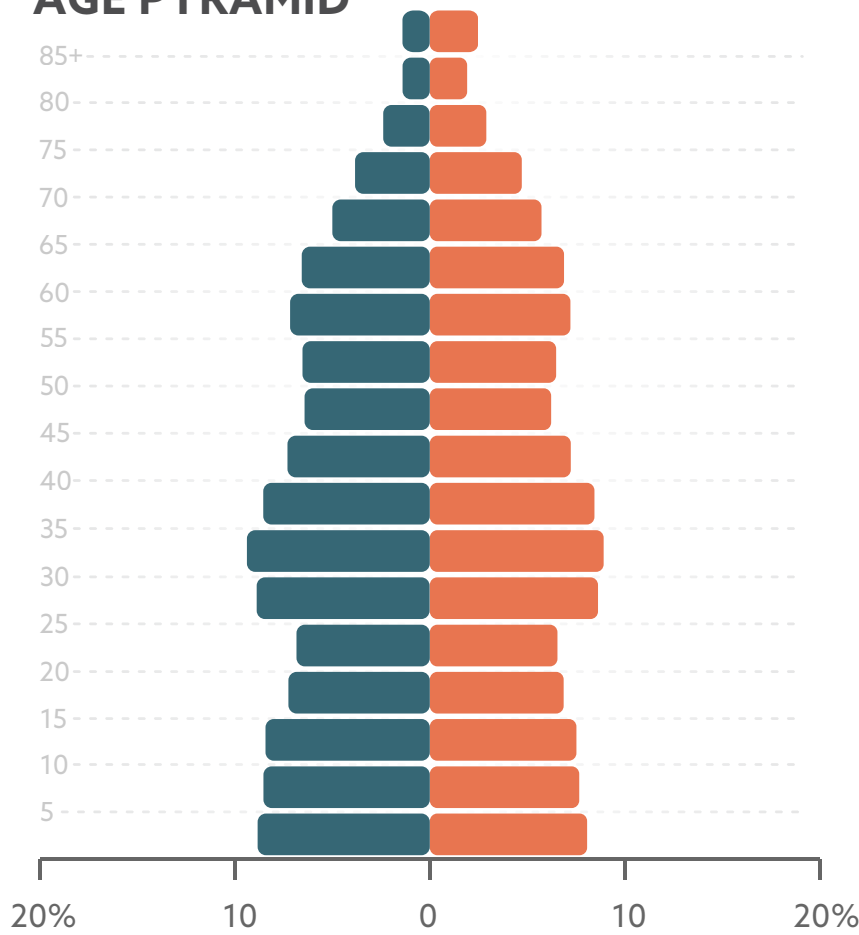
KEY FACTS



EDUCATION



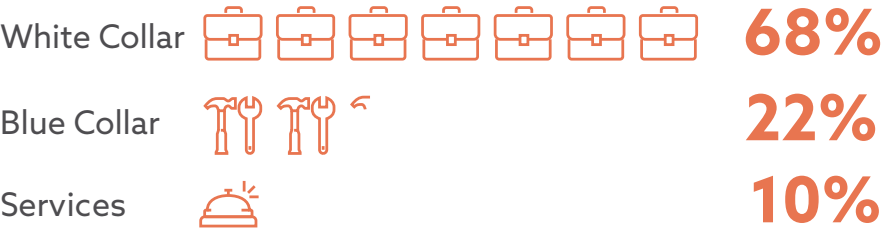
AGE PYRAMID




THE LARGEST GROUP:
2021 Male Pop.
Age 30-34
(Esri)


THE SMALLEST GROUP:
2021 Male Pop.
Age 85+
(Esri)

EMPLOYMENT



Unemployment Rate



HOUSEHOLDS BY INCOME

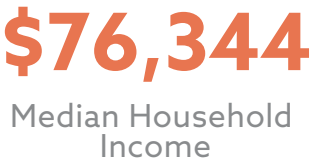
The largest group: \$100,000 - \$149,999 (19.9%) | The smallest group: \$15,000 - \$24,999 (4.8%)

INDICATOR▲	VALUE	DIFFERENCE	
<\$15,000	5.4%	-2.5%	
\$15,000 - \$24,999	5.9%	+0.4%	
\$25,000 - \$34,999	7.3%	+0.8%	
\$35,000 - \$49,999	12.0%	+2.2%	
\$50,000 - \$74,999	18.2%	+3.4%	
\$75,000 - \$99,999	17.0%	+3.1%	
\$100,000 - \$149,999	19.2%	+1.3%	
\$150,000 - \$199,999	9.1%	-1.1%	
\$200,000+	6.0%	-7.4%	

Bars show deviation from Hennepin County



Average Household Size



THINKING BEYOND THE OBVIOUS



FRANK RICHIE

612.359.1674

FRANK.RICHIE@TRANSWESTERN.COM

TRINETTE WACKER

612.372.1230

TRINETTE.WACKER@TRANSWESTERN.COM

MAX STEWART

612.268.5314

MAX.STEWART@TRANSWESTERN.COM



RYAN

 **TRANSWESTERN**