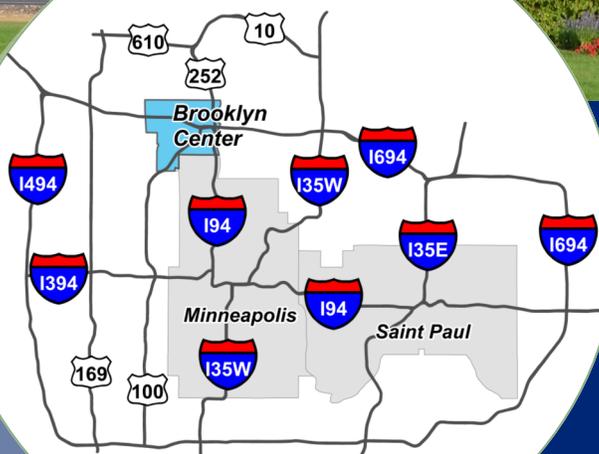


Development Opportunities

 *The City of Brooklyn Center, MN*
A Great Place to Start, A Great Place to Stay



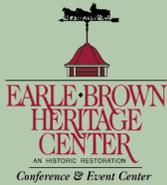
Grow Your Business with Brooklyn Center

Ideal Location— Accessible, Visible, Connected



www.cityofbrooklyncenter.org 763.569.3300

Some Local Companies



Welcome to Brooklyn Center

If you are looking to start a business or expand your current one, Brooklyn Center has a variety of exciting development opportunities. From small infill sites to larger redevelopment, Brooklyn Center is positioned to help you grow your business. The City's progressive leadership and experience with development makes us an ideal partner to help bring your business project to life.

Positioned for Business

Our convenient location and other assets position Brooklyn Center for business and development.

- **Easy access** to Highway 100, Interstate 94/694, Hwy 252, Highway 169 and Interstate 35W
- Only a fifteen-minute **short commute** to Minneapolis/St. Paul
- **Centrally located** in the Twin Cities Seven County Metropolitan Area, with a population more than **2.8 million** and home to several Fortune 500 and other successful businesses
- **Blossoming retail and business environment** with the new Shingle Creek Crossing shopping area, new Honda and Toyota Dealerships, along with office and industrial space

including the France Avenue Business Center

- **New and ongoing streetscape projects** along major thoroughfares provide an inviting atmosphere by incorporating pedestrian-friendly amenities, decorative lighting, landscaped medians and environmental features
- **Well-maintained infrastructure** and transportation systems, as provided by a 15-year City Capital Improvement Plan
- **Positive lifestyle amenities** such as 70 miles of trails and sidewalks, abundant city parks, Mississippi River access, a 9-hole golf course, community center, innovative schools, and wide variety of housing options from quaint starter homes to riverfront dwellings

Let us help you grow your business. The City's progressive leadership and experience with development makes us an ideal partner to help bring your business project to life.

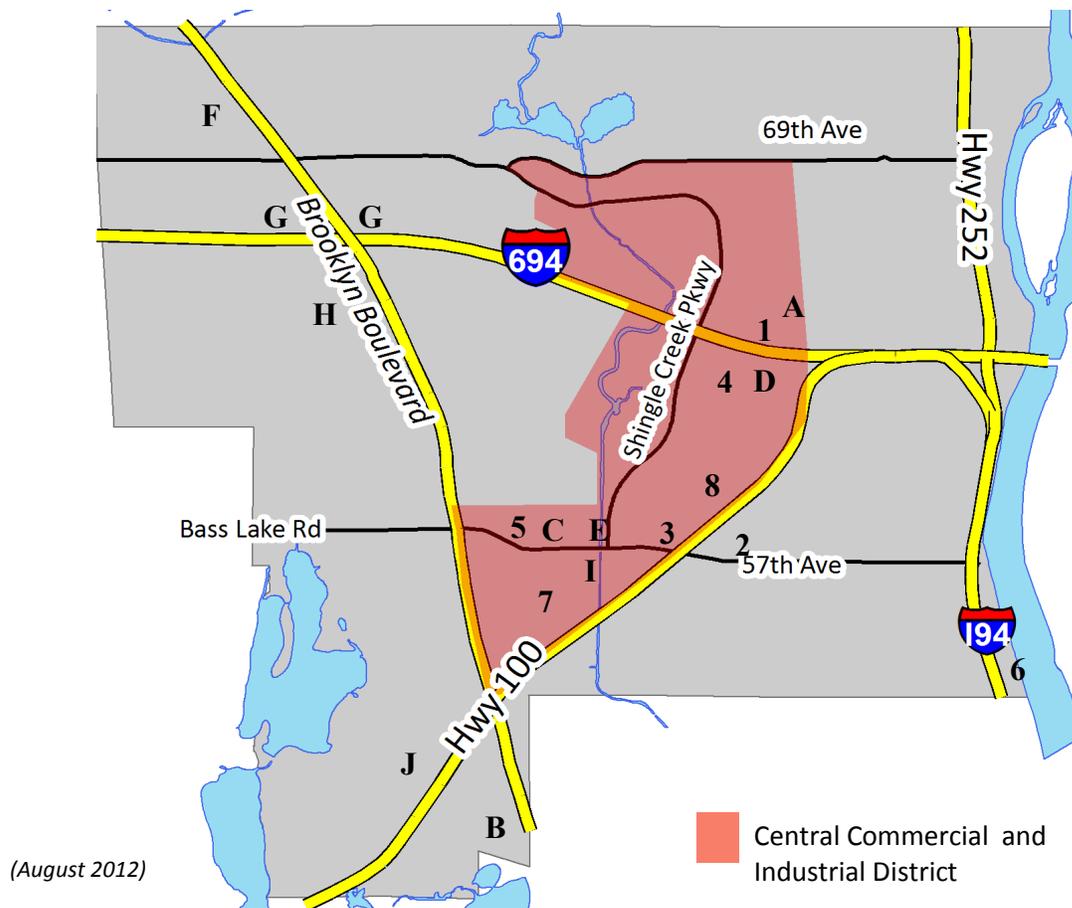
Successful Public and Private Development Partnerships

Brooklyn Center has partnered with public and private entities to develop successful creative, intricate and high quality developments.

- The **Shingle Creek Crossing** redevelopment includes 544,185 sq. ft. of new retail and commercial space on a former Mall site. Development includes the partial daylighting of Shingle Creek, continued streetscaping elements, and the construction of trail connections.

- The award winning **Joslyn Redevelopment Project** consists of 421,618 sq. ft. of building area with a unique cooperative effort between city, county, state and federal agencies in order to redevelop a nationally listed superfund site. It is now home to Caribou Coffee Corporate Headquarters and Toro.
- The privately developed **FBI Regional Field Office** completed construction in January 2012 of a 145,317 sq. ft. Class A office building.

Current Development and Available Sites



Available Land/Potential Redevelopment Sites	Highlight of Current Projects
City Owned— Commercially Zoned & Guided Mixed Use	A New FBI Regional Field Office
1 5+ acres, I-94 and Hwy 100, adjacent to FBI field office	B Future 51,000 sq. ft. multi-tenant office/warehouse building, Real Estate Recycling, 49th Ave and Brooklyn Blvd
2 8 acres, 57th & Logan Ave, NE corner of Hwy 100 & Bass Lake	C Renovation of Gateway Commons Apts, club house with pool and exercise room
3 8.6 acres, Bass Lake Rd & Shingle Creek off of Hwy 100,	D New Embassy Suites Hotel adjacent to EBHC
4 2+ acres, Shingle Creek Pkwy & I-94, adjacent to Embassy Suites Hotel and EBHC	E Bass Lake Road Streetscape Project, off of Hwy 100
Privately Owned— Commercially & Residentially Zoned	F Addition to Northwest Family Services Building, 63,000 sq. ft. office building with parking structure, ISD 279 Adult Education, Hennepin County programs and CEAP
5 4.8 acres, Bass Lake Rd & Xerxes Ave	G New Luther Automotive Honda and Toyota dealership buildings
6 3+ acres, 5400/5600 Lyndale Ave N	H Renovation of Granite Peaks Apartments
7 81 acres, Shingle Creek Crossing Redevelopment area, SW Hwy 100 & Bass Lake Rd—building & lease sites available	I New Single Creek Crossing retail shops, 544,185 sq. ft. of new planned development
Various Owners— Commercially Zoned	J France Ave Business Park, 90,000 sq. ft. office/light manufacturing business
8 80 acres, Opportunity Site, NW corner Hwy 100 & Bass Lake Rd	



Marketing and Community Demographics

The City of Brooklyn Center is a progressive and diverse community. In addition to the reinvestment occurring in the commercial areas, the residential neighborhoods are also experiencing significant reinvestment. Some information about the community is provided.

Total City Population	30,104
Median Age	32.6
Square Miles	8.52
Total Households	10,756
Avg. Persons Per Household	2.78

**Source 2010 U.S. Census*

In addition to four K-12 School Districts, several higher learning facilities are located in the city. These include Brown College, ITT Technical College, Minnesota School of Business, and National American University.

Several conference centers and corporate headquarters draw people locally, regionally and globally. In an

award winning venture, the City restored the historic Earle Brown Farm into a premiere conference facility. The Earle Brown Heritage Center (EBHC) blends the City's proud history with modern day conveniences.

In 2009, the Embassy Suites Hotel opened adjacent with an enclosed walkway to the EBHC. Another full-service meeting facility is Crowne Plaza. For more information about local lodging and entertainment, please visit the website www.VisitMinneapolisNorth.com

To find out more about:

- Financial considerations and incentives for the City of Brooklyn Center, visit www.cityofbrooklyncenter.org
- Economic development in the State of Minnesota, visit the Department of Employment & Economic Development at www.positivelyminnesota.com.

Your City Partner

The City operates under a Council-Manager form of government and home-rule charter. Services are provided through eight departments- Administration; Building & Community Standards; Business & Development; Community Activities, Recreation & Services; Fire; Fiscal & Support Services; Police; and Public Works.

City Goals reflect a commitment to ensuring a safe community, reinvesting in neighborhoods, aggressive commercial redevelopment efforts, maintaining infrastructure and financial soundness.

The City's financial condition is solid as reflected in its bond rating. Standard and Poor's AA as well as Moody's AA2 ratings highlight the favorable financial profile, strong reserves, good financial management and moderate overall debt burden of the City.

Contact Us

For information about site selection, the development process or development opportunities, please contact us or visit the City website at www.cityofbrooklyncenter.org.

Experienced City staff guide developers, architects, and contractors through the development process to ensure successful projects. The City's redevelopment expertise includes land acquisitions, brownfield remediation and special funding tools.

City of Brooklyn Center

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