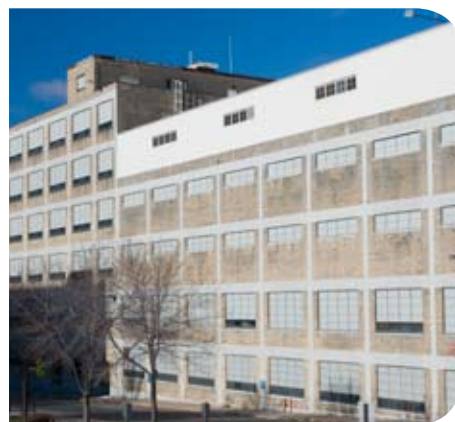


Historic Buildings For Sale



BEACON BLUFF

A Next Generation Business Center



**Cassidy
Turley** / Commercial
Real Estate Services



Be the first to capitalize on this rare opportunity to create a vibrant new business center in the historic 3M Main Plant Campus district, now known as Beacon Bluff. Profit from the legacy of innovation that 3M brought to Saint Paul.

Capitalize On A Legacy Of Innovation

The Saint Paul Port Authority is pleased to provide 12 acres and 542,620 square feet of existing space for rehabilitation and adaptive reuse. This area is the centerpiece of a 61-acre Port Authority development.

- Purchase the existing real estate for only \$1 per building.
- Eligible for federal historic tax credits.
- Incentives may include local, state, and federal tax credits, loans, and grants.
- An industrious area at the navigable headwaters of the Mississippi River, the East Metro offers a dynamic urban area, growing in diversity, with an unwavering connection to Midwest values, work ethic, education, and civic engagement.
- Prime location at a hub for transportation with easy access to major interstates, international airport as well as corporate airport, rail and river shipping.

The Saint Paul Port Authority retained Cassidy Turley to search nationally and globally for the historic and adaptive reuse-conscious user or developer that will transition this once in a century opportunity into a new and vibrant corporate campus and business center. Inquiries about the properties should be directed to James McCaffrey, SIOR, CCIM or Mark Kolsrud, SIOR, CPM.

This is a once-in-a-generation opportunity to create something NEW from something historic, and to integrate the legacy of this location while building a new economic vitality for Saint Paul, Minnesota and the Midwest. We seek corporate and manufacturing interests as well as commercial users and production facilities that may be rail served. We look forward to discussing this opportunity in greater detail and finding innovative ways to serve your innovative desires.



Seeking a Developer/User

Seeking a developer or user that desires to take advantage of an exceptional urban infill site, formerly occupied by 3M for decades in Saint Paul, Minnesota. This Saint Paul site consists of up to 12 acres and 5 unique buildings totaling 542,620 square feet of existing structures ready for a new user to rehabilitate and reuse the structures.

This offering falls in a historic district eligible for numerous tax credits, and incentives like local, state, and federal tax credits, grants, and loans.



A new developer or user will capitalize on the opportunities at Beacon Bluff.

- Adaptive reuse of these structures to office or light manufacturing
- Access to Saint Paul's ready and trained work force
- Purchase price of \$1 per building
- Evoke a sense of place and create connectivity to a vibrant metropolitan area in this revitalized neighborhood



Building 1

- Total Square Footage: 67,740 SF
- Number of Floors: 4
- Year Built: 1910, fourth floor added in 1916
- Reinforced concrete and steel construction designed for manufacturing, storage, and office use
- In 1916, the first laboratory on the campus opened in Building 1



Building 14

- Total Square Footage: 103,190 SF
- Number of Floors: 5
- Year built: 1929
- Open columns and alignment with building 20 provides space for long assembly lines
- Built to house sandpaper production



Building 20

- Total Square Footage: 295,240 SF
- Number of Floors: 8
- Year built: 1938
- Built to house sandpaper production
- East elevation was joined with the West elevation of building 14 to provide open column spacing for long assembly lines



Building 21

- Total Square Footage: 76,450 SF
- Number of Floors: 3
- Year built: 1939 as the 3M Corporate Headquarters
- Art Deco/Classic Moderne style with limestone exterior, designed by Albert Kahn
- Period interior finishes
- Top two floors were utilized for office functions, with storage space available on Level B



Building 24

- Total Square Footage: 209,740 SF
- Number of Floors: 2
- Year built: 1949-1951
- Built for manufacturing with space for materials storage and handling, warehousing, and office use
- Built to house tape production

Phalen Corridor

The Phalen Corridor, the area between I-35E to the West and Johnson Parkway to the East, is an area that has experienced significant redevelopment and growth through the past decade. With efforts focused on housing, industry, and transit-oriented development, the goal of the Phalen Corridor Development Strategy was to bring businesses and community members together in partnership to enhance the “economic, social and physical prosperity of Saint Paul’s East Side.”



City of Saint Paul

Minnesota’s state capital is recognized as one of the most livable cities in America. Saint Paul is a national leader in education, safe streets, thriving local commerce, healthy living, state-of-the-art infrastructure and eclectic character. Host of the 2008 Republican Convention, this “21st Century river city” is known for its thriving downtown and cultural district, highly educated workforce, strong neighborhoods, and forward-thinking, vibrant business community.

Saint Paul has the feel of an East Coast city and the flavor of a West Coast community. It offers businesses a smart location in the heart of the

Midwest – with great real estate values. It’s not just a location for business and corporations. It is a daily destination for more than 68,000 downtown workers.

The capital of Minnesota is intersected by two major freeways (Interstate 94 and Interstate 35E) and encircled by two others (Interstate 494 and 694). Directly linked to a solid interstate freeway system, rail transportation, barge shipping, and international airports, Saint Paul draws companies and workers from across the country.

As the county seat of Ramsey County, Saint Paul

anchors the eastern half of the 11-county Metro MSP region. It offers the business community a prime location on the Mississippi River – America’s Main Street. River trade flourishes. It is a major port city and transportation hub. Located just nine miles from the Minneapolis/Saint Paul International Airport, Saint Paul also has an active downtown airport. It serves corporate jets and offers easy highway access from anywhere in the Metro MSP region.



Midwest Roots. Global Perspective

The Metro Saint Paul/Minneapolis region is home to 19 Fortune 500 corporations and highly rated for emerging and growing enterprises. With several Fortune 1000 companies and the world's second largest privately held corporation, the region is one of the country's major economic hubs. Corporate headquarters in Saint Paul include Ecolab, Gander Mountain, Lawson Software, Securian, Patterson Dental, Saint Jude Medical, and Synovis Life Technologies.

The city prides itself on an increasing number of strong private companies like Warners' Stellian, CorVal Group, Summit Brewery, and Harris

Companies. Large health care employers include Regions, United, and Children's hospitals.

Downtown Saint Paul continues to be a smart location for value-conscious businesses needing easy access to a highly educated workforce and a knowledge-based business community.

Environmentally responsible development is given the highest priority. The Saint Paul Port Authority and the City work closely to ensure that new business development is energy-efficient as well as environmentally friendly. To facilitate such development, the Port has reclaimed polluted and

abandoned inner-city sites through its brownfield remediation program. The redeveloped business centers - 19 to date - are home to expansion-minded businesses. The Port offers financing and workforce development programs to assist in this effort.

The Port Authority and the City also actively recruit eco-friendly businesses to the East Metro. Together, they encourage existing manufacturers to expand into green markets and lines of business. The Port Authority even pays for businesses to consult with a design team specializing in energy-saving architecture.



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BEACON BLUFF

Beacon Bluff is an exciting public and private partnership that is restoring economic vitality to Saint Paul's East Side. Located along the Phalen Corridor in Saint Paul, this 61-acre site is the birthplace of industry leader 3M's corporate headquarters.

For decades, 3M and other firms thrived in this community close to rail, river, air, and highway transit. While these early employers have moved on, the promise of economic prosperity is now rekindled. Beacon Bluff is the largest development and revitalization effort in 20 years for the Saint Paul Port Authority. It is built on the strength of more than 30 private and public partners, including an engaged and creative citizen community.

The promise of Beacon Bluff is to bring together private companies, government agencies and an involved and supportive community to create economic benefit for decades to come. That promise has begun. New employers like HealthEast and Baldinger Bakery have already committed to moving to Beacon Bluff, creating new community partners and bringing nearly 200 jobs with the potential for more.