

BLOOMINGTON CENTRAL STATION



SOUTH LOOP

INCENTIVES

LABOR

TRANSIT

BLOOMINGTON
CENTRAL STATION
MIX-USE DEVELOPMENT

HOUSING

GREEN SPACE

HOSPITALITY

OFFICE

Master Plan

CURRENT OFFICE	500,000 SF
FUTURE OFFICE	UP TO 2MM SF
MARKET RATE APARTMENTS	797 UNITS
CONDOMINIUMS	263 UNITS
HOSPITALITY	303 ROOMS
RETAIL	UP 20,000 SF
GREEN SPACE	2 ACRE PARK
LRT	METRO BLUE LINE STATION ON-SITE

- Transit oriented development • 50 Acre site • Former Control Data Corporation Campus



South Loop

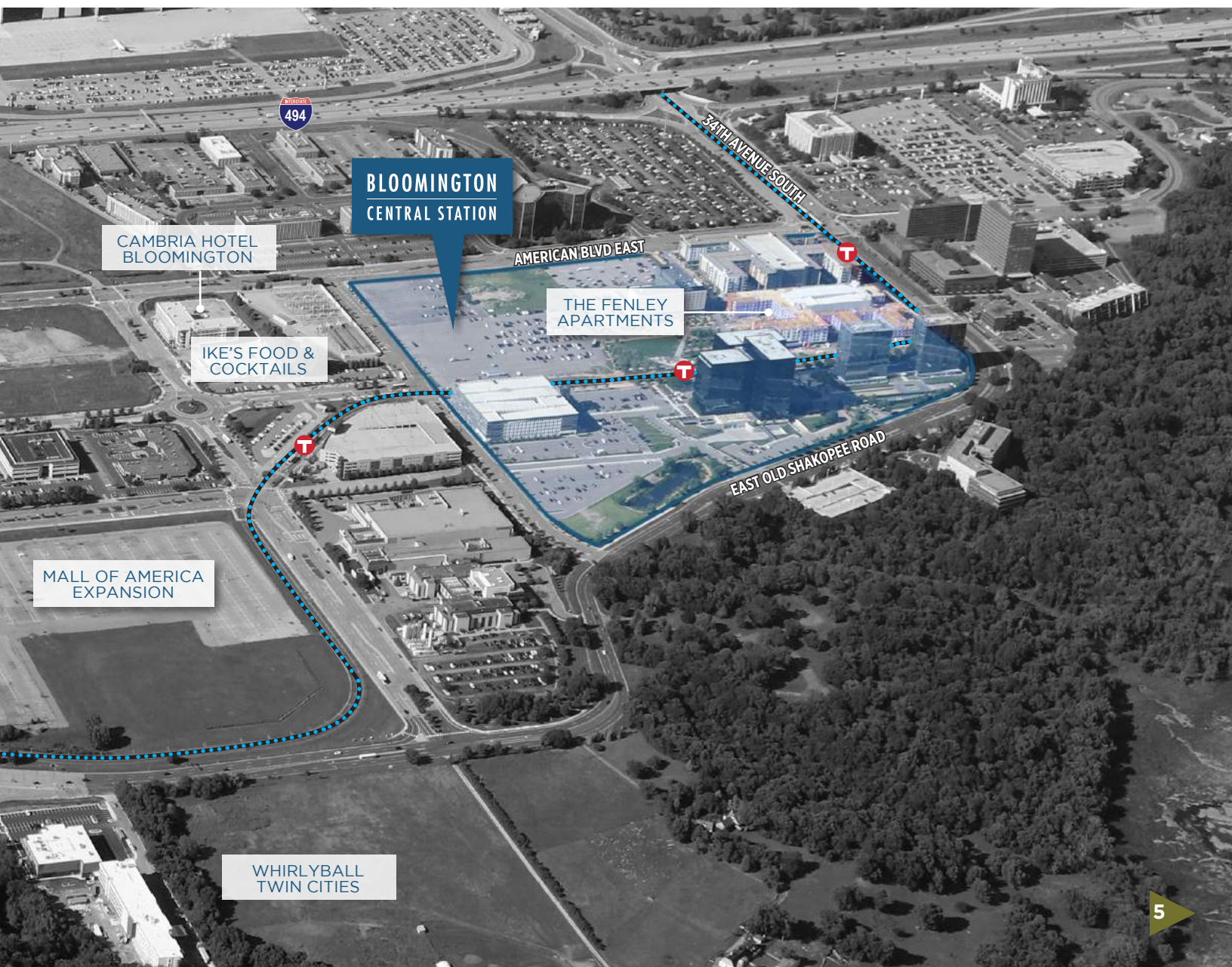
A distinctive urban center surrounded by abundant nearby amenities

Conveniently located at the crossroads of the metro area's transportation networks

Combines an urban development and natural resources in one place



“In the coming years, two-thirds of Bloomington’s growth potential will be realized in the South Loop District. Put simply, the vision for South Loop is to transform the District from suburban to urban. The vision includes mixed land use that supports additional streets to enhance circulation; higher densities of jobs and homes close to four light rail stations; and sustainable development practices that save money and support growth.”



South Loop — Coming Soon



URBAN GROCER



RETAIL AT THE FENLEY
PLANS FOR COFFEE SHOP,
FOOD, AND GROCERY



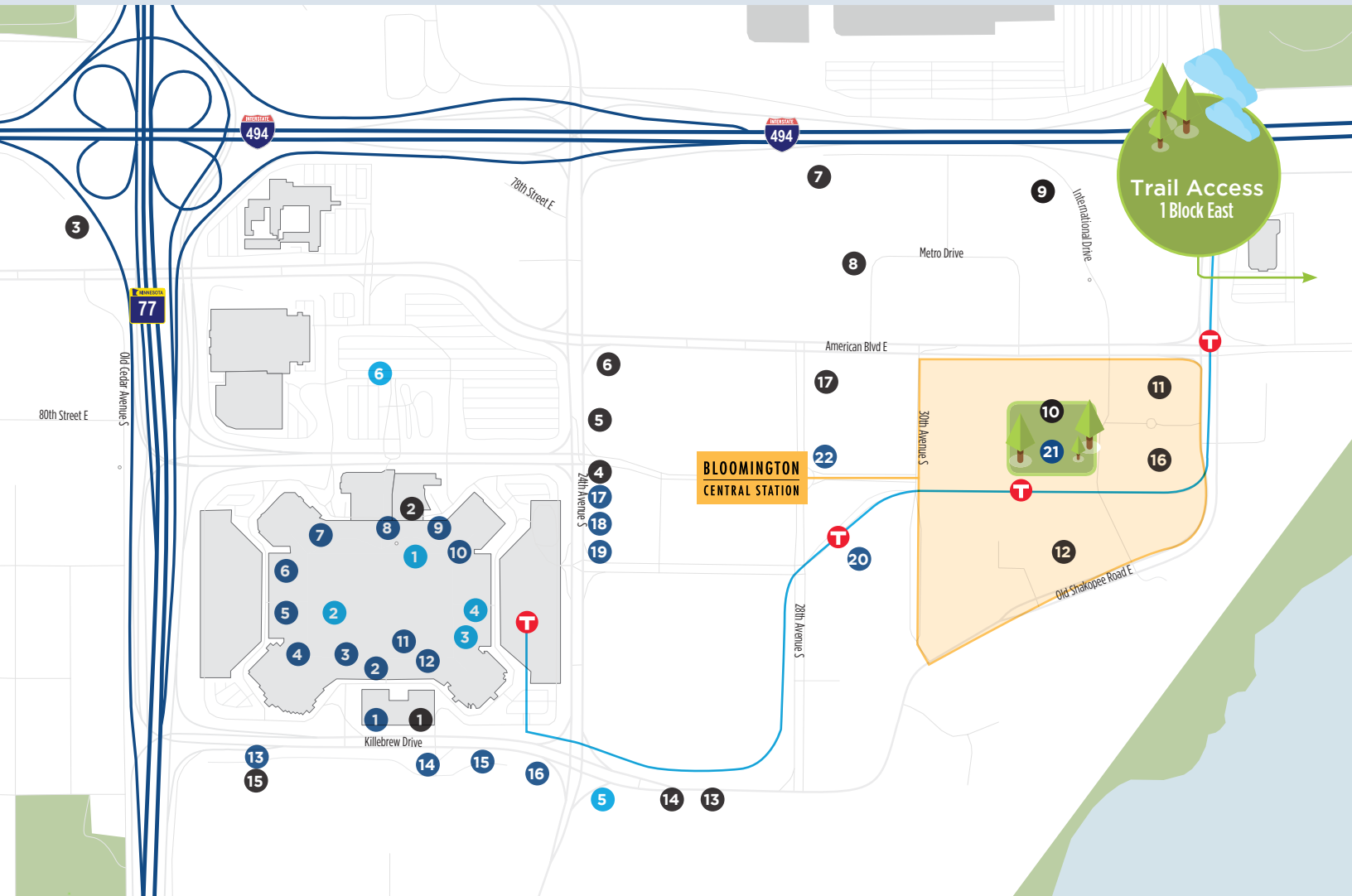
OFFICE
UP TO 2 M SF APPROVED

Restaurants

- 1 Firelake Grill
- 2 Naf Naf Grill
- 3 Twin City Grill
- 4 Hard Rock Cafe
- 5 Rainforest Cafe
- 6 Crave
- 7 Tiger Sushi
- 8 Shake Shack
- 9 Cedar + Stone
- 10 Catina Laredo
- 11 Benihana
- 12 Cowboy Jacks
- 13 Redrossa
- 14 TGI Fridays
- 15 IHOP
- 16 Chevys
- 17 Jimmy Johns
- 18 Hazelwood
- 19 Grind Coffee
- 20 Subway
- 21 Urbana Craeft
- 22 Ike's Food & Cocktails (coming soon)

Hotels/Apartments

- 1 Radisson Blu
 - 2 JW Marriott
 - 3 Great Wolf Lodge
 - 4 AC Hotel
 - 5 Towne Plaza Suites
 - 6 Fairfield Marriott
 - 7 Springhill Suites
 - 8 Hampton Inn Suites
 - 9 Hyatt Place
 - 10 Hyatt Regency
 - 11 IndiGO Apts.
 - 12 Reflections
 - 13 Tru (coming soon)
 - 14 Home2Suites (coming soon)
 - 15 Best Western
 - 16 The Fenley (coming soon)
 - 17 Cambria Hotel
- ## Experience Retail
- 1 House of Comedy
 - 2 SMAASH
 - 3 Sealife
 - 4 Nickelodeon Universe
 - 5 Whirlyball Twin Cities
 - 6 MOA Waterpark (coming soon)



Incentives

TIF financing available

Bloomington Central Station is a designated Opportunity Zone

Economic development incentives available from the City of Bloomington



“We are in
the business
of building
communities”

- SCHANE RUDLANG
(port authority administrator)

Transit — Light Rail



Light rail connects you to the Minneapolis CBD and downtown St. Paul

Metro Blue Line

- Target Field & U.S. Bank Stadium
- Mall of America
- Northstar commuter rail

Metro Green line

- University of Minnesota
- Downtown St. Paul

Transit — MSP Airport

#1 Airport in North America
serving 25 to 40 million
passengers a year

3rd Largest hub
for Delta Airlines

Only Atlanta and Denver serve
more non-stop markets



“The area is very accessible from multiple
directions and via multiple modes of
transportation, including the LRT.”

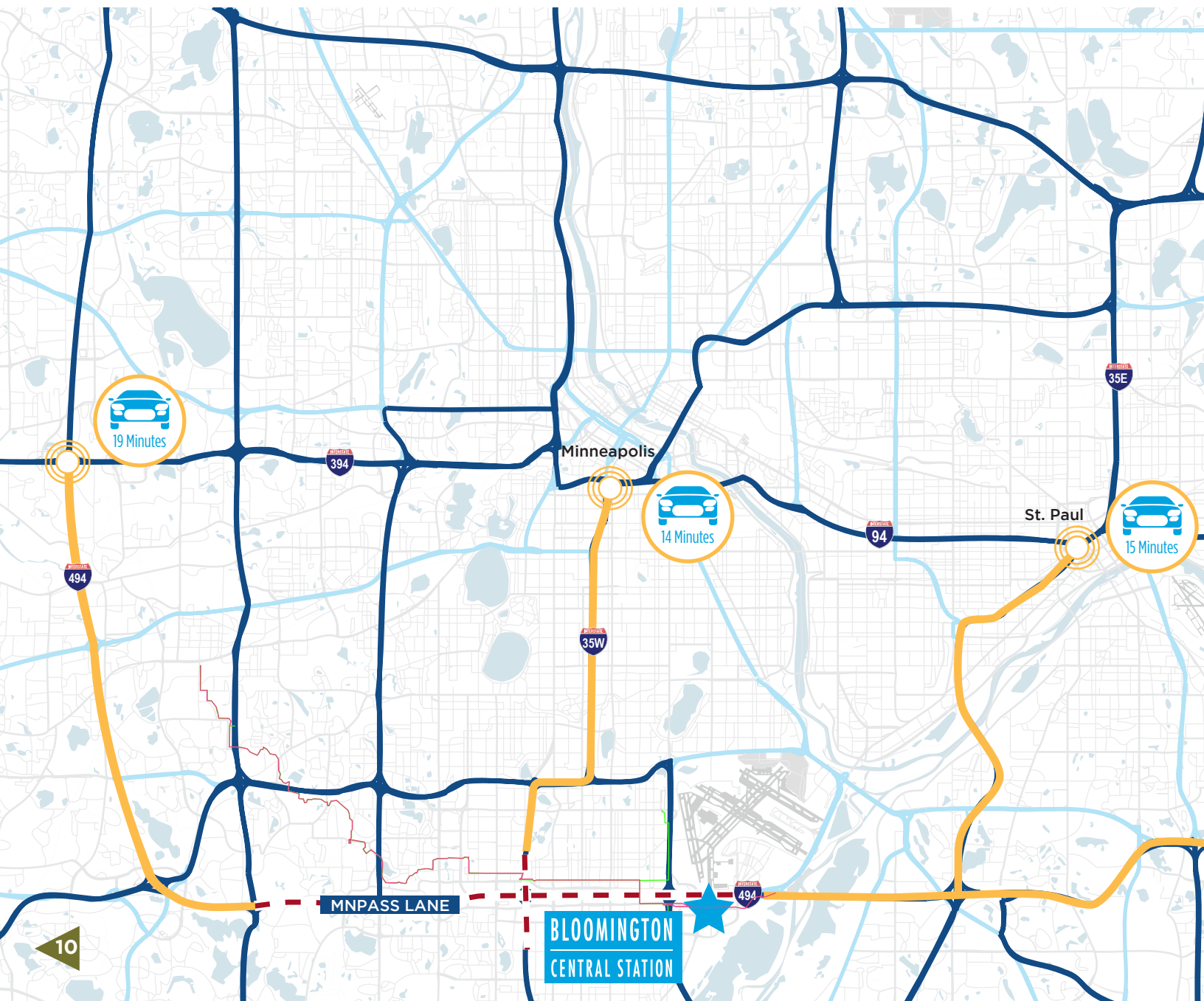
- PEG YOUNGHANS
(DIRECTOR OF CORPORATE FACILITIES, HEALTH PARTNERS)

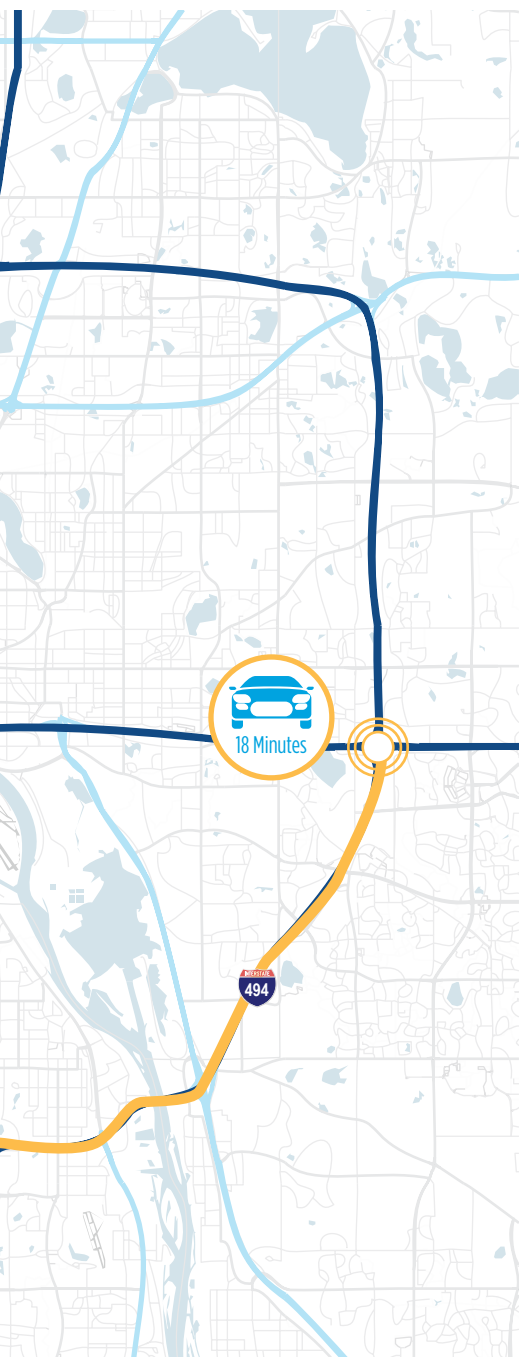
Transit — Bus

Rapid Transit Bus

- Service every 15 minutes or better
- Weekdays: 6:00 AM to 7:00 PM
- Saturdays: 9:00 AM to 6:00 PM







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