



HIGHWAY 8

BUSINESS CENTER

475 OLD HIGHWAY 8 | New Brighton, MN

RENOVATION & ADAPTIVE REUSE PROJECT CASE STUDY

HILLCREST

DEVELOPMENT, LLLP



OCTOBER 2016

The decision to vacate 475 Old Highway 8, a former circuit manufacturing facility, was made by owner and the property was listed FOR SALE

SPRING 2018

Hillcrest tours Property and submits offer to purchase, which was rejected

SPRING 2019

Hillcrest requested to resubmit offer to purchase; this offer is accepted

SUMMER 2019

Hillcrest inspects the Property & performs significant due diligence

DECEMBER 2019

Hillcrest purchases the Property (475 Old Highway 8)

PROJECT TIMELINE

Purchased by Hillcrest Development, LLLP in December of 2019, this approximately 60,000 square foot, three-building property was shuttered in 2016. Prior uses of the property caused significant contamination at the Property; the Property being vacant and neglected, caused serious physical damage to the Building's infrastructure and systems. Hillcrest Development, in partnership with the City of New Brighton, were able to secure key sources of grant funding to alleviate the environmental burdens of the buildings, and spark a redevelopment of the property.

BEFORE RENOVATION



DURING RENOVATION



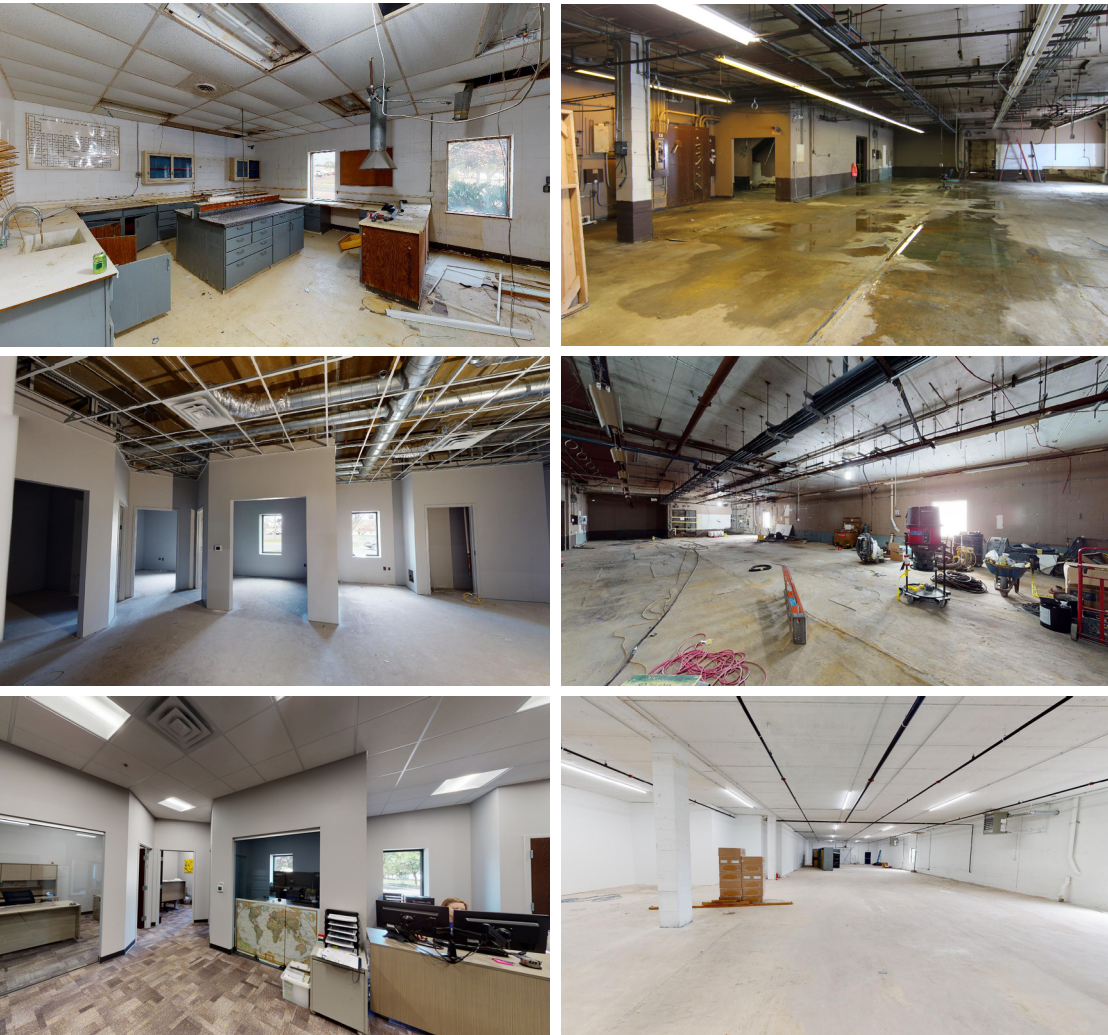
BEFORE TENANTS | VANILLA SHELL



WHEN FULLY LEASED

The Highway 8 Business Center project is expected to bring an estimated 90 NEW jobs to the City of New Brighton and to the Old Highway 8 Corridor, which will contribute significantly to the economic development of the City because the repurposed infrastructure will offer flexible, growth-oriented, small and large spaces for companies to lease, which will help support new and existing locally owned and entrepreneurial businesses for generations to come.

TENANT OFFICE & STORAGE SPACE - BEFORE - DURING & AFTER



JUNE 2021

Highway 8 Business Center Grand Opening Celebration & Project Unveiling

MAY 2021

New landscaping & parking lot improvements finalized

MARCH 2021

Egan, Field & Nowak, Inc.; Summit Deliveries & Logistics, Alexander Pelagalli, and other tenants sign leases

FEBRUARY 2021

Property marketing and touring for prospective tenants commences

JANUARY 2021

Site stabilization finalized.

JANUARY 2020

Minnesota Department of Employment and Economic Development (DEED) Contamination Clean-up Grant Program awards grant of \$82,170 for vapor mitigation

JUNE 2020

Ramsey County, through their Environmental Response Fund, awards a grant of \$212,435 for metals abatement and vapor mitigation

JULY 2020

Interior demolition and Building surface cleansing commences

AUGUST 2020

Asbestos abatement vapor mitigation system installation, and interior construction improvements begin

SEPTEMBER 2020

Exterior façade work starts; new HVAC, fire protection, electrical installation commences

NOVEMBER 2020

Building surface cleansing, and asbestos abatement completed

DECEMBER 2020

Vapor mitigation system fully installed; exterior façade work completed

EXTERIOR RENOVATION

Improvements to the physical exterior of Old Highway 8 will benefit the community of New Brighton and the surrounding neighborhood as well. By creating an inviting, shared main entrance with attractive signage, adding upgraded and welcoming lighting, planting native, pollinator-friendly landscaping, and making significant parking-lot, walkway and sidewalk improvements, and installing a bike rack onsite for employees and visitors, will increase desirability to access the property as a pedestrian and/or transit user.



THE BEFORE



THE VISION



THE DURING



THE AFTER

HIGHWAY8
BUSINESS CENTER
WWW.HIGHWAY8BUSINESSCENTER.COM



Support for this project was provided by
THE METROPOLITAN COUNCIL Tax Base Revitalization Account,
THE RAMSEY COUNTY Environmental Response Fund and **THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT** Contamination Clean-Up Grant Program



For more information on redevelopment and adaptive reuse projects or opportunities please contact:

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