



WELCOME TO BLOOMINGTON CENTRAL STATION

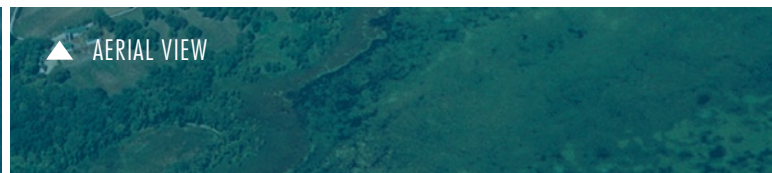
Leading an Urban Revolution

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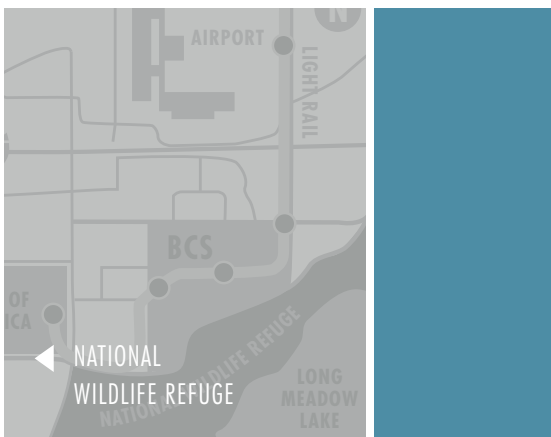
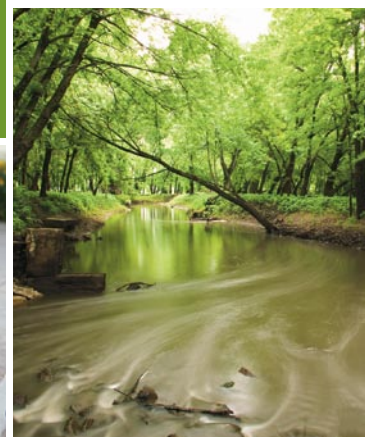
A new light rail line connecting Downtown Minneapolis to the Mall of America. A mixed-use urban village with more than 1,100 residential units, a 300-room hotel, 75,000 square feet of neighborhood service retail, and nearly 2.5 million rentable square feet of office space. This is Bloomington Central Station — an urban revolution in Minnesota's third largest city.

Connected by the Hiawatha Line to vibrant Downtown Minneapolis, the Minneapolis-St. Paul International Airport, and the Mall of America, Bloomington Central Station offers the ideal urban experience: pleasant, walkable streets and plazas with a diverse mix of housing, office, entertainment, and retail spaces. The development is specifically scaled for residents, visitors, and workers and offers integrated access to pedestrian, vehicular, and mass transportation modes. Here, homeowners, employees, hotel guests, and shoppers enjoy sophisticated and striking architecture, innovative urban design, and sparkling park-like environments. Overall, Bloomington Central Station is the most spectacular, pioneering development in the Upper Midwest.



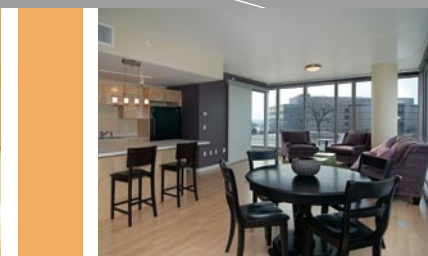


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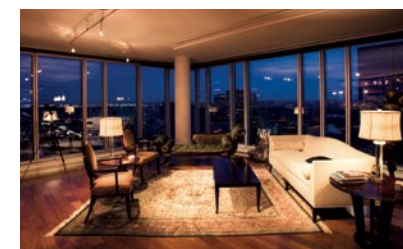


LIVE

in an urban village offering stylish condominiums



Bloomington Central Station will change how Minnesotans live, work, connect, and play in the 21st century. Sophisticated, elegant, and progressively metropolitan, this unique community will unite the best of city living with convenient transit connections to redefine urban living in the Twin Cities.



Dramatic architecture, progressive design, and efficient, sustainable building practices characterize the stylish condominium homes of Bloomington Central Station. The first phase of the development, *Reflections at Bloomington Central Station*, is a 263-unit condominium that received LEED™ Certification, making it the first residential development in Minnesota to receive such recognition.

In part because of its pioneering construction approach, *Reflections* received the *Minneapolis-St. Paul Business Journal's* award as **NEW RESIDENTIAL CONDO (OVER 100 UNITS)**, as well as **BEST OVERALL WINNER FOR 2005**. Residents of *Reflections* enjoy dazzling floor-to-ceiling windows, unique floor plans, and stunning views of the lush Minnesota Valley National Wildlife Refuge on one side, and the sparkling Minneapolis skyline on the other.

More than 800 additional units are being planned on the eastern and northern portion of the site in a range of sizes, designs, product types, and price points.

This pedestrian-friendly neighborhood builds community around a beautifully landscaped central plaza. Amenities are just a short walk away. Residents can leave cars in the garage and board the light-rail train for convenient, stress-free transportation to the exciting Mall of America; the Minneapolis-St. Paul International Airport; the University of Minnesota; the Metrodome; and the commercial, cultural, educational, and entertainment attractions of Downtown Minneapolis.



Bloomington Central Station is located on a 50-acre site approximately 10 miles from both downtowns, immediately south of the Minneapolis-St. Paul International Airport, and adjacent to the Minnesota Valley National Wildlife Refuge. Guiding design and development principles include:

- “Sub-urban” density, which concentrates complementary uses in small geographic spaces
- Enhancement of the “public realm,” which creates cohesiveness between places and emphasizes logical ease of access
- Transit focus, which organizes uses around the light-rail station and line

The plan for Bloomington Central Station balances density with open space. Vital to the design is a central plaza, the focal point of the development and a major amenity for all. The central portion of the park features unique curbless streets to encourage pedestrian flow from building to building.

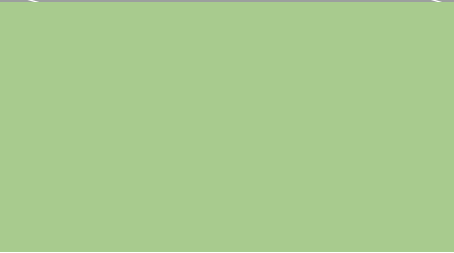
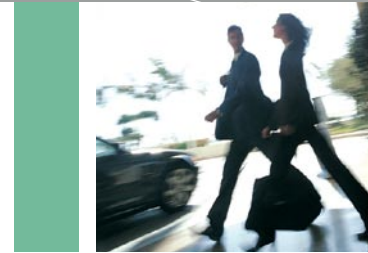
Yet another revolutionary aspect of Bloomington Central Station is its use of sustainable practices. Specific strategies are in place to increase energy efficiencies, use renewable energy sourcing, encourage public transportation, conserve and reuse water, and minimize waste and pollution.

Light-rail transit has transformed the way we think about our transportation alternatives and especially how we access the built environment. Bloomington Central Station leverages this change with a major, pedestrian-friendly, mixed-use community on a light-rail line. It will revolutionize the way Twin Citians live, work, play, and connect.



WORK

at a high-profile location designed for today's businesses



Designed for high capacity, Bloomington Central Station offers corporate tenants unparalleled opportunities for cutting-edge design, the latest technology, and superior infrastructure to support and enhance business.

The business environment at Bloomington Central Station is superb. A high-profile, iconic location with light-rail access to and from Downtown Minneapolis, the University of Minnesota, and especially, the Minneapolis-St. Paul International Airport, the site offers unique amenities to employers and employees alike.

Plans for the area include eateries, retail outlets, and other hospitality services to support the business community and its employees. Other plans to enhance the quality of corporate life include a potential health

club and spa, as well as an on-site quality hotel to meet the lodging needs of out-of-town colleagues and clients.

Being a part of the region's most progressive urban development is sure to attract both attention and talent, as well as provide the optimum environment for employee satisfaction and retention.





CONNECT

via convenient, stress-free, light-rail transit



Bloomington Central Station increases mobility for people while enabling them to leave behind the stress of traffic, rising gas prices, and parking. Light-rail transit provides freedom from dependence on cars while putting more of what the Twin Cities has to offer within easy reach.

At the nerve center of Bloomington Central Station is a light-rail stop on the Hiawatha Line. Light-rail transit uniquely links this mixed-use neighborhood with surrounding areas. Those who live and work here will be able to board trains on the Hiawatha Line and connect to the Mall of America's numerous shopping and entertainment attractions, both airport terminals, many south Minneapolis neighborhoods, the



University of Minnesota Twin Cities campus, the Metrodome, Downtown Minneapolis business and entertainment districts, as well as the new Twins Stadium.

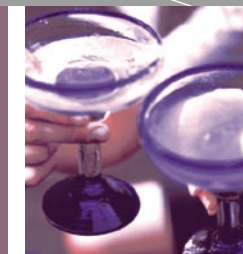
Both nostalgic and modern, light-rail travel is fast, easy, and reliable. Ridership on the line has far exceeded predictions as commuters discover this relaxing and convenient transit option.

The Minneapolis-St. Paul International Airport (MSP) is only minutes away from Bloomington Central Station, making it especially easy for business and leisure travelers to fly to destinations around the world.



PLAY

at nearby shops, destinations, and attractions



With so much so close, every day can include a relaxing break from work and every weekend can provide opportunities for a new adventure. From afternoon picnics in the landscaped plaza to romantic strolls along warmly lit walkways, and from dining in fine restaurants to hikes in the nearby wildlife refuge, Bloomington Central Station offers leisure activities for everyone.



Designed around a highly-designed central park, Bloomington Central Station promotes community among residents, office tenants, and neighbors. The European-style plaza will be a hub of activity, attracting walkers, joggers, strollers, and Frisbee-throwers, and will play host to community events and festivals. Plans for Bloomington Central Station include convenient retail and restaurant spaces to put fresh-brewed coffee, cut flowers, groceries, and other necessities within easy walking distance.

Right next door is the Mall of America – the nation’s premier shopping and entertainment destination. As one of the largest and most diverse indoor shopping centers in the world, the Mall of America offers literally hundreds of stores, restaurants, and nightclubs.

Immediately south of Bloomington Central Station is the Minnesota Valley National Wildlife Refuge. One of only four urban wildlife refuges in the nation, it covers 14,000 authorized acres across 34 miles. Hikers, bird watchers, and other outdoor enthusiasts will find much to enjoy in this beautiful natural preserve.

BLOOMINGTON CENTRAL STATION



- Modern condominium living
- Centered on a pedestrian-focused European-style plaza
- Corporate and hospitality sites and retail opportunities
- Designed around a light-rail transit station and the Hiawatha Line, offering direct access to the Minneapolis-St. Paul International Airport, the Mall of America, the University of Minnesota campus, the Metrodome, and Downtown Minneapolis
- Adjacent to the pristine Minnesota Valley National Wildlife Refuge, a spectacular natural amenity

FOR MORE INFORMATION, PLEASE CONTACT _____

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The development of Bloomington Central Station is a McGough Companies project, in cooperation with the City of Bloomington, Hennepin County, and the Metropolitan Council of the Twin Cities. Plans for Bloomington Central Station are subject to change without notice.

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