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Quarterly

Q1.2018



McGough + HealthPartners: Third Largest Twin Cities Office Lease in Last Decade!

We are pleased to announce that HealthPartners has signed a lease extension with McGough Development for its 500,000 SF corporate headquarters at 8170 33rd Avenue South, Bloomington. **This is the third largest Twin Cities office lease in the last 10 years!** HealthPartners Headquarters is part of Bloomington Central Station (“BCS”), a master-planned, mixed-use development in the city’s South Loop District.

The lease extension enabled McGough to make significant upgrades to the 1970-built building, including: new energy-efficient heating and cooling systems; renovated restrooms, elevator cabs and common areas; low consumption LED lighting; and a 1,650-stall parking ramp. Consolidating the HealthPartners parking in the ramp frees up development of former surface parking equivalent to four additional building pads on the northwest portion of the site, north of the light rail station and tracks. At BCS, McGough can accommodate build-to-suit office requirements from 150,000 to 1.9 million square feet.

HealthPartners will continue to grow their health insurance and care provider businesses from this central location. A clinic and nurse help-line also operates at this site. The convenient access to freeways; proximity to regional amenities like the Mall of America, MSP Airport, light rail system, and the MN Valley National Wildlife Refuge; as well as housing, dining, a 2-acre public park, a full-service Hyatt Regency hotel, and room for additional office growth within the 50-acre BCS site makes this an ideal location to attract and retain a quality workforce.

This project is significant in the Minneapolis-St. Paul market, both for its size and for the cost-savings that will be realized following the upgrades to the systems serving the building. HealthPartners will benefit through savings in operating expenses over the course of their occupancy.

The project was a success, finishing on-time and under budget. McGough was the general contractor. BWBR designed the parking ramp and site improvements. Nelson provided interior design services. Kimley-Horm was the civil engineer. Russ Nelson and Tina Hoye of NTH represented HealthPartners in the transaction. Brent Karkula and Joe Conzemius of CBRE represented McGough.



SuperBowl Shenanigans at Illuminate South Loop @ BCS

Come visit the Bloomington Hyatt Regency Urbana Ice Bar at BCS in support of Illuminate South Loop, an outdoor art experience featuring illuminated art, exhibits, performance, bonfires, drinks, regional food and more! The event runs Thursday, February 1st through Saturday, February 3rd.

To learn more, visit the following sites:

[BLM.MN/Illuminate](#)

www.urbanacraeftkitchen.com

northern.lights.mn/platform/illuminate-south-loop/

[BLM.MN/Placemaking](#)



Congratulations to the U of M Bell Museum of Natural History!

McGough recently completed construction of the new Bell Museum of Natural History. The project is a 90,000 SF natural history museum and planetarium. The building includes space for permanent and traveling exhibitions as well as classrooms and an interactive Discovery Room.

Architectural Digest named the Bell Museum one of the **15 Most Noteworthy Museums Opening This Year!** Read more here:

www.architecturaldigest.com/gallery/most-noteworthy-museums-opening-2018

Third Thursday Happy Hour April 19 | 3:00 PM | Freehouse

Our first **Third Thursday** event is Thursday, April 19, 2018 at 3:00.
Please join us at Freehouse located at 701 Washington Avenue, Minneapolis.

McGough Development

Mark Fabel | Dave Higgins | Andy McIntosh | Tim Kuharski | Johnny Meeker