



# Technology Incubation Center

High Tech Cleanroom Laboratory & Production Facility

[www.technologyincubationcenter.com](http://www.technologyincubationcenter.com)

Jay Chmielewski  
952 897 7801 direct  
612 275 3775 mobile  
[jay.c@colliers.com](mailto:jay.c@colliers.com)

Dan Friedner  
952 897 7863 direct  
612 599 7864 mobile  
[dan.friedner@colliers.com](mailto:dan.friedner@colliers.com)

FOR SALE OR LEASE



# Technology Incubation Center

VADNAIS HEIGHTS, MINNESOTA



## AREA FEATURES:

- Clean dry air drops
- Complete DI water system
- Electrical
- Phone/Data lines
- Process exhaust
- ESD flooring (Electro static disipative)
- Nitrogen

## IDEAL USES:

- Medical assembly/Research
- Photonics
- Light manufacturing



## AREA FEATURES:

- Power
- 3 phases
- Phone lines/Data
- 10,000 clean room
- Temperature and humidity controlled
- Ultra-high purity Nitrogen/Oxygen/Helium/Argon lines
- Clean dry air
- Process chilled water
- House vacuum

## IDEAL USES:

- Research – biomedical, electronic
- Assembly
- Nano technology
- Optics

## For Additional Information, Contact:

JAY CHMIELESKI  
952 897 7801 direct  
612 275 3772 mobile  
[jay.c@colliers.com](mailto:jay.c@colliers.com)

DAN FRIEDNER  
952 897 7863 direct  
612 599 7864 mobile  
[dan.friedner@colliers.com](mailto:dan.friedner@colliers.com)

COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126

[www.colliers.com](http://www.colliers.com)

# Technology Incubation Center

1185 WILLOW LAKE BLVD

VADNAIS HEIGHTS, MINNESOTA



## For Lease or Sale

This facility can be leased as a whole or in parts. We can divide up the space or custom design the features you want while maintaining the security, cleanliness and support you need.

Clients can lease space up to 46,000 sq. ft. of cleanroom space, 24,000 square feet of storage space, 17,000 square feet of office space, 9,500 square feet of light manufacturing space and 20,000 square feet of common space which accounts for employee locker rooms, bathrooms, cafeteria/break area and conference room. Minimum divisible will be a case by case basis but generally 2,500 square feet.

There are many benefits to leasing space at the Technology Incubation Center. The most prominent benefit is the savings of capital expense that would be needed to build out a facility of this nature.

Technology Incubation Center can be equipped with a facility manager that has managed this specific property in the past, for larger projects. This will benefit the lessee by eliminating the need to employ their own facility specialist.

When you add up the advantages saved by utilizing the support staff and the cost of building out a new facility, leasing at the Technology Incubation Center may be the best solution to your expansion needs and bring the most value to your business.

### For Lease or Sale

- \$0.00  
\*equity in lieu of net rent
- \$4.73 per square foot tax & CAM
- 124,053 total square feet
- Zoning: Industrial
- As needed loading
- 20' clear height
- 100% air conditioned
- Fiber optic cable throughout

### Sale Price:

\$5,950,000.00

JAY CHMIELESKI  
952 897 7801 direct  
612 275 3772 mobile  
jay.c@colliers.com

DAN FRIEDNER  
952 897 7863 direct  
612 599 7864 mobile  
dan.friedner@colliers.com

COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126  
www.colliers.com



# Technology Incubation Center

1185 WILLOW LAKE BLVD

VADNAIS HEIGHTS, MINNESOTA



## History

The decorative block and brick building is in excellent condition; the entire facility was renovated in 2000 with updated landscaping and watering system. The south end of the building (approximately 47,500 sq. ft.) was built in 1983 and the north end (64,500 sq. ft.) was completed in 1985.

## Construction

Exterior walls are predominately decorative block. Roof and floor structure supported by steel beams, joists, and columns (clear height: south end, 22'; north end, 18') 2'x4' suspended ceiling grid in all but mechanical areas. Windows were re-glazed in 2000; many new windows added at that time. South roof was replaced in 1997 with 5-layer built-up asphalt; repaired rubber membrane and replaced ballast on North roof in 2000. 1-passenger elevator and 1 freight elevator.

## Floors

Concrete floors were repoured in 2000 to make level; floor drains throughout first floor; carpet tiles in office areas; ESD tile in clean rooms and light manufacturing areas; some vibration isolation pads for sensitive process equipment.

## Parking

Approximately 210 parking spaces; includes painted and unpainted spaces. Central Systems 1 MW diesel powered generator. 500 KVA UPS; covers life safety and critical equipment. Two 100-HP boilers for heating. 1,200 tons of cooling equipment capacity for air conditioning and process cooling systems. Two 60 HP boilers for clean room humidification. 150 total HP compressed air piped throughout clean room and manufacturing areas. TransAlarm Notifier System for gases and fire protection; security cameras and detachable sensors.

## Utilities

Electric & natural gas provided by Xcel Energy; 2 electric services -2500 KVA and 2000 KVA (both feeds from Coleman Lake Substation). Sewage and water provided by City of Vadnaiss Heights; two 8" water lines for fire protection system, two 2" water lines for domestic water usage. Telephone and data lines provided by Quest; six T1 lines into the building. Fiber for building to the street, internal fiber network within facility.

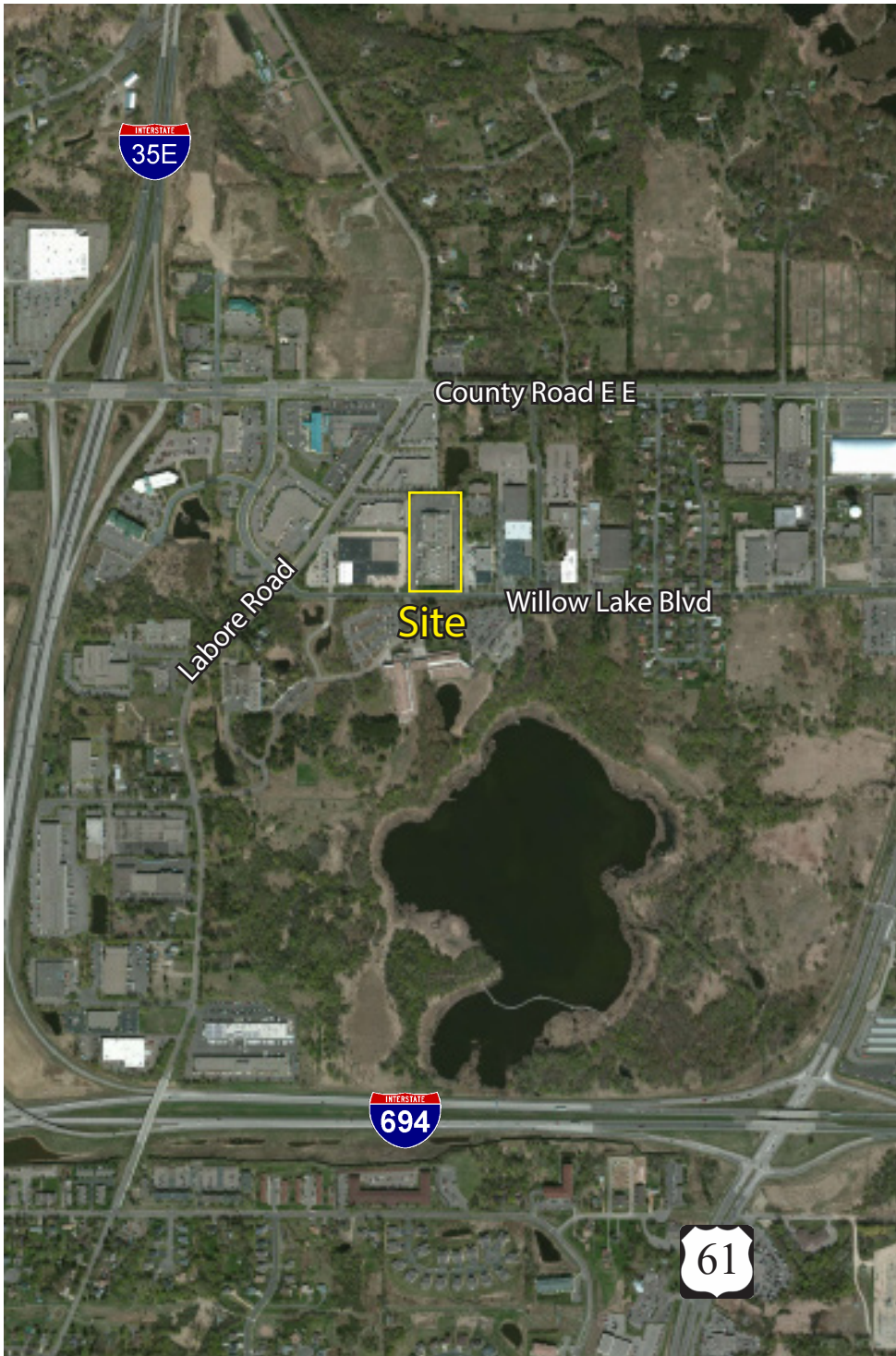


JAY CHMIELESKI  
952 897 7801 direct  
612 275 3772 mobile  
jay.c@colliers.com

DAN FRIEDNER  
952 897 7863 direct  
612 599 7864 mobile  
dan.friedner@colliers.com

COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126  
www.colliers.com

# Technology Incubation Center



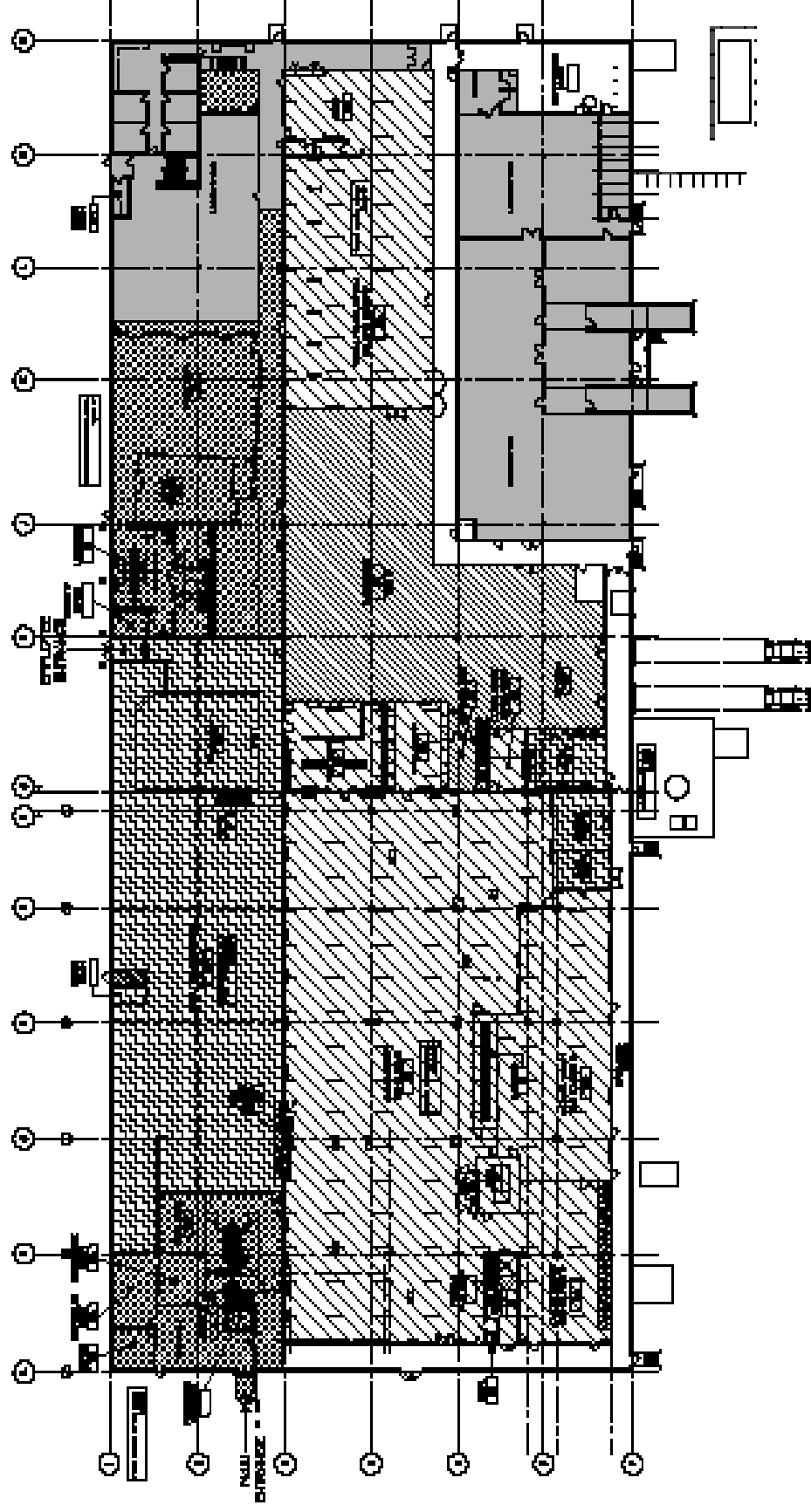
## Contact Us

JAY CHMIELESKI  
952 897 7801 direct  
612 275 3772 mobile  
[jay.c@colliers.com](mailto:jay.c@colliers.com)

DAN FRIEDNER  
952 897 7863 direct  
612 599 7864 mobile  
[dan.friedner@colliers.com](mailto:dan.friedner@colliers.com)

COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126  
[www.colliers.com](http://www.colliers.com)





JAY CHMIELESKI  
 952 897 7801 direct  
 612 275 3772 mobile  
[jay.c@colliers.com](mailto:jay.c@colliers.com)

DAN FRIEDNER  
 952 897 7863 direct  
 612 599 7864 mobile  
[dan.friedner@colliers.com](mailto:dan.friedner@colliers.com)