

---

---

# MODEL CITIES REDEVELOPMENT

---

---

CENTRAL EXCHANGE • BROWNstone

Re: Letter of Interest to lease space at the Model Cities Redevelopment projects (MCR)

Dear Business Owner:

Model Cities is seeking qualified organizations to lease space at two mixed use developments, anticipated to open in the spring of 2015. Although, some of the space in one of the new redevelopments will be allocated to Model Cities Staff, there will be available leasing space to community based organizations and businesses. Comprised of two transit oriented designed buildings called BROWNstone and Central Exchange, the facilities are estimated to be a combined 132,000 square feet.

The MCR will also have shared meeting rooms, café space, residential housing and underground parking. The project is designed to enhance the cultural heritage district that is being created upon the construction of Central Corridor Light Rail along University Ave in St. Paul. This culturally diverse district will include historical tributes to Rondo and surrounding neighborhoods, with sustainable green spaces that will create a unique aesthetic for locals, while promoting healthy lifestyles.

Model Cities is seeking tenants to provide business that will help revitalize and strengthen the Central Corridor. We encourage businesses interested in renting space to send a letter of interest to Model Cities responding to the attached questions. Letters of Interest should be limited to two pages.

Model Cities will review the letters and initiate further discussions with prospective tenants as needed. Selected businesses whose space needs can be met by MCR and have the financial ability to meet lease commitments, will be asked to sign a pre-lease.

Please note: By submitting a pre-lease, an applicant acquires no rights to future tenancy at the MCR. By accepting an applicant's Letter of Intent, Model Cities makes no promise that it will actually enter into a landlord-tenant relationship with the applicant.

If you have any questions, please contact me at (651) 632-8340 or via email me at [kdownie@modelcities.org](mailto:kdownie@modelcities.org).

Sincerely,

Kizzy L. Downie  
Director of Operations Management

MODEL CITIES  
REDEVELOPMENT  
CENTRAL EXCHANGE • BROWNstone

1. Briefly describe your organizations mission and work: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Type of business (i.e. start up or expansion): \_\_\_\_\_

\_\_\_\_\_

3. If this is a business expansion please list location(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Years of operation: \_\_\_\_\_

5. Annual budget (include funding sources shown as percentage of total): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MODEL CITIES  
REDEVELOPMENT  
CENTRAL EXCHANGE • BROWNstone

6. Legal status (Non-profit, LLC, etc.): \_\_\_\_\_

7. Describe your proposed use of space leased at either BROWNstone or Central Exchange: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Current square footage: \_\_\_\_\_

9. Anticipated Square footage at MCR in 2015: \_\_\_\_\_