

ELK RUN

PINE ISLAND, MINNESOTA



BIOBUSINESS PARK



HEALTHY LIVING COMMUNITY



COMMERCIAL



INSTITUTIONAL



RESIDENTIAL

MASTER PLANNED DEVELOPMENT

ELK RUN SITE PLAN



OWNED AND DEVELOPED BY:

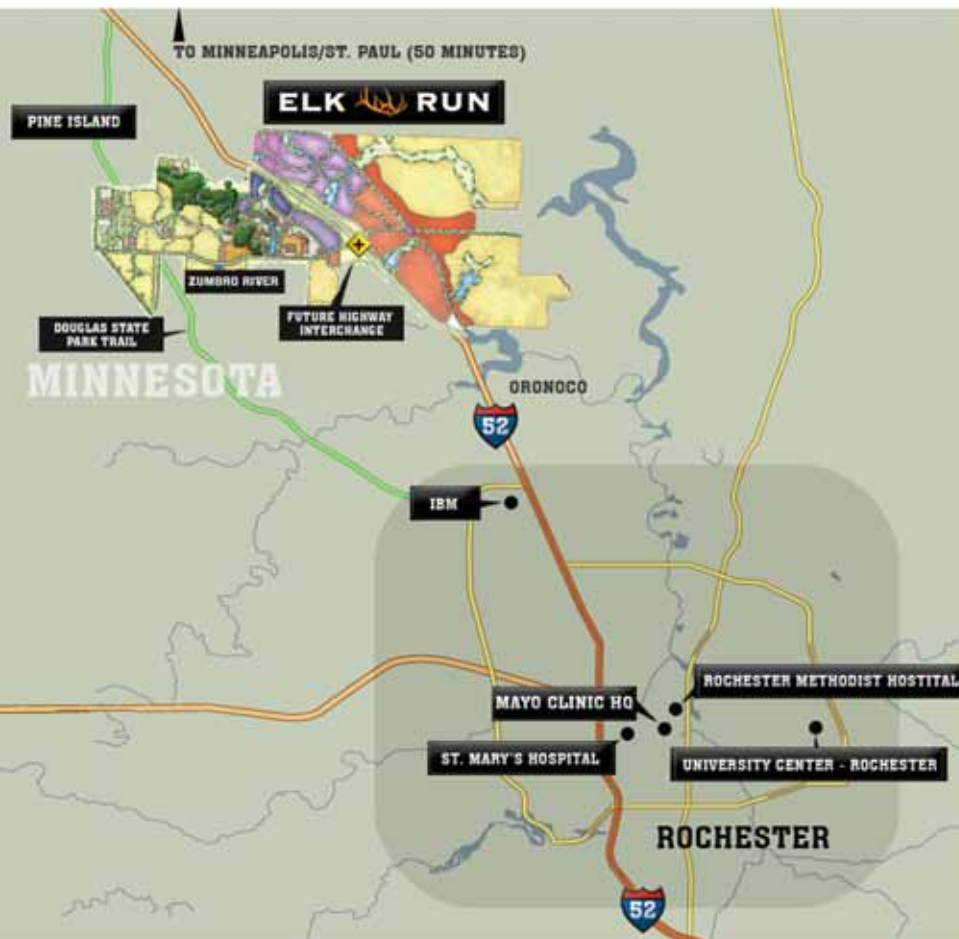


ABOUT ELK RUN

ELK RUN IS A NEW 2,325 ACRE MASTER PLANNED DEVELOPMENT IN BEAUTIFUL PINE ISLAND, MINNESOTA, FIFTEEN MINUTES FROM ROCHESTER, HOME OF THE MAYO CLINIC. ELK RUN WILL CONSIST OF A NEW BIOBUSINESS PARK WITH A BIOTECHNOLOGY CENTER, ALONG WITH A HEALTHY LIVING COMMUNITY AND OFFICE/WAREHOUSE, RETAIL, INSTITUTIONAL AND RESIDENTIAL COMPONENTS. THE BIOTECHNOLOGY CENTER AT ELK RUN IS COMMITTED TO THE DEVELOPMENT OF BIOTECH FIRMS AND SERVICES TO SUPPORT THE ECONOMIC DEVELOPMENT OF THE STATE AND REGION.

A MASTER PLANNED DEVELOPMENT

- ENCOMPASSING OVER 2,325 ACRES
- 200 ACRES OF BIOBUSINESS PARK
- 620 ACRES OF COMMERCIAL
- OVER 380 ACRES OF OPEN SPACE AND ELK HABITAT
- US-52 INTERCHANGE DESIGN COMPLETED AND APPROVED
- HEALTHY LIVING COMMUNITY ALONG THE ZUMBRO RIVER
- PLANNED TO BE AN ENVIRONMENTALLY PROGRESSIVE AND SUSTAINABLE URBAN COMMUNITY
- 2.5 MILES OF ZUMBRO RIVER FRONTAGE
- 2000 FEET OF DOUGLAS STATE TRAIL FRONTAGE



MINNESOTA BIOBUSINESS ECONOMY

- MINNESOTA'S BIOSCIENCE INITIATIVES INCLUDE DEVELOPING MINNESOTA BIOSCIENCE PARKS, IN CLOSE COLLABORATION WITH PUBLIC AND PRIVATE PARTNERS.
- "MINNESOTA IS IN AN ENVIABLE POSITION TO GROW ITS BIOBUSINESS ECONOMY. WE HAVE A GREAT EDUCATIONAL SYSTEM, EDUCATED AND INFORMED EMPLOYEES WITH TREMENDOUS SKILLS, AND AN UNQUESTIONED WORK ETHIC." DALE WAHLSTROM, CHAIRMAN, BIOBUSINESS ALLIANCE OF MINNESOTA.
- THE MAYO CLINIC, THE UNIVERSITY OF MINNESOTA AND 3M ARE THE WORLD LEADERS IN HEALTH SCIENCES, GENOMICS, BIOTECHNOLOGY AND BIOSCIENCE.
- MINNESOTA'S TOP TWO RESEARCH INSTITUTIONS, THE UNIVERSITY OF MINNESOTA AND THE MAYO CLINIC, HAVE ANNOUNCED THEIR INTENTION TO FORM A NEW MINNESOTA BIOTECHNOLOGY AND GENOMICS CENTER, AND TO UNITE THEIR BIOMEDICAL RESEARCH EFFORTS TO CREATE NEW TREATMENTS FOR DISEASE AND HELP LAUNCH BIOSCIENCES STARTUP COMPANIES.
- GOVERNOR PAWLENTY WAS INSTRUMENTAL IN THE FORMATION OF THE MAYO CLINIC, UNIVERSITY OF MINNESOTA AND IBM BIO-SCIENCE PARTNERSHIP.

Source: Report of the Statewide BioBusiness Assessment Project of the BioBusiness Alliance of Minnesota, August 2006

MINNESOTA

PROJECT OUTLINE



BIOBUSINESS PARK

- TO INCLUDE 40,000 SF NONPROFIT DEVELOPMENT AND MANUFACTURING CENTER
- PROVIDING A FOUNDATION FOR DEVELOPING TECHNOLOGIES AND FIRMS AND TAKING PRODUCTS FROM PRE-CLINICAL SAFETY STUDIES TO COMMERCIALIZATION
- STRATEGIC ADVISORY BOARD INCLUDES THE BEST IN THE FIELD, REPRESENTING MAYO CLINIC, UNIVERSITY OF MINNESOTA AND THE PRIVATE SECTOR



HEALTHY LIVING COMMUNITY

- FITNESS CENTER
- SPORTS COMPLEX (INDOOR/OUTDOOR SOCCER, HOCKEY, BASEBALL)
- REHABILITATION CENTER
- MEDITATION / HEALING CENTER ■ SPA ■ WALKING TRAILS ALONG ZUMBRO RIVER



COMMERCIAL

- HOTELS AND EXTENDED STAY LODGING WITH MEETING AND CONFERENCE SPACE
- LIFE STYLE SHOPPING AND DINING WITH EXCELLENT FREEWAY ACCESS AND VISIBILITY
- CLASS A OFFICE SPACE



RESIDENTIAL

- VARIETY OF HOUSING TYPES AND PRICE POINTS
- ACTIVE ADULT COMMUNITY AND ASSISTED LIVING RESIDENTIAL
- CUSTOM HOME LOTS FOR WALK-OUT BASEMENTS OVERLOOKING ELK HABITAT



INSTITUTIONAL

- EDUCATION: UNIVERSITY CAMPUS AND SCHOOL (HIGH, MIDDLE AND ELEMENTARY)
- HOSPITAL AND MEDICAL CLINIC
- LOCAL GOVERNMENT SERVICES, POST OFFICE AND UTILITY



ROCHESTER, MN

ELK RUN IS LOCATED ON HIGHWAY 52, AT THE ELK FARM, A LOCAL LANDMARK. THE ELK HERD IS COMMONLY SEEN FROM HIGHWAY 52 AS PEOPLE TRAVEL BETWEEN ROCHESTER AND THE TWIN CITIES. THE MINNESOTA DEPARTMENT OF TRANSPORTATION HAS PLANNED AND DESIGNED A NEW HIGHWAY INTERCHANGE AT ELK RUN. THE NEW INTERCHANGE WILL SERVICE PINE ISLAND AND THE IMMEDIATE AREA.



FUTURE HIGHWAY 52 INTERCHANGE

TOWER INVESTMENTS IS A FAMILY OWNED REAL ESTATE COMPANY WITH PROJECTS CURRENTLY IN 17 STATES. TOWER HAS ENGAGED LOCAL LAND PLANNING AND ENGINEERING PROFESSIONALS TO CAREFULLY DEVELOP THE PROPERTY. THE INFORMATION AND PHOTOS IN THIS BROCHURE ARE PRELIMINARY AND ARE FOR CONCEPTUAL PURPOSES ONLY. THE ENCLOSED INFORMATION HAS NOT BEEN APPROVED BY THE LOCAL PUBLIC AGENCIES.

NOW ACCEPTING SALES, BUILD TO SUIT & LEASING INQUIRIES. FOR MORE INFORMATION, PLEASE CONTACT JOHN PIERCE AT 800-886-6844. ELKRUN.INFO | ELKRUN.INFO/BIOTECH

