



ACKERBERG

Ackerberg is a privately held organization engaged in real estate-related development, investment, and management activities. Based in Minneapolis, Minnesota, Ackerberg has more than fifty (50) years of experience in designing, constructing, developing, renovating, financing, owning and operating commercial and residential projects. Ackerberg has developed, owned and/or renovated in excess of eight million square feet of retail, office, industrial, multifamily and residential property, reflecting more than \$4 billion dollars in value. With an intimate understanding of neighborhood trends, commercial demand and market values, Ackerberg is an experienced, creative and knowledgeable real estate organization that has been honored with numerous industry awards for its work and value creation.

Ackerberg's success is based on three guiding principles that shape the structure of each interaction:

- >> Each and every transaction and partnership should create the best possible opportunity for the investor/client based upon sound analysis, strong negotiating and bottom-line results.
- >> Each and every project and built environment must enhance the quality of life for those that lease, work, live, shop, visit and transact business in those environments.
- >> Each and every project must be managed in relation to its neighborhood in order to ensure a positive contribution to the sustainability, quality-of-life and aesthetics to that particular community and the city as a whole.



MILLER TEXTILE

QUICK FACTS

Location

861 East Hennepin Avenue
Minneapolis, Minnesota 55414

Status

Opened in 2016

Type of Project

Renovation and reposition

Site Size

1.3 acres

Building Size

48,160 square feet

Occupancy

100% leased/under contract

Project Cost

\$8 million

Architect

RoehrSchmitt Architecture

Contractor

Bainey Group

Lender

First Western Bank and Trust

Amenities

Active retail, free parking

Nearby Infrastructure

I-35W, high frequency transit service,
Northeast commercial areas

Awards

Finance & Commerce Top Projects of
2016

The Miller Textile Building consisted of a vacant, 57,000 sf property, comprised of four non-integrated buildings, with functional obsolescence. Floor elevations weren't consistent, natural light was limited, and the building was structurally deteriorated. This derelict textile factory was transformed into 48,160 sf (yes, less is more) of creative, dynamic office and retail space resulting in a new sense of vibrancy to the Beltrami neighborhood of northeast Minneapolis. The property is now 92.5% leased (100% under commitment) less than a year after project completion. This is a strong testament to the project's outstanding renovation and position in the marketplace.



THE FINN

QUICK FACTS

Location

725 Cleveland Avenue South
Saint Paul, Minnesota 55116

Status

Opening Summer 2017

Type of Project

Mixed-use residential

Site Size

0.8 acres

Building Size

68,300 square feet

Occupancy

Office and retail portions 100% leased,
residential portion now leasing

Project Cost

\$24 million

Architect

BKV Group

Contractor

Big-D Construction

Lender

MidCountry Bank

Amenities

On-site residential, club deck, commu-
nity room, gas grill, hot tub, package
service

Nearby Infrastructure

I-94, I-35E, MSP International Airport,
Mississippi River Trails, A-Line Bus Rap-
id Transit (A BRT)

In the core of Saint Paul's Highland Village, The Finn is home to 57 boutique apartments and four local commercial tenants. The Finn sits just one block from the intersection of Cleveland Avenue and Ford Parkway, and offers residents an urban lifestyle within a walkable distance to the city's best shopping, as well as access to the natural beauty and the recreational trails of the Mississippi River. As Highland's first multifamily development in more than fifty years, The Finn is the product of a bold, innovative vision.

