

› Minneapolis Project Spotlight



Shoppes on Maine Rochester, Minnesota

The city of Rochester, located southeast of the Twin Cities, is a growing community with a demand for increased retail options. Opus is in the planning stages with the city for a 700,000-square-foot retail complex that will be located on the city's south side. Opus will develop nearly 60 acres of this power center development with lifestyle center amenities. Letters of intent have been finalized with Target, Lowe's and Wehrenberg Theatre. Wehrenberg is new to Minnesota and will bring a solid entertainment option with a multi-screen theater complex. The retail development will also offer restaurants, upscale retailers, national and regional junior anchors with floor plans ranging from 15,000 to 50,000 square feet and smaller, boutique shops.

Located off South Broadway between 40th and 48th Streets, this retail complex will have easy access to the Highway 63 and 52 interchange that was recently upgraded with on- and off-ramps for convenient freeway access.

Amenities for this open-air retail center will include landscaped seating areas and walkways, ponds and waterfalls, making it an attraction for residents and visitors to Rochester's growing south side.

Opus Contact: John Meyers at 952.656.4498 or john.meyers@opusnw.com.

› Minneapolis Contacts

Industrial/Office	Tom Shaver	952.656.4611	tom.shaver@opusnw.com
Institutional	John McKenzie	952.656.4554	john.mckenzie@opusnw.com
Institutional	Craig Larson	952.656.4512	craig.larson@opusnw.com
Multifamily/Office	Dave Menke	952.656.4565	dave.menke@opusnw.com
Retail	John Meyers	952.656.4498	john.meyers@opusnw.com



Opus Northwest, L.L.C.
10350 Bren Road West • Minnetonka, MN 55343
P 952.656.4444 • F 952.656.4814

www.opuscorp.com

BUILDING **BEYOND**

MINNEAPOLIS

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Shoppes on Maine

Rochester,
Minnesota

Spotlight

NATI O

NATIONAL

Message from **Mark**



Mark Rauenhorst

President & CEO
The Opus Group

A handwritten signature in black ink, appearing to read 'Mark'.

Opus is coming off an outstanding year. In 2005 we experienced a 26 percent growth in the number of projects over the previous year and a 23 percent increase in total square footage under development.

Part of Opus' success has been our ability to shift with the changing marketplace as we strive to build beyond for our clients. During the recent down cycle in industrial and office development, we took our expertise and design-build approach and transitioned into more complex retail and multifamily developments. Signature projects across the country include the 200-unit, two-tower Scottsdale Waterfront condominium in Arizona, Hill Country Galleria, a 900,000-square-foot lifestyle center in Texas and two luxury high-rise condominiums in Florida – Parkshore Plaza and 400 Beach Drive – which feature hurricane resistant design.

Last year Opus solidified its presence in the federal government real estate arena. Within the past 10 months, we broke ground on three major projects and now have 1.2 million square feet of office space under development for the U.S. General Services Administration and expect that number to increase significantly in 2006.

With this diverse portfolio and our experience serving our clients well, we're aiming for another strong year. We'll continue to build beyond our clients' expectations and create the highest-quality and most innovative projects.

If you'd like more information on how we build beyond at Opus, visit our Web site at www.opuscorp.com.

Project Spotlight: **Building Beyond Code**

Opus Creates Luxurious, Hurricane-Resistant Condos



Parkshore Plaza on Beach Drive
St. Petersburg, Fla.



400 Beach Drive
St. Petersburg, Fla.

Luxury, quality and safety. Architects and engineers for Opus South Corporation have those three elements top-of-mind when developing downtown St. Petersburg's 117-unit Parkshore Plaza on Beach Drive and the nearby 93-unit 400 Beach Drive.

"The safety of the tenants of our buildings is our first concern, especially in hurricane prone areas such as the Florida coast," said Darren Azdell, design and architecture manager for Opus South. "That's why we've gone to great lengths to build beyond standard code to create structures that are both beautiful and as weather resistant as possible."

Opus' process includes creating small-scale replicas of the high-rise buildings, complete with surrounding buildings and trees. Dozens of tiny sensors are attached to the model and then it is placed in a wind

tunnel to simulate the effect of hurricane-force winds. The test shows any areas of weakness, and design changes are made prior to actual construction.

Both projects go beyond code to include impact-resistant laminated glass throughout, a double roof system whereby the second, ornamental clay tile roof is both screwed on and foam adhered to prevent tiles flying off during high winds and stucco exteriors that are bonded to the concrete block to assist in water resistance.

Parkshore Plaza, which will open in May, has Mediterranean-inspired architecture and an Italian-style pedestrian village. Slated to open in late 2007-early 2008, 400 Beach Drive combines cosmopolitan design with predominately glass architecture to capture the stunning ocean views that both buildings offer.

› The Latest

We all know that the commercial real estate business is cyclical and the great news is that after a three year down cycle, the industrial sector is on the upswing.

According to CB Richard Ellis, the Minneapolis/St. Paul market experienced 7.3 million square feet of positive absorption in the industrial sector last year in comparison to 1.4 million in 2003. This reversal has eliminated the availability of good quality, pre-existing space and has allowed for new construction. With a rebounding economy, our clients who had put off capital investments are now committed to expanding or finding new industrial space.

Currently, our office has four industrial projects under development or with lease availability, including Eagle Creek Commerce Center, Minnesota Valley Distribution Park and Cedar Bluffs Business Center. See "Local Projects" for more details.



Tom Shaver

Vice President Real Estate Development
Opus Northwest, L.L.C.

› Opus News

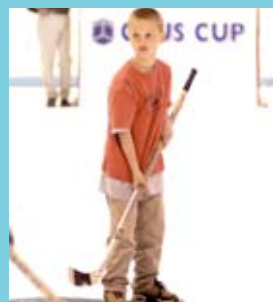
- **KaBOOM!** – The Minneapolis office of Opus Northwest, L.L.C. will be one of six Opus offices participating in a community partnership with KaBOOM!, a national nonprofit that creates safe play environments in underserved areas. Opus Minneapolis will be involved in the planning, design and volunteer construction of a local playground. The partnership was funded by a grant from the Opus Corporate Foundation.
- **Opus Cup** – Opus' seventh annual hockey event will bring Opus employees and brokers to the ice in an effort to raise money for Hope for the City, a nonprofit organization that helps fight poverty, hunger and disease. Since its inception, this tournament has raised more than \$30,000 for a variety of local charities. Fundraising events will include a chuck-a-puck contest, a skill shot competition and a raffle. Head to the rink to cheer on your favorite team and support a great cause!

When: April 27, 2006 from 3:45 – 5:45 p.m.

Where: Braemar Ice Arena – 7501 Ikola Way, Edina, Minn. 55439



KaBOOM!



Opus Cup

› Industry News

Servicing Tenants More Efficiently with Opus ServiceNet By Michael Dwyer

Fast answers and results. That's what tenants expect from The Opus Property Management Companies. With the introduction of Opus ServiceNet, a unique online tool, we're able to fully integrate and streamline the entire property management process. Opus ServiceNet is unique because work orders go directly to the mobile phone or Blackberry device of a property management contact.

Opus ServiceNet gives tenants a hands-on approach to creating and tracking work orders and streamlines information exchanges between tenants, building engineers, management personnel, vendors and real estate executives.

In 2004, The Opus Property Management Companies purchased Opus ServiceNet from Corrigo, Inc. and have worked diligently to customize the software to meet the needs of our tenants. Each tenant has a password-protected, customized Web page that includes property-specific newsletters, project updates and announcements. This Web page can be accessed via the Opus Corporation Web site at www.opuscorp.com.

Currently, The Opus Property Management Companies manage more than 6.7 million square feet of property in Minnesota totaling 41 properties. Across the country, the portfolio totals more than 150 properties comprising more than 40 million square feet.



Michael Dwyer
Senior Vice President,
National Director,
Property Management
The Opus Group

› Profile: **John Meyers**

Name an Opus retail project in Minnesota and surrounding states and we can almost guarantee that John Meyers has had a role. A 20-plus year commercial real estate veteran, John has been with Opus for six years and has led several projects, including Woodbury Lakes lifestyle center in Woodbury, Minn., Nicollet Commons in Burnsville, Minn. and Dardenne Town Square outside St. Louis. Currently, he's spearheading the Fountains at Arbor Lakes project, a 850,000-square-foot retail project and the fourth Opus retail project in the Arbor Lakes shopping area located in Maple Grove, Minn. He is also in the planning stages of a 700,000-square-foot retail development in Rochester, Minn.

Outside the real estate world, John spends time with his wife, Paula, and his three sons. When not at the hockey arena cheering on his boys, John enjoys golfing and fishing.

Contact John at 952.656.4498 or john.meyers@opusnw.com.



John Meyers
Vice President of Retail
Development
Opus Northwest, L.L.C.

Local Projects

- **Opus Building: Center for Advanced Imaging** – Opus was selected as construction manager of the Mayo Clinic’s Center for Advanced Imaging Research. It will be a unique facility designed to accommodate the custom requirements of world-class imaging research professionals and equipment.

This two-story project is located at the corner of 4th St. SW and 4th Ave. SW in Rochester, Minn. The initial project is 40,000 square feet and will be designed to expand to approximately 300,000 square feet in multiple phases. It will include a subway pedestrian connection to the Mayo Clinic complex and will be served by Mayo’s central utility plant.

The facility has been designed to take into account the demands of specialized imaging equipment, including vibration control, structural concerns, audible noise, radio frequency and radiation shielding. Initial occupancy will consist of approximately 50 staff with planned growth to 70 staff members.

Opus Contact: Pat Dady at 952.656.4487 or pat.dady@opusnw.com.

- **Minnesota Valley Distribution Park** – Located in Shakopee, Minn., this 40-acre, build-to-suit industrial park is mass graded and ready for development. Development sites range from 15 to 40 acres. With easy access via Highway 169, the site offers ultimate flexibility for distribution and cross docking or single loading. All municipal entitlements have already been obtained.

Opus Contact: Tom Shaver at 952.656.4611 or tom.shaver@opusnw.com.



Center for Advanced Imaging Research
Rochester, Minn.



Minnesota Valley Distribution Park
Shakopee, Minn.



Fountains at Arbor Lakes
Maple Grove, Minn.

- **Fountains at Arbor Lakes** – Additional tenants have been secured for this 90-acre, 850,000-square-foot power center located in Maple Grove, Minn., including Recreational Equipment, Inc. (REI), DSW, a four- or five-story Marriott Courtyard hotel, Benihana, Chin's Asia Fresh, Salsarita's Fresh Cantina, Mattress Giant and Trade Secret. Letters of intent have been signed by Guitar Center, T.G.I. Friday's and Ethan Allen.

Expected to open fall 2006, the Fountains at Arbor Lakes has approximately 25,000 square feet of office space available for lease. The Class A office space ranges in size from 800 to 15,061 square feet and has potential for a two-story office space.

Opus Contact: John Meyers at 952.656.4498 or john.meyers@opusnw.com.

Brokers at Welsh Companies:
Chris Simmons (retail) at 952.897.7760 or csimmons@welschco.com or
Jim Damiani (office) at 952.897.7731 or jdamiiani@welschco.com.



Eagle Creek Commerce Center III
Savage, Minn.

- **Eagle Creek Commerce Center III** – KL Tannehill recently signed a lease for 39,250 square feet of office/warehouse space in this 122,912-square-foot multi-tenant facility located on a 10.1-acre site in the Eagle Creek Business Park in Savage, Minn. Additional space is still available for lease.

Opus Contact: Tom Shaver at 952.656.4611 or tom.shaver@opusnw.com.



Cedar Bluffs Business Center
Eagan, Minn.

- **Cedar Bluffs Business Center** – Simpson Strong-Tie recently signed a lease for 53,000 square feet of the 81,329-square-foot multi-tenant office/warehouse facility located on 8.5 acres in Eagan, Minn. This lease brings the project to 100 percent occupancy!

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