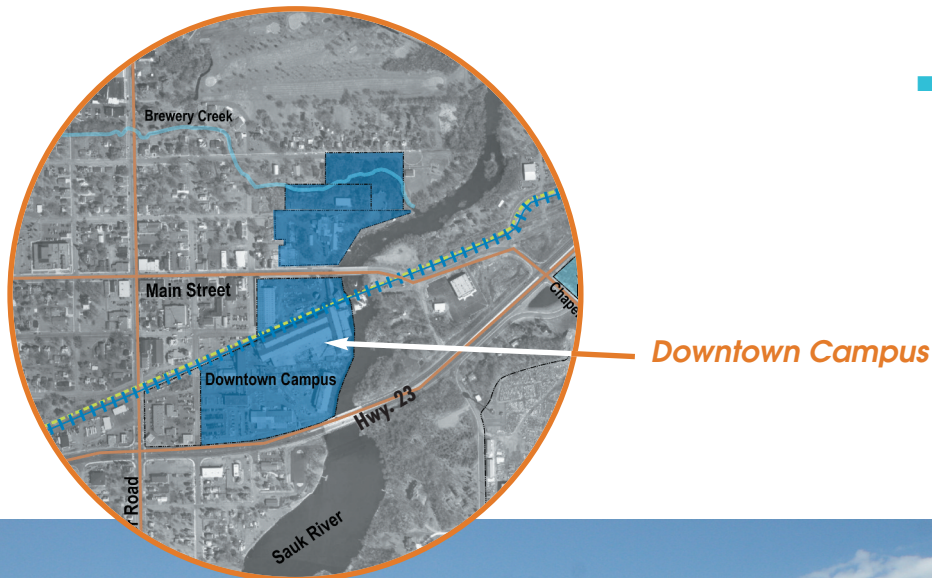


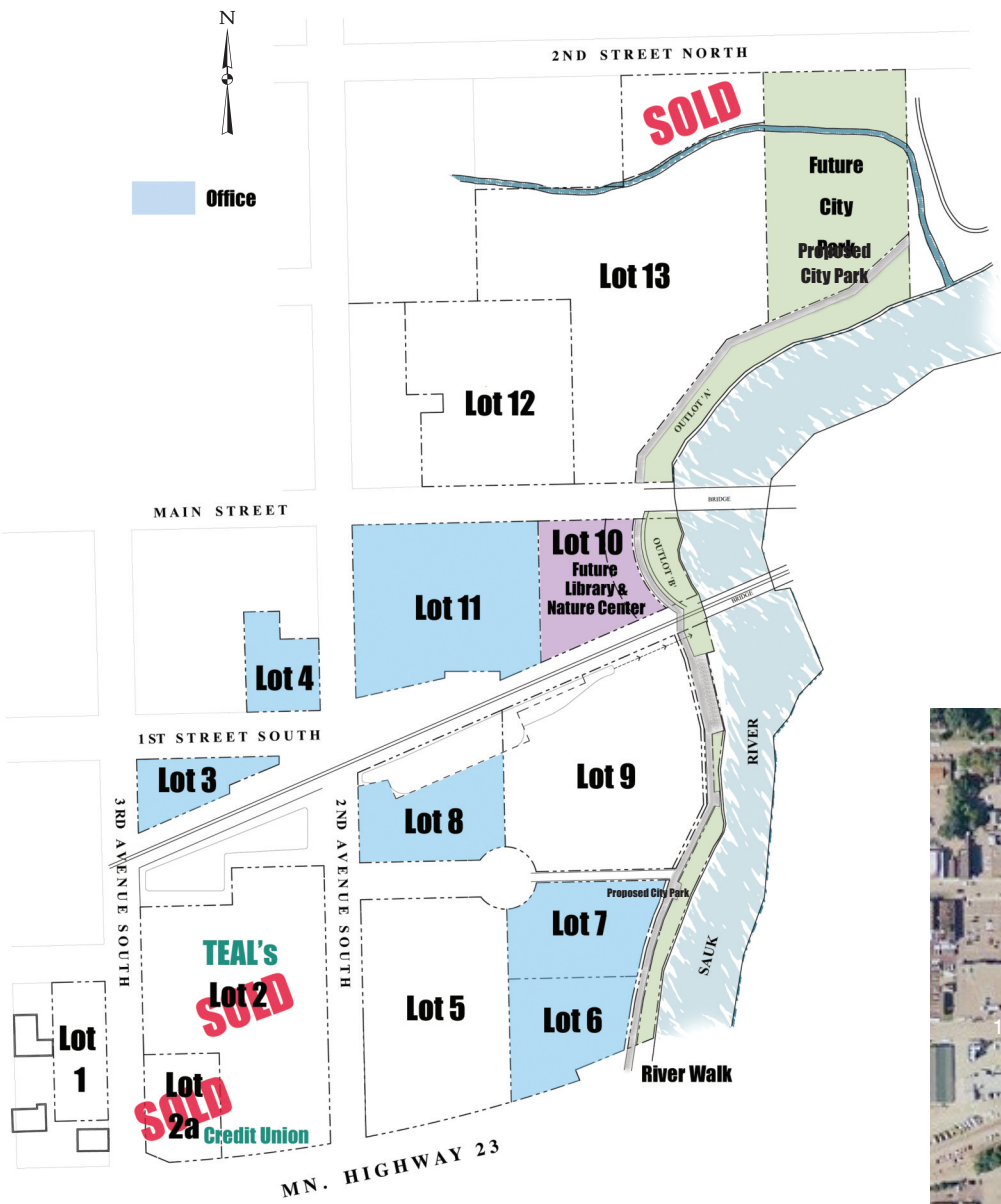
The Downtown Campus has 1,158 sf of frontage along Highway 23 to the south, and 970 sf along the Sauk River forming the eastern boundary. Main Street runs through the Downtown Campus and provides the primary link to downtown, 3rd Avenue North is also a secondary gateway to downtown from Highway 23. The Burlington Northern Santa Fe railroad tracks bisect the campus from the northeast to the southwest with crossings at 2nd Avenue and 3rd Avenue. Plans will convert these tracks to a bike trail.

Downtown Campus Site Attributes

- **Acreage** — 28 acres
- **Zoning** — *Riverfront and Commercial*
- **Potential Uses** — *Office, Retail, Bank, Hotel, Restaurant, Medical, Residential Lofts, Mixed Use*
- **Utilities** — *All Utilities will be in Place*



Cul-de-sac with access to Lots 5-9



14,900 ADT 2009 (Average Daily Traffic)

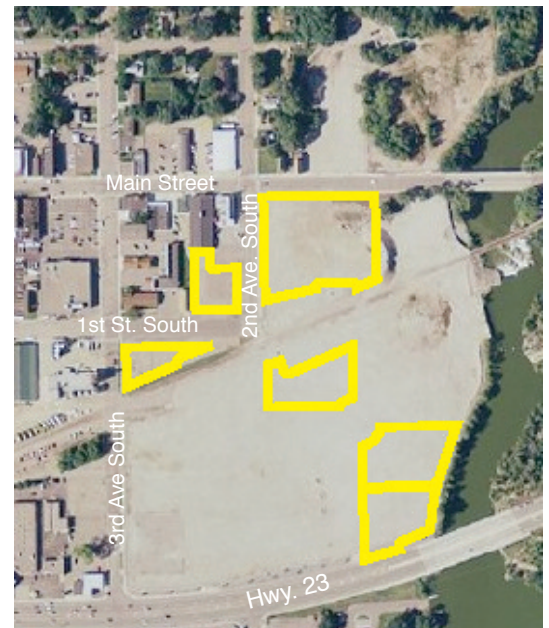
Office Property

- Lot 3 — 19,274 sf
- Lot 4 — 20,225 sf
- Lot 6 — 38,547 sf
- Lot 7 — 39,434 sf
- Lot 8 — 54,988 sf
- Lot 11 — 92,744 sf

Potential Uses

- Office, Retail, Bank, Hotel, Restaurant, Medical, Mixed Use

Aerial View of Granite Landing



Railroad Tracks Offer Long Sightlines



Downtown Campus Looking West



Sauk River Dam



Looking West across the Sauk River to Downtown Campus