

# Excelsior & Grand

## Location

3820 Grand Way  
Saint Louis Park, Minnesota

## Building Use

Residential apartments/  
condominiums, retail

## Size

### Phase I:

338 apartments, 64,000  
square feet of retail

### Phase II:

124 condominiums, 4,500  
square feet of retail

### Phase III:

86 condominiums, 14,000  
square feet of retail

### Phase IV:

96 condominiums, 5,500  
square feet of retail

## Site

16 acres

## Completion Date

Phase I: 2002

Phase II: 2004

Phase III: 2006

Phase IV: 2007

## Architect

ESG Architects

## Contractor

BOR-SON Construction

KRAUS-ANDERSON



Excelsior & Grand is a 16-acre redevelopment project located on Excelsior Boulevard, just east of Highway 100, in St. Louis Park, Minnesota. This multi-phased project features 644 housing units and 88,000 square feet of retail space. Total project cost is estimated at \$160 million. Phase I and II, which include 338 apartment units, 124 residential condominiums, and 68,500 square feet of retail space, are 98% leased and/or sold out. Phase III opened spring 2006 with 86 lofts above a Trader Joe's grocery store. Phase IV will add 96 condominiums and 5,500 square feet of retail space summer 2007.

TOLD Development Company was selected by the City of St. Louis Park in July 2000 after the initial developer withdrew from the project. When TOLD Development Company assumed the development rights to the project, the plan proposed by the previous developer was not financially feasible. TOLD quickly assembled a team and addressed the complexities of the project. The resulting revisions balance the benefits of vertical mixed-use with the financing challenges involved with such projects. TOLD Development Company is developing all components of the project: apartments, condominiums, and retail.

"TOLD Development Company's project is a major step toward reaching the goal of the city and community of creating a focal point for the City of St. Louis Park."

- Tom Harmening  
City Manager  
St. Louis Park

