



The Island Residences at Carlson Center

Minnetonka, MN
COMPLETED NOVEMBER 2015
174 UNIT MULTI-FAMILY DEVELOPMENT
284,000 SF

ARCHITECT: ESG ARCHITECTS
CONTRACTOR: STEVENS CONSTRUCTION COMPANY

High Street Residential partnered with Principal Real Estate Investors to develop The Island, a 174-unit, 5 story Class A apartment building located in the heart of Carlson Center, a corporate office campus totaling approximately 1 million square feet of office space. The Island is nestled within a secluded and serene natural oasis of lush greenery bounded by water on all sides. The site provides direct access to outdoor amenities and includes waterfront views from all sides of the building. Apartment dwellers will enjoy the trails and trees, heated underground parking, lap length pool and the surrounding lake. The site is located within minutes from Wayzata Bay and Lake Minnetonka shores that are home to some of the most affluent residential communities in the state. The site is located off of Carlson Parkway with direct access to I-394 and I-494.

The 11.93 AC site acquired by the venture was a green space connected by a pedestrian bridge to the 601/701 and 301/401 Carlson Parkway. To give residents and guest access to the property, a new vehicular/pedestrian bridge was constructed.

The apartment complex includes alcove, one bedroom, one bedroom plus den, two bedroom, two bedroom plus den and three bedroom units. The unit mix is weighted towards one and two bedroom units. The project offers 23 surface stalls and 246 covered below-grade stalls, totaling 269 parking stalls to accommodate the needs of residents and visitors.

Amenities include onsite management, lobby lounge with fire place, clubroom with commercial kitchen and bar, guest suite, WiFi coffee lounge, dog spa, bike storage and locker rooms with sauna. The pool deck features outdoor grilling lounge, fire pit and a lap pool. The fitness center includes world-class strength training and cardiovascular equipment with individual televisions, a stretching area, and free weights.

The Island was completed in November 2015, and is 65% leased by mid-summer 2016, which is a validation of pent up demand for a one-of-a-kind luxury residential community in the western suburbs of Minneapolis.

The project is LEED® certified to the Silver level.

