

# Real Estate

Apr 23, 2013, 3:01pm CDT **UPDATED:** Apr 23, 2013, 3:24pm CDT

## Office building planned near Target Field



### [Sam Black](#)

Senior reporter-*Minneapolis / St. Paul Business Journal*

[Email](#) | [Twitter](#) | [Google+](#)

The owner of a Minneapolis marketing firm called Akquracy has proposed a three-story office building for a site near Target Field.

The \$4.1 million project, called the Bickford, would be a 16,000-square-foot building that Acquracy owner [Scott Petinga](#) plans to develop and anchor, according to a summary of the project Petinga provided.

The site is located at 506 4th St. N.

near the Bookmen Stacks condos and the proposed new home of National Marrow Donor Program's Be The Match Foundation, where [United Properties](#) is attempting to develop a new 250,000 square foot eight-story building.

A large portion of the first floor will be set aside for collaborative office space and "nurturing" small businesses. There will also be a small cafe, featuring local, sustainable, organic ingredients called Steam. It will have indoor, patio and garden seating.

Petinga said he expects Bickford will apply for LEED Platinum certification and include green features such as controlling water and emissions waste and including as much green space as possible in its design.

Petinga, who just turned 40, said he has never been a developer before and he was inspired to build this project after he recovered from a cancer diagnosis eight years ago.

Petinga [presented his plans to the North Loop Neighborhood Association](#) a meeting last week.

The development project team members are:

- The Neat Pig Group ([Scott Petinga](#)), Minneapolis, owner
- Hive Modular, Minneapolis, architect
- Ebert Construction, Corcoran, general contractor
- Ericksen Roed & Assoc., St. Paul, structural engineer
- Solution Blue Inc., St. Paul, civil engineer and landscape architect
- 20 Below Studio, Minneapolis, interior design
- LKPB Engineers, St. Paul, mechanical and electrical engineer and plumbing engineer

Sam Black covers real estate, manufacturing, food, and economic development

