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**CARRIE
RENGERS**

HAVE YOU HEARD?

Minnesota developers reveal their next steps

The Minnesota Guys have a new motto for their **Real Development** business: "The downtown of tomorrow has begun."

They're trying to

prove it at **Exchange Place**, at the corner of Market and Douglas, and the **Michigan Building**

next door, where they have the following plans:

■ **The Market**, a high-end grocery, deli and bakery that will occupy 7,000 square feet on the first floor of Exchange Place (with 3,000 square feet on the mezzanine level for seating at breakfast and lunch).

■ **Dolci & Joe's**, a coffee shop that also offers commercial coffee services (putting coffee machines in downtown businesses) in 3,000 square feet on the

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Michigan Building's ground floor. ■ **Platinum Dry Cleaners**, a dry cleaning business that offers delivery services out of 1,000 square feet behind the coffee shop.

■ A yet-to-be-named upscale restaurant in the basement of Exchange Place that will be the final piece of development at the building. It will offer a fixed-price menu with as many as 10 courses.

"It just provides people with some really great service options . . . in a real convenient location," says developer **Michael Elzufon**.

He says the businesses are "uniquely positioned for people living there and working and playing there."

He plans 92 condominiums at Exchange Place. Elzufon and his partners hope to start construction on the general infrastructure of the condos by the end of this year. The coffee shop should be ready first, followed by the cleaners, then the grocery six to eight months later and the restaurant another half a year or so after that.

"It's going to stair-step," says **Joshua Crowe** of Dolci & Joe's, which will run all the businesses. "We're kind of stair-stepping so . . . everything stays at a high quality."

Elzufon says the first floor of Exchange Place, which is the former **Bank IV** lobby, is a special place with jaw-dropping finishes and deserves special tenants. He says he didn't simply accept the first renters to come along.

"I can't tell you how many times . . . people have discussed the lack of conveniences," Elzufon says of living and working downtown. At Exchange Place, he says, "The business mix that's down there . . . is put together *not* by mistake."

Crowe says downtown dwellers and business people will notice the difference.

"We really saw the need to develop something unique that wasn't already in the market."

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