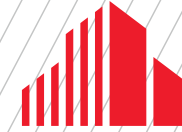


FOR LEASE

UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



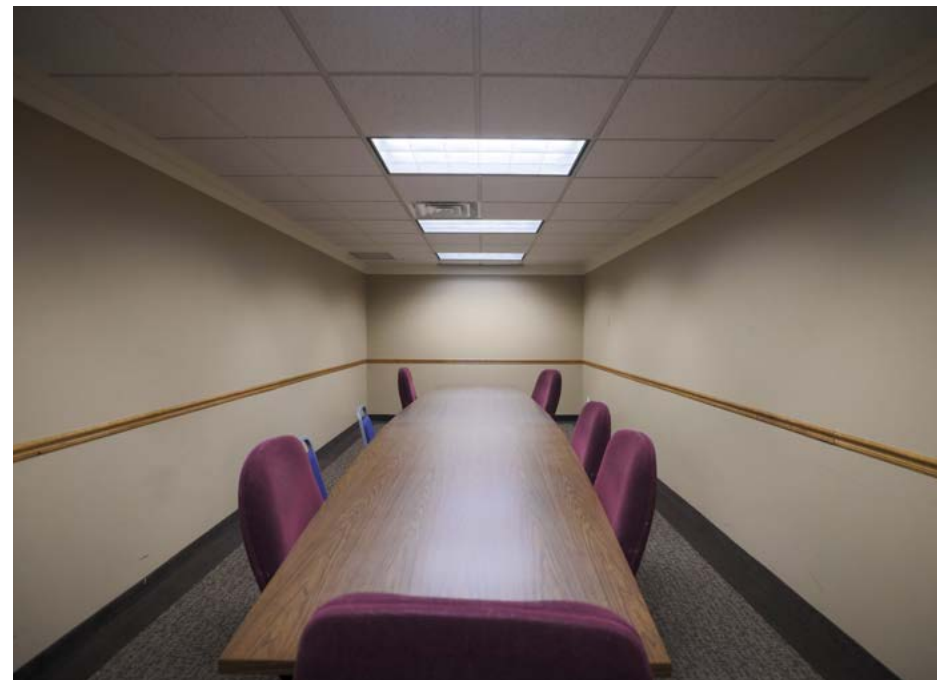
CENTURY OFFICE PARK

6043 HUDSON ROAD, WOODBURY, MN

PROPERTY HIGHLIGHTS

- Located off I-94 and I-494
- Close proximity to Maplewood, St Paul, Stillwater, Oakdale, and Hudson, WI
- Free conference rooms & free Wi-Fi
- Underground parking available
- Ample free parking is available
- Convenient location - surrounded by major highways: I-94, I-694, & Hwy. 36
- Close to Caribou, skyway connected to Country Inn Hotel, Green Mill and other retail and fast food
- Custom build-outs available

BUILDING SIZE	53,500SF
YEAR BUILT/RENOVATED	1969 / 2023
# OF FLOORS	Three (3)
AVAILABLE SQ. FT.	200 - 55,000 SF
MODIFIED GROSS LEASE RATE	2,501+ SF = \$14.00 PSF
	501 SF - 2,500 SF = \$16.00-\$17.00 PSF
	500 SF or less = \$18.00 PSF
PARKING SPACES	For lease @ \$100 per month
STORAGE SPACE	For lease - negotiable on price

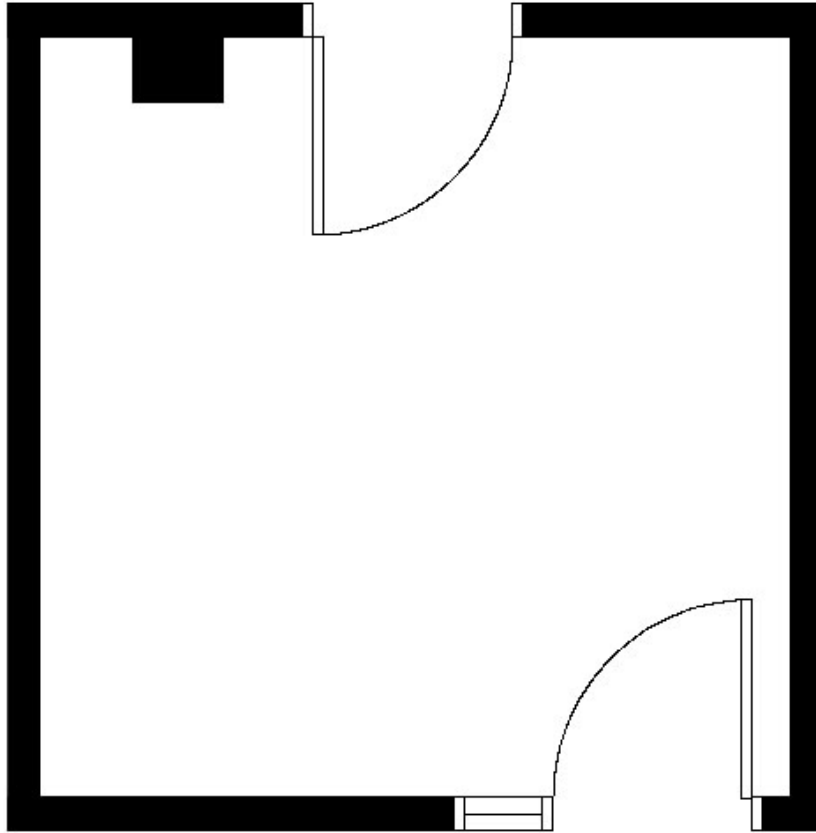


PROPERTY AVAILABILITIES

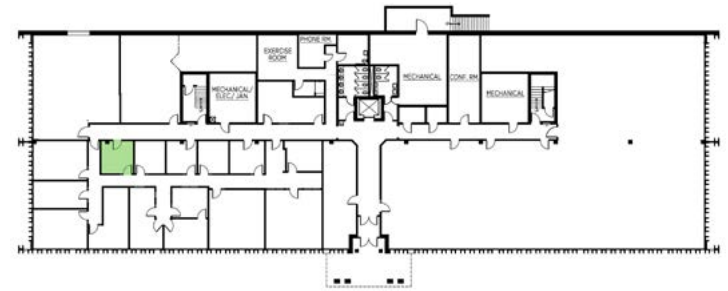
Suite Number	Rentable Square Footage
140J	210
170	4,433
200	961
300A	378
300C	353
300E	452
300G	492
300I	337 <i>(Available 6/1/2026)</i>
330	2,918
355	701
370	694
399G	163



SUITE 140J - 210 RSF

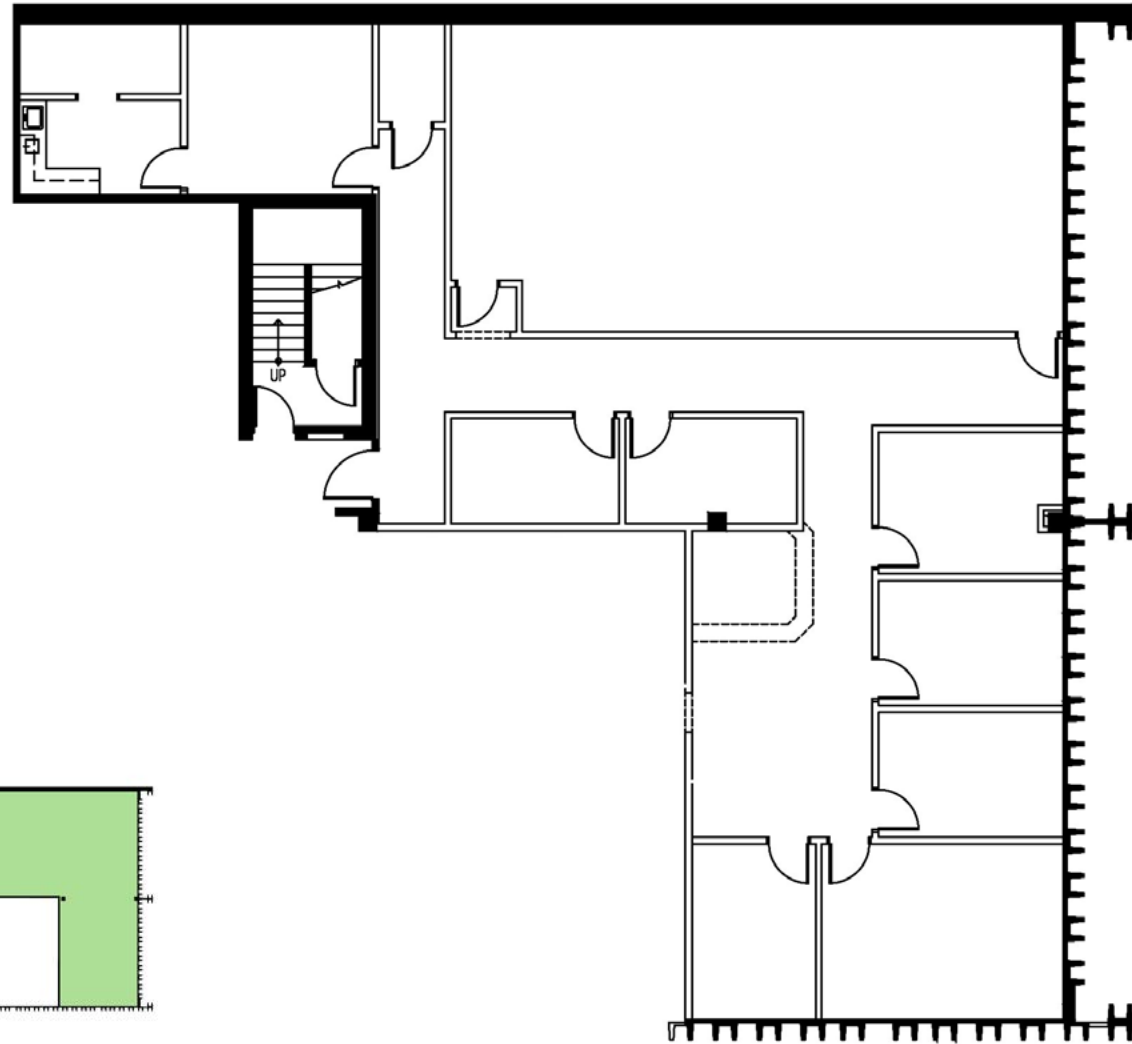


KEY PLAN - 1ST FLOOR

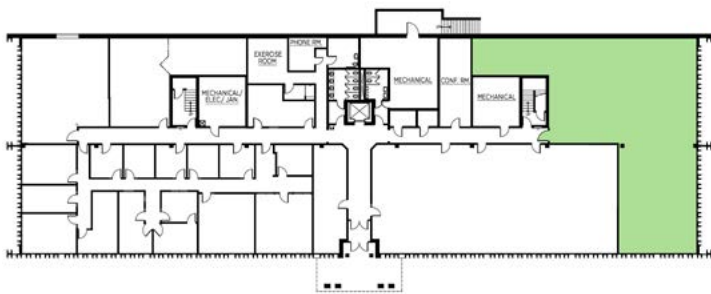


FLOOR PLAN

SUITE 170 - 4,433 RSF

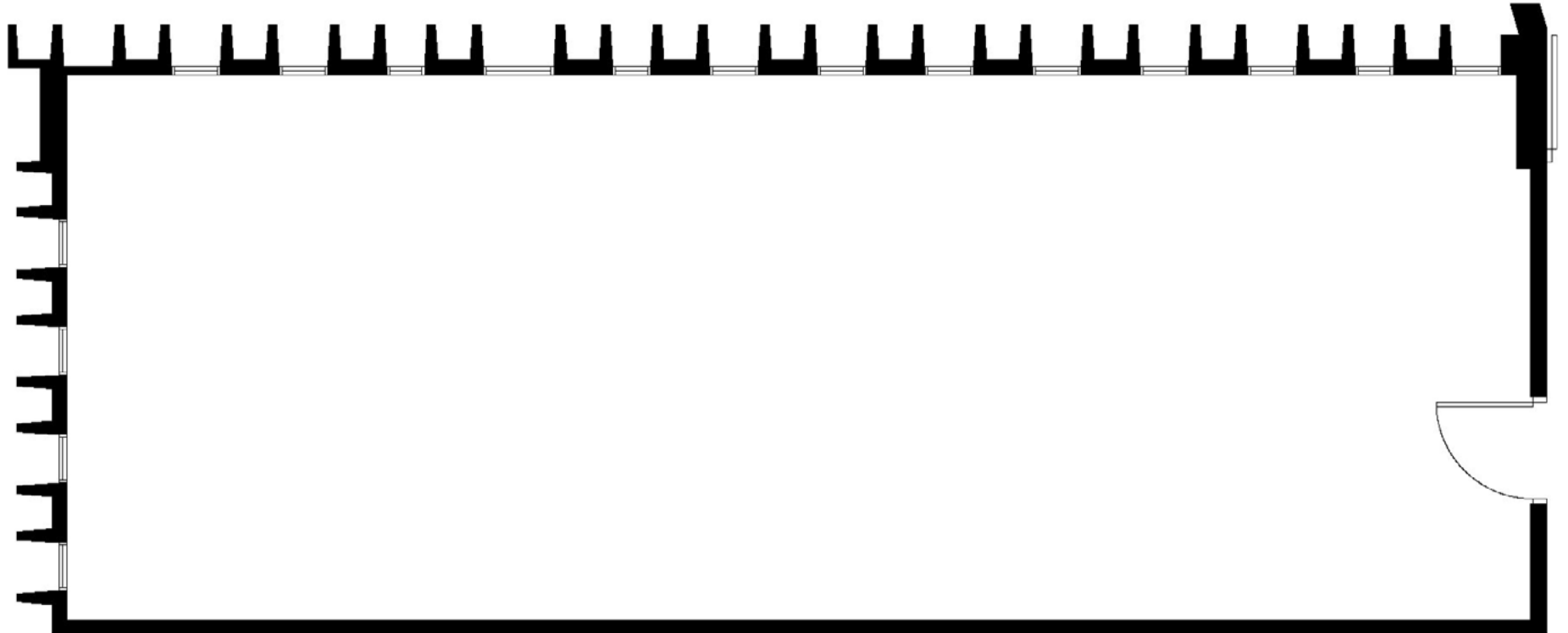


KEY PLAN -1ST FLOOR

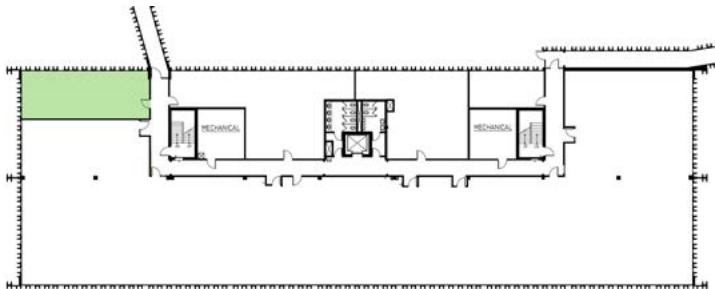


FLOOR
PLAN

SUITE 200 - 961 RSF

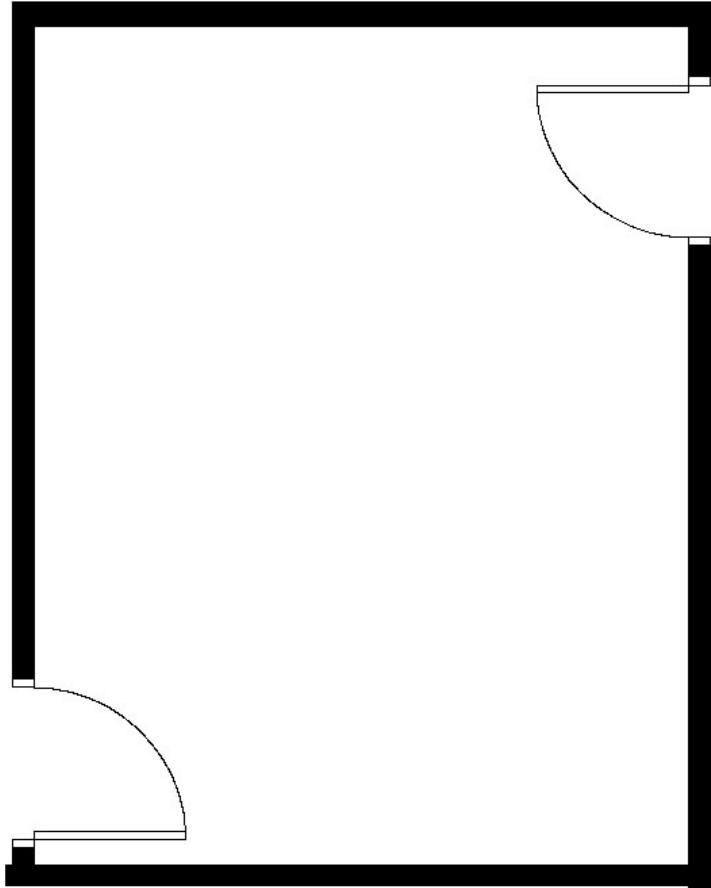


KEY PLAN - 2ND FLOOR

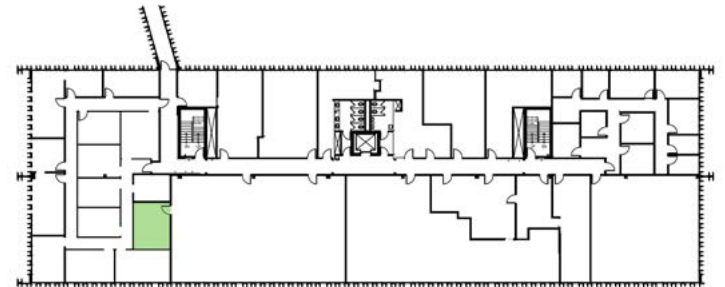


FLOOR
PLAN

SUITE 300A - 378 RSF

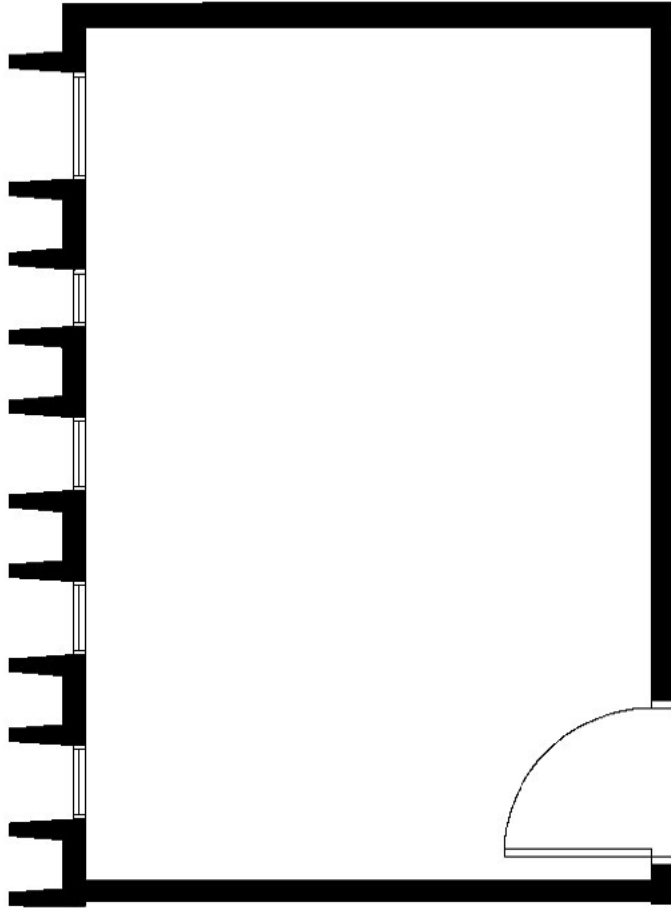


KEY PLAN - 3RD FLOOR

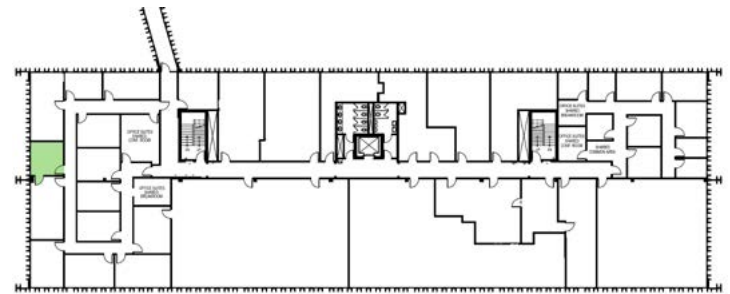


FLOOR PLAN

SUITE 300C - 353 RSF

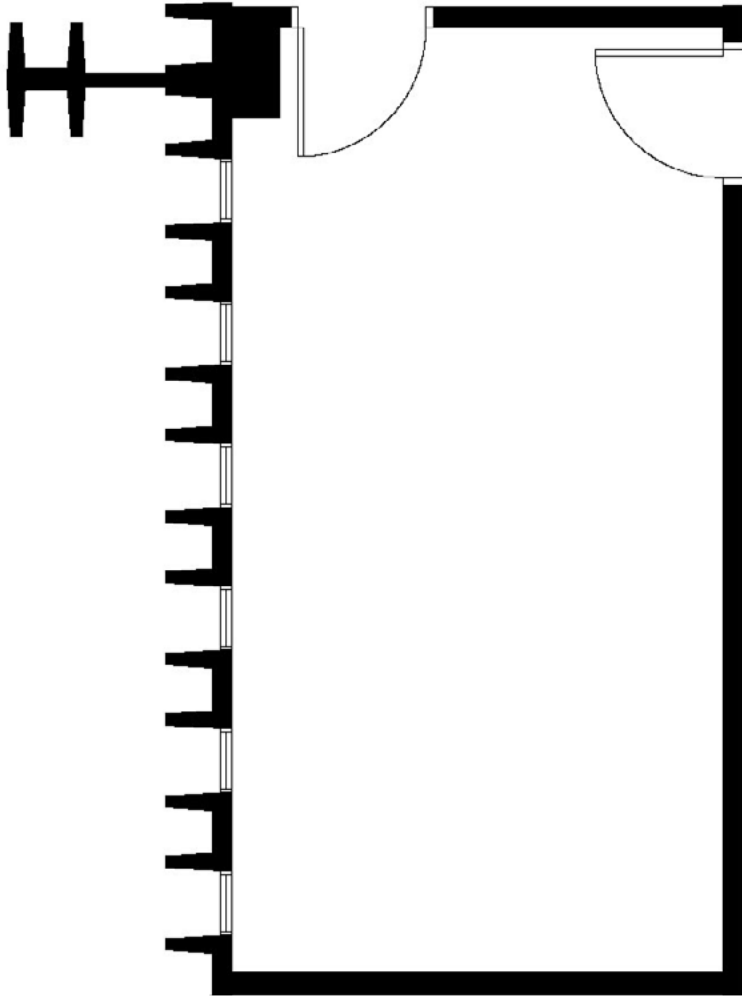


KEY PLAN - 3RD FLOOR

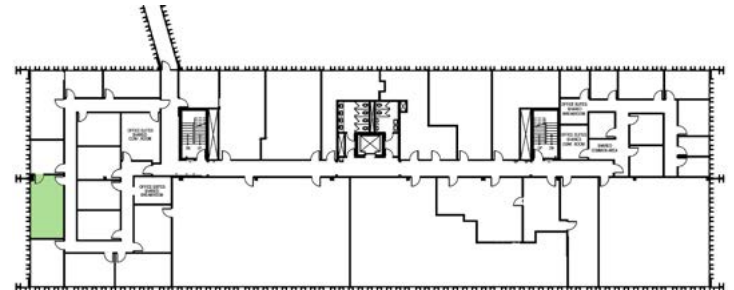


FLOOR PLAN

SUITE 300E - 452 RSF

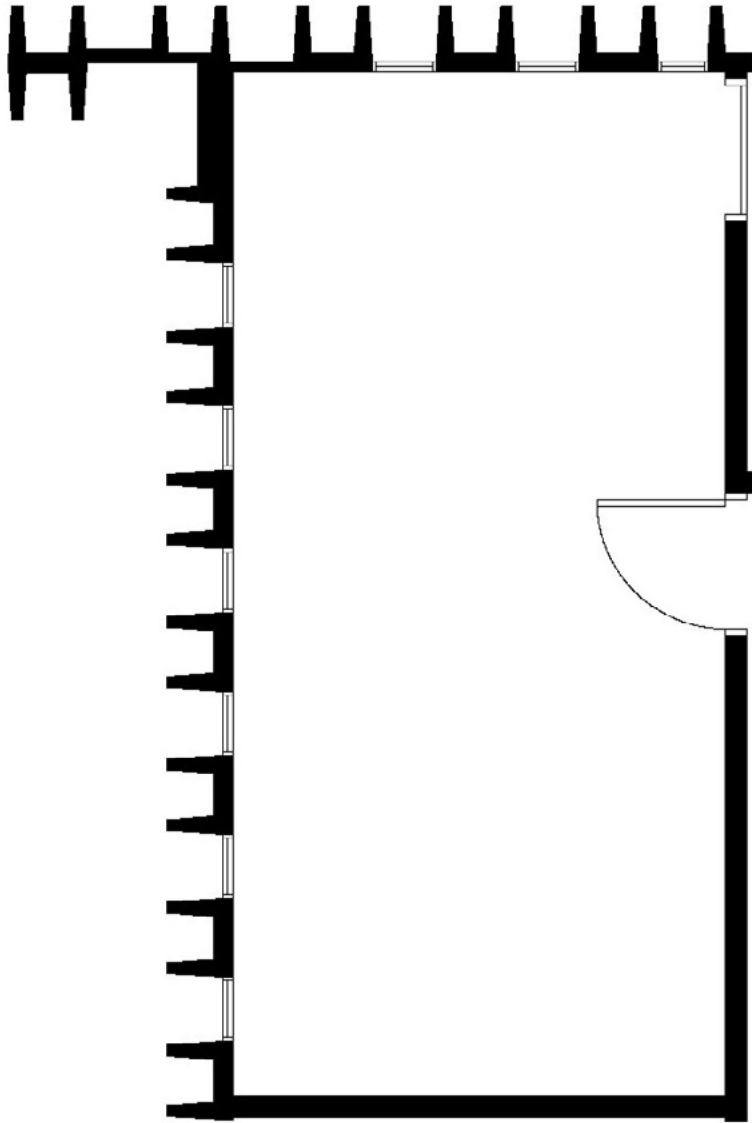


KEY PLAN - 3RD FLOOR

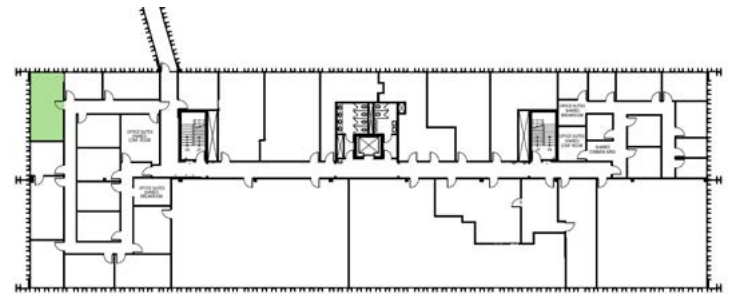


FLOOR PLAN

SUITE 300G - 492 RSF



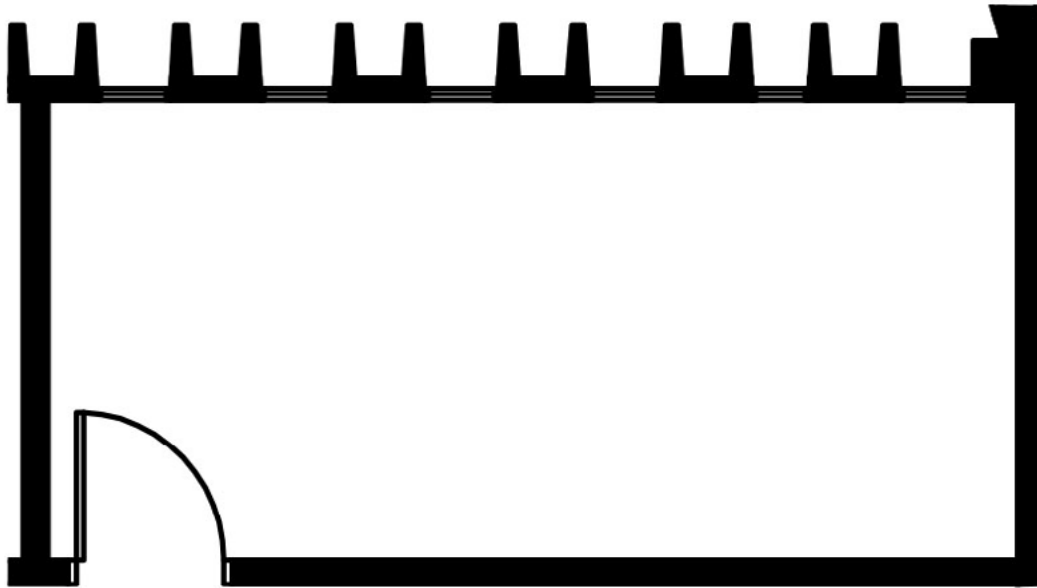
KEY PLAN - 3RD FLOOR



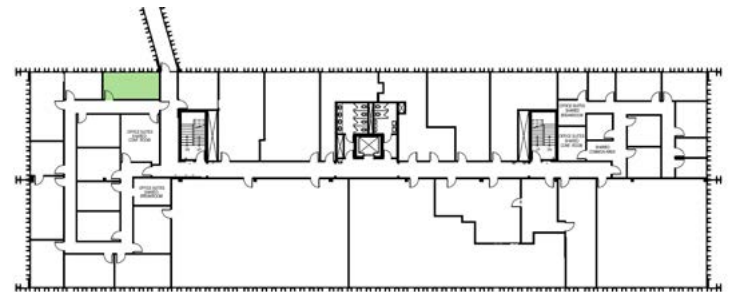
FLOOR PLAN

SUITE 300I - 337 RSF

Available 6/1/2026

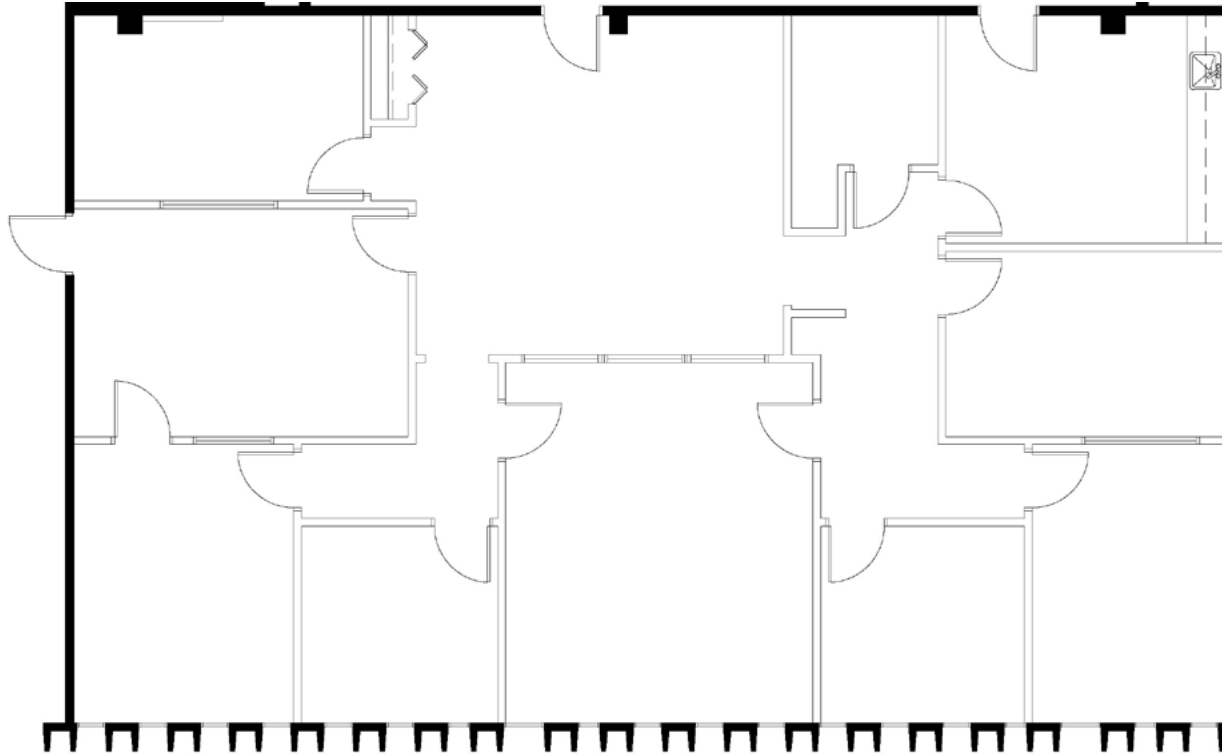


KEY PLAN - 3RD FLOOR



FLOOR
PLAN

SUITE 330 - 2,918 RSF

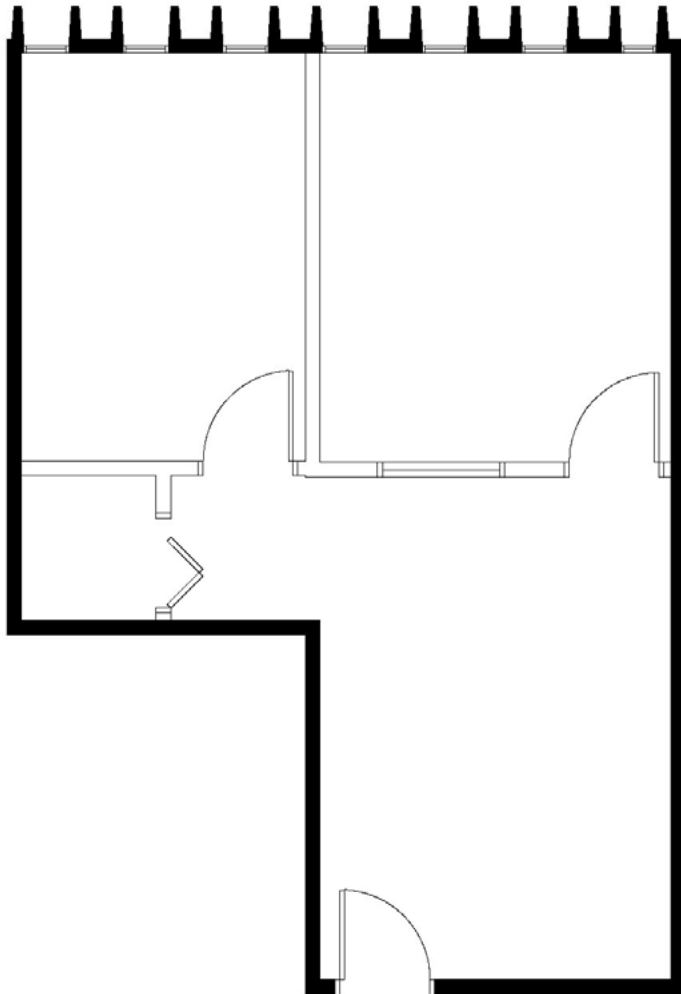


KEY PLAN - 3RD FLOOR

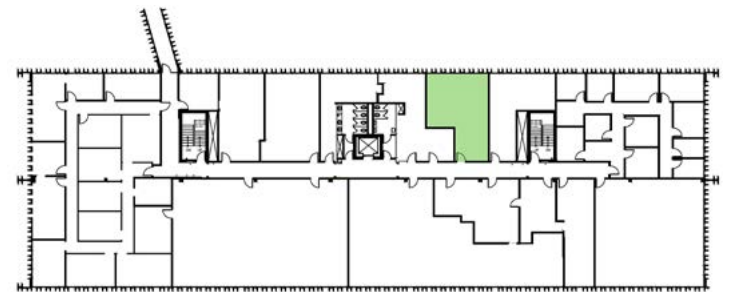


FLOOR
PLAN

SUITE 355 - 701 RSF

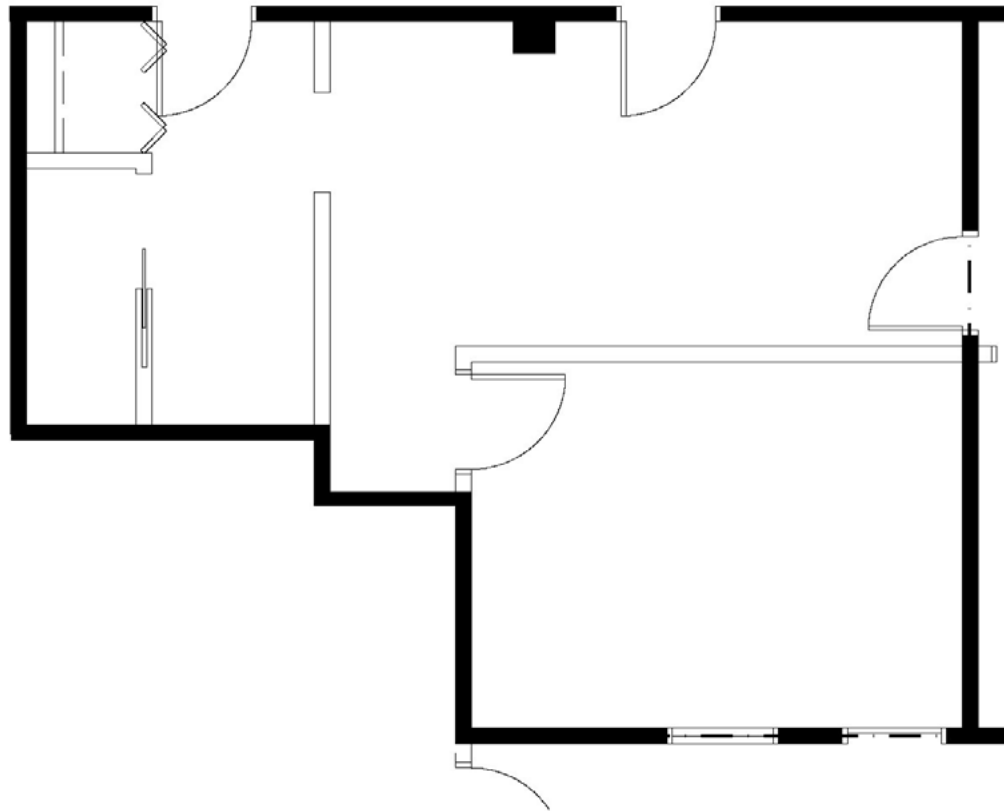


KEY PLAN - 3RD FLOOR

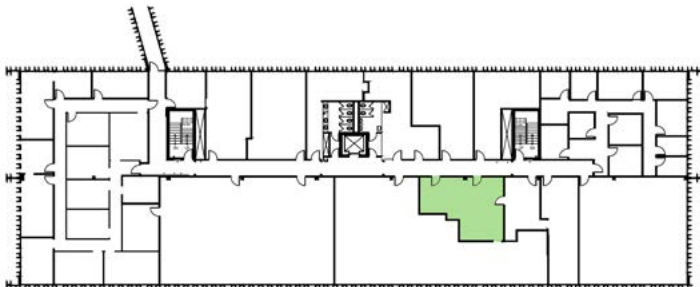


FLOOR
PLAN

SUITE 370 - 694 RSF

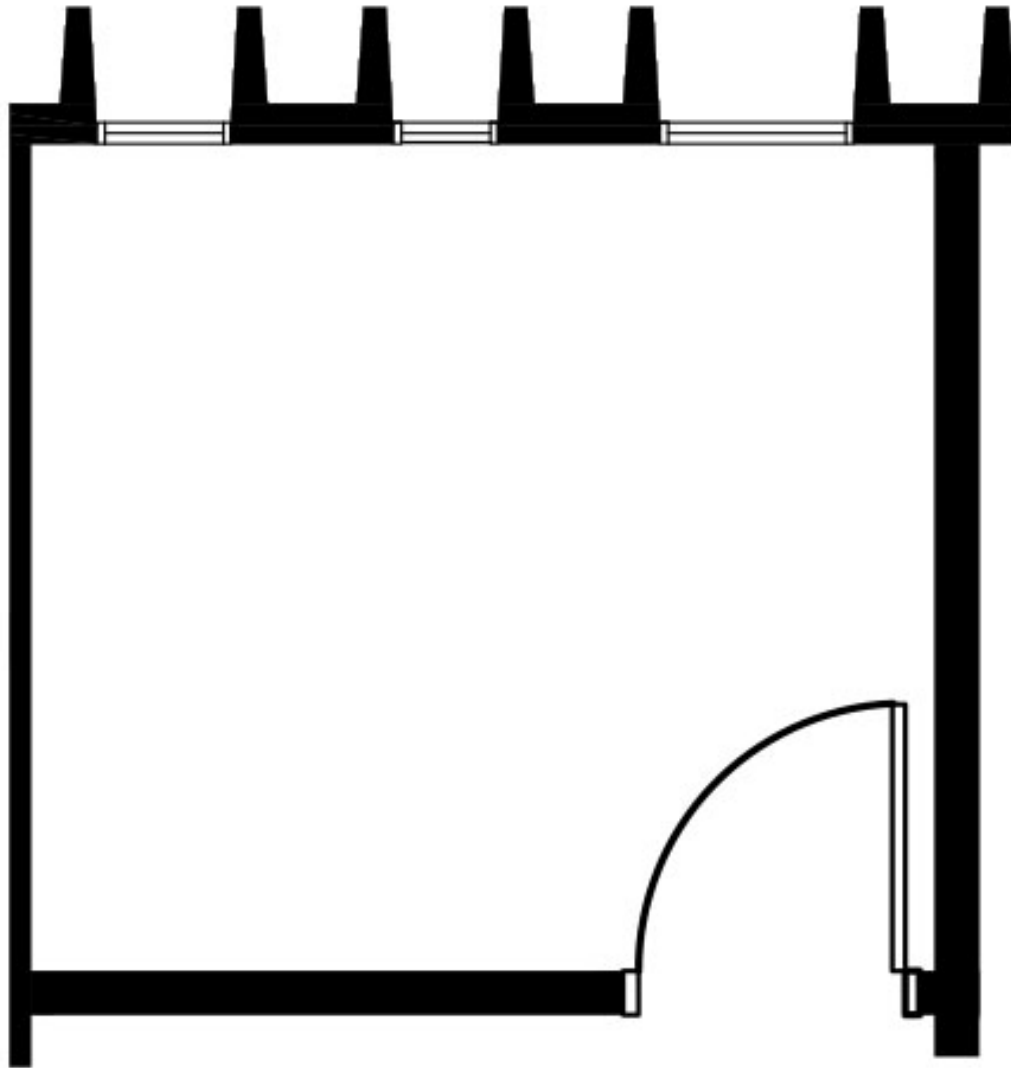


KEY PLAN - 3RD FLOOR

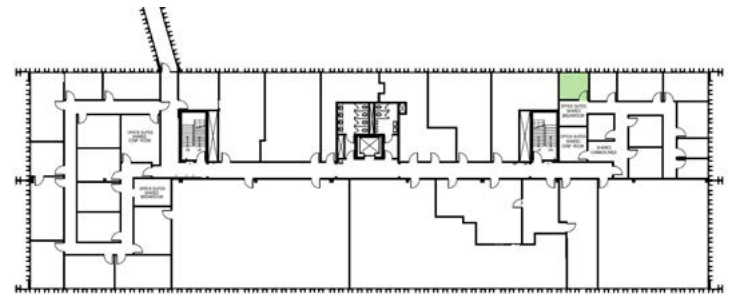


FLOOR
PLAN

SUITE 399G - 163 RSF



KEY PLAN - 3RD FLOOR



FLOOR PLAN





AERIAL MAP

CONTACT INFORMATION

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