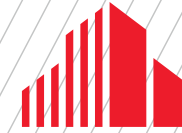


FOR LEASE

UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



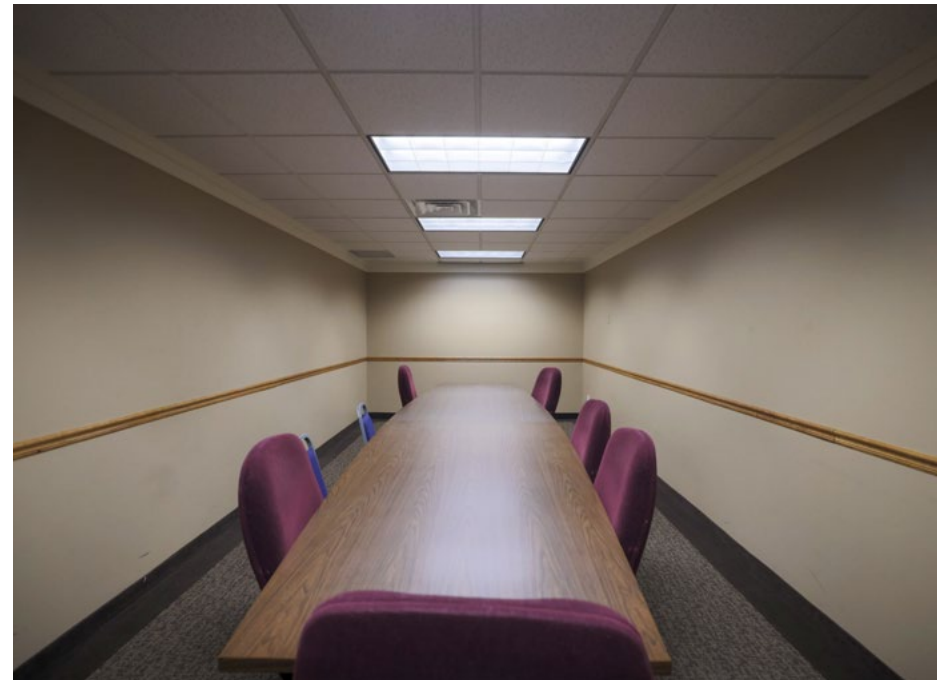
CENTURY OFFICE PARK

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



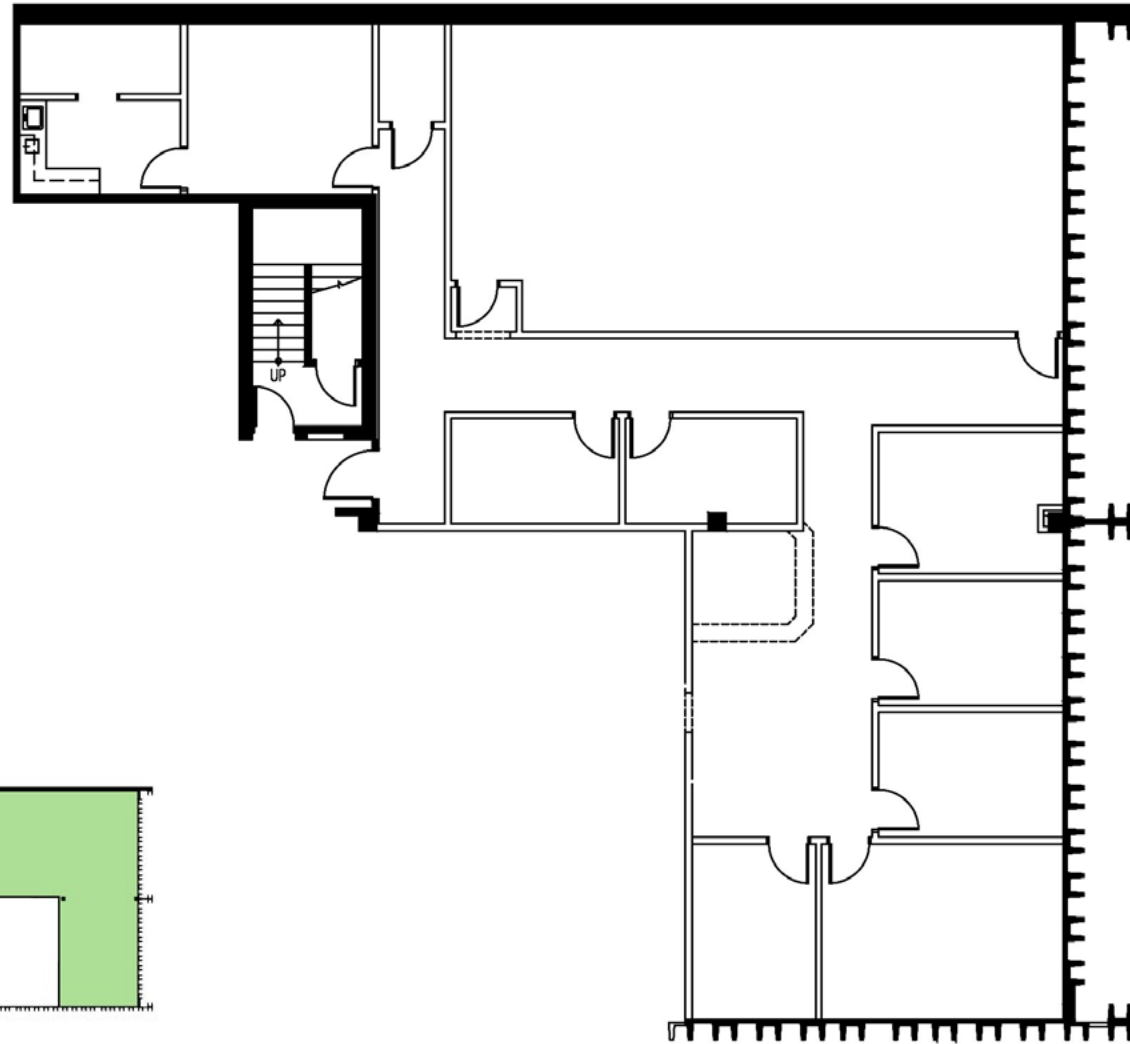
CENTURY OFFICE PARK - 6043 HUDSON ROAD | WOODBURY, MN

PROPERTY AVAILABILITIES

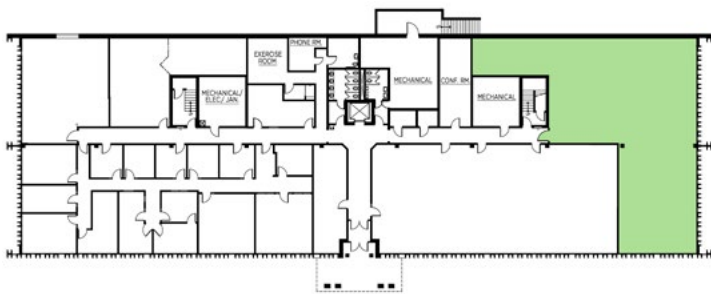
Suite Number	Rentable Square Footage
170	4,433
200	961
300A	378
300G	492
300I	337
305	245
355	702
370	694



SUITE 170 - 4,433 RSF

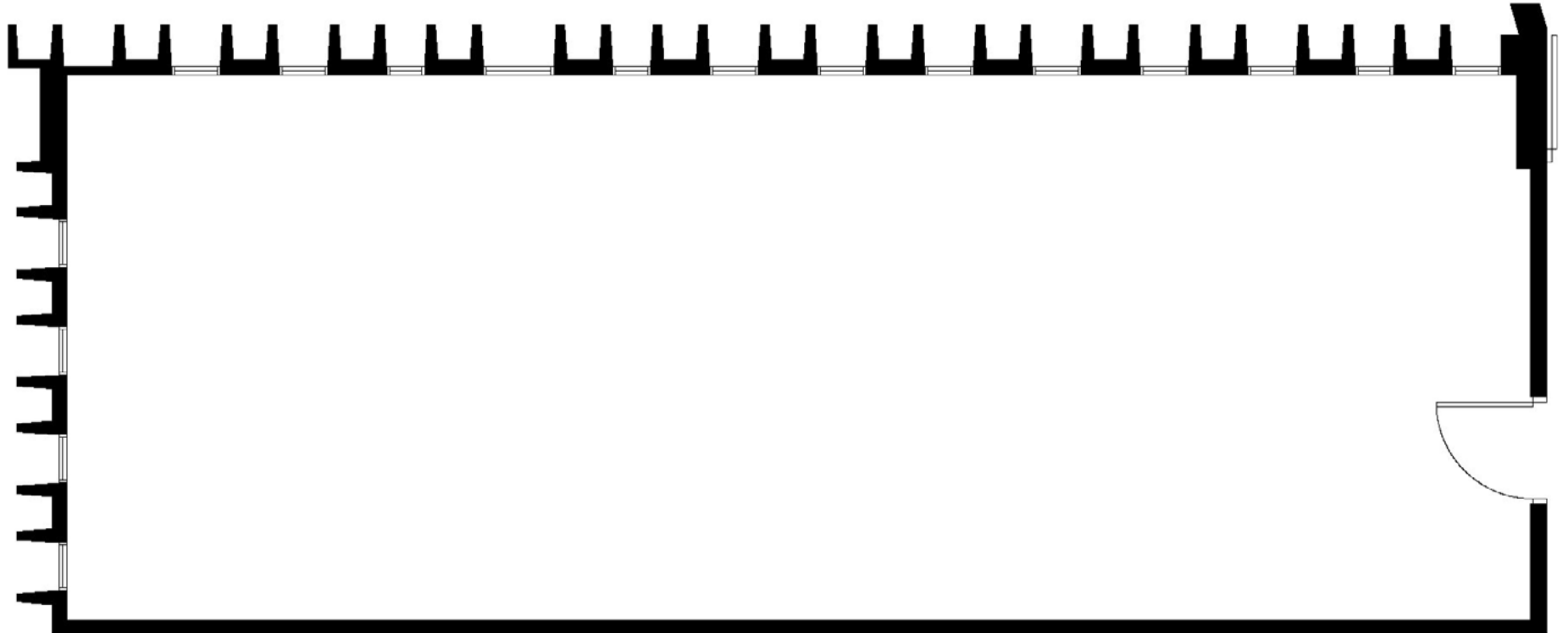


KEY PLAN -1ST FLOOR

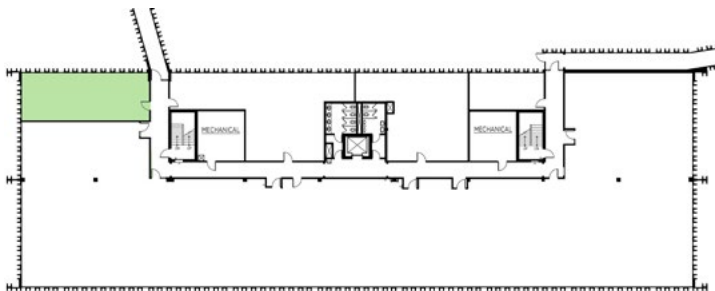


FLOOR
PLAN

SUITE 200 - 961 RSF

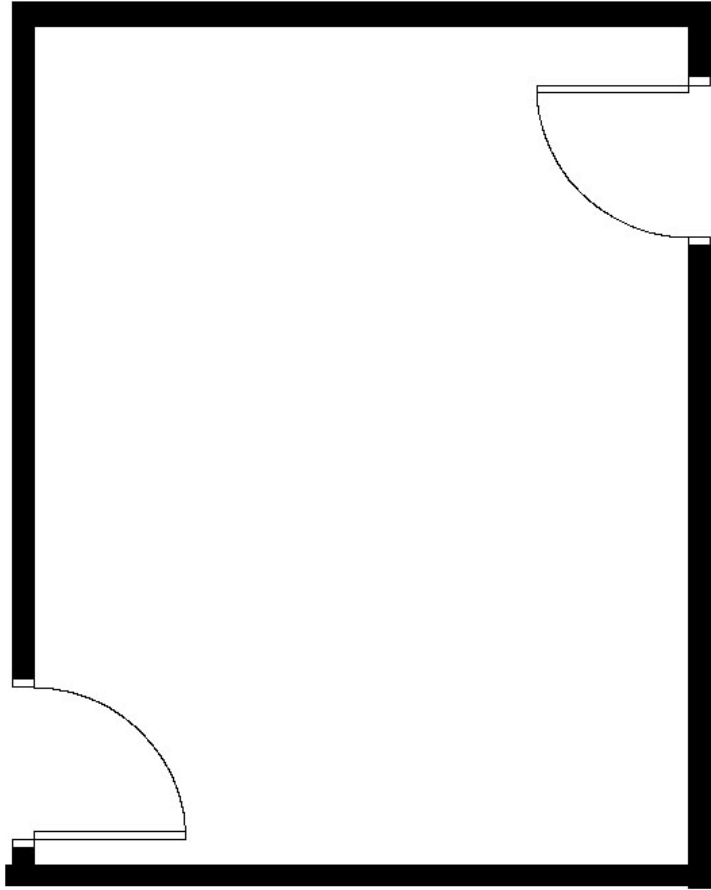


KEY PLAN - 2ND FLOOR

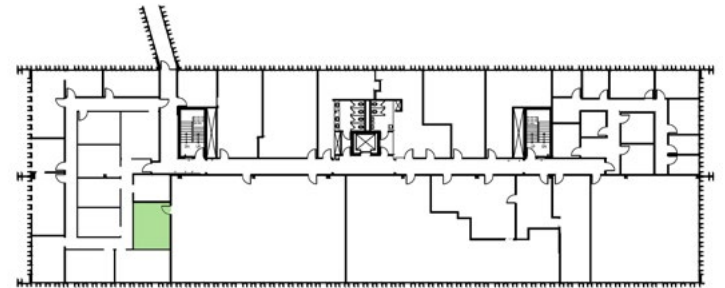


FLOOR
PLAN

SUITE 300A - 378 RSF

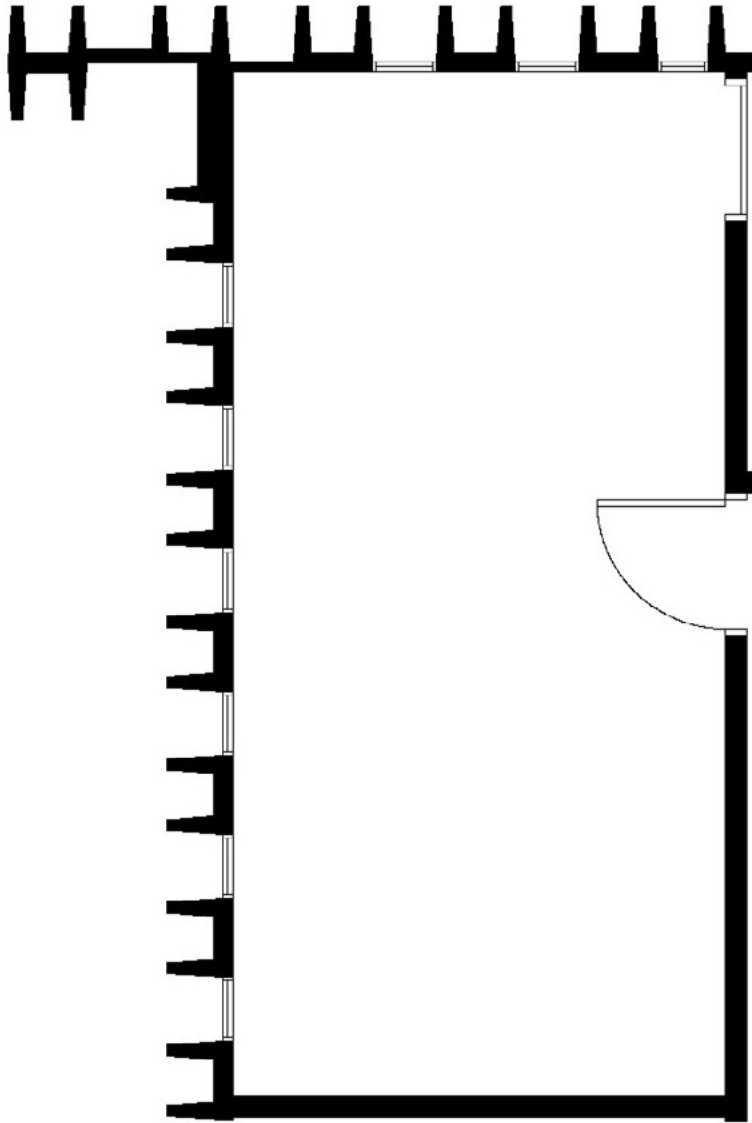


KEY PLAN - 3RD FLOOR

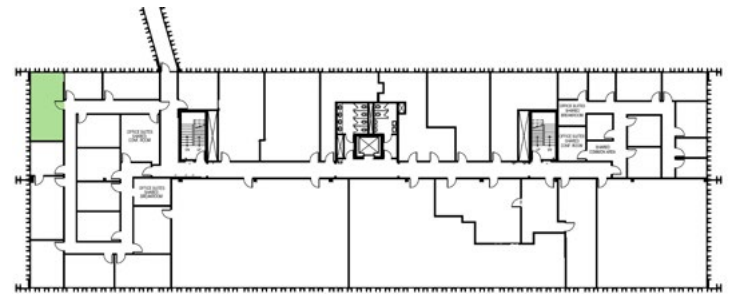


FLOOR PLAN

SUITE 300G - 492 RSF

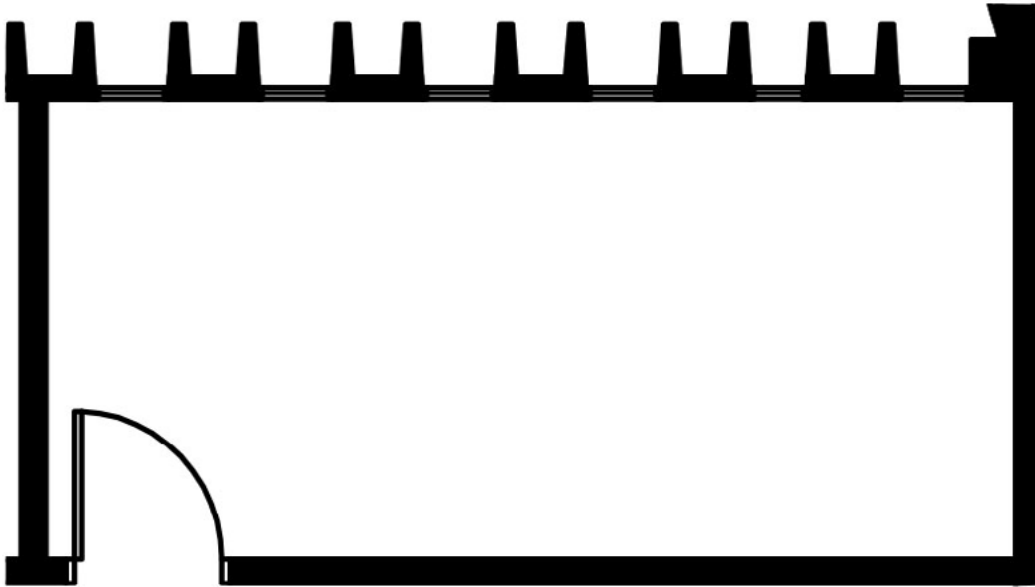


KEY PLAN - 3RD FLOOR

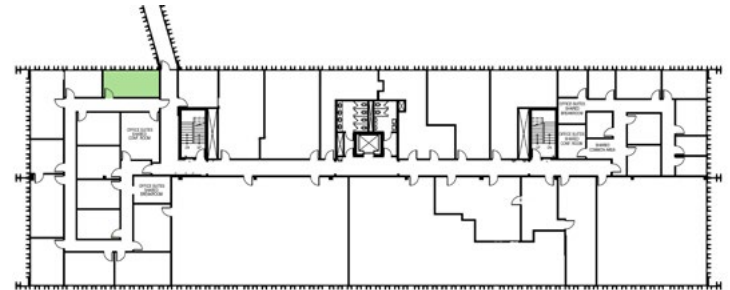


FLOOR
PLAN

SUITE 300I - 337 RSF

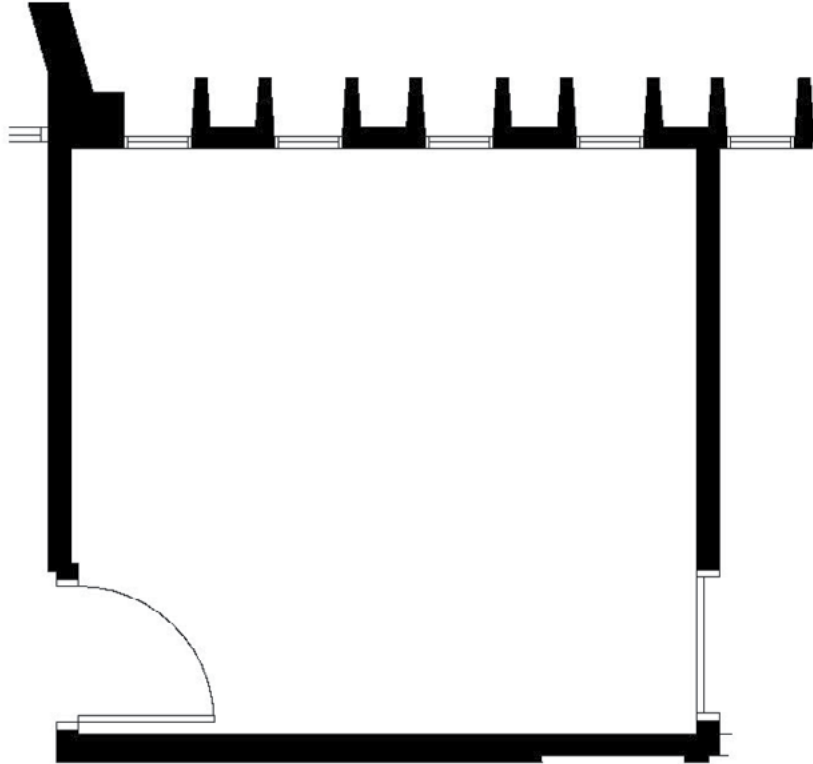


KEY PLAN - 3RD FLOOR

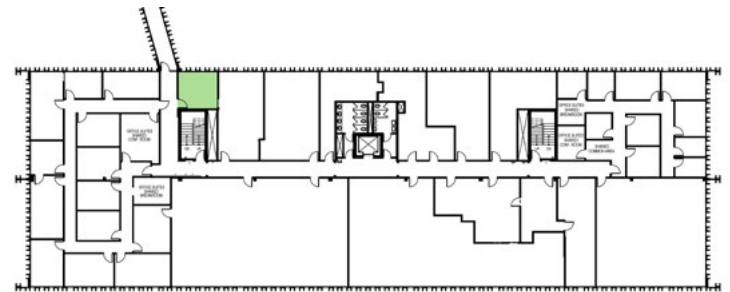


FLOOR
PLAN

SUITE 305 - 245 RSF

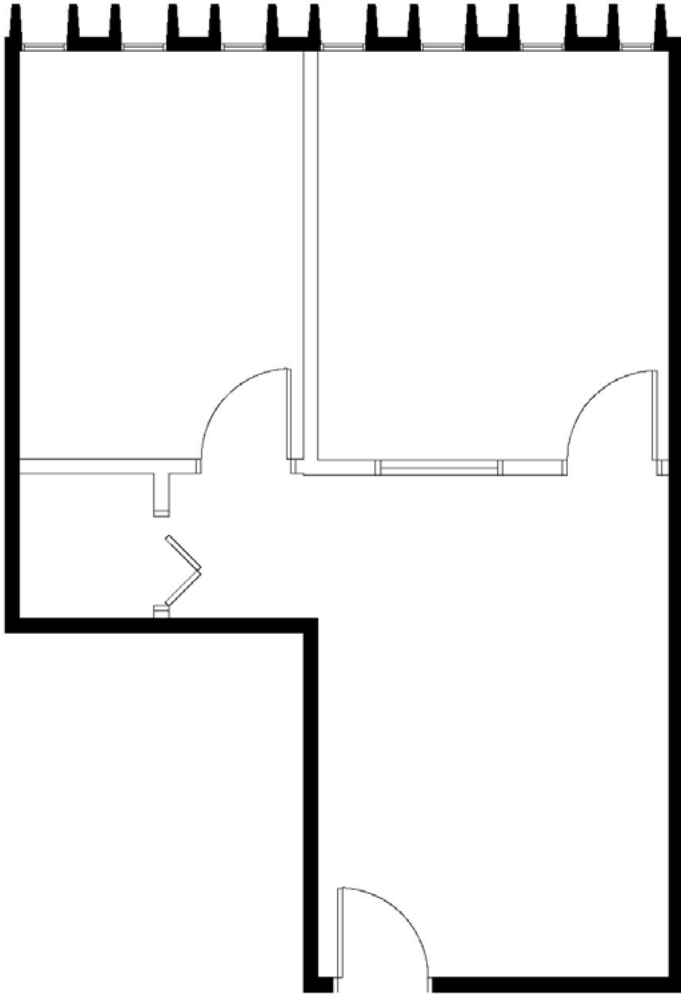


KEY PLAN - 3RD FLOOR

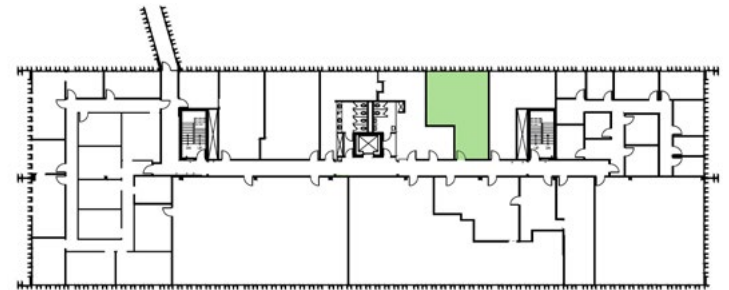


FLOOR PLAN

SUITE 355 - 702 RSF

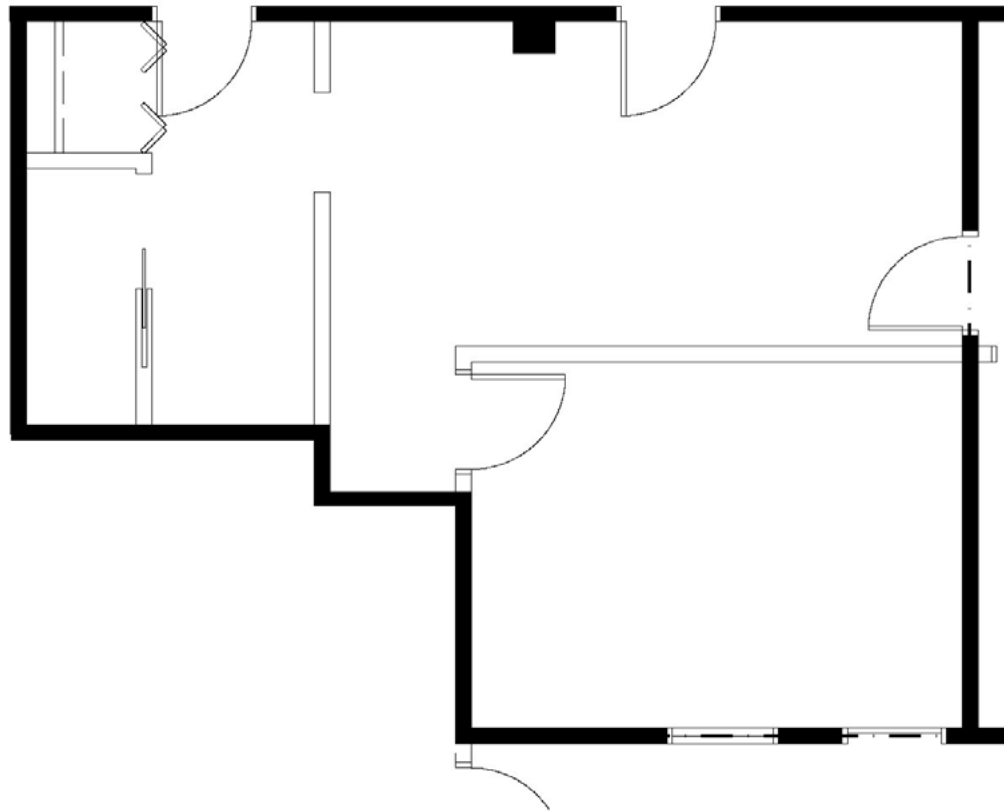


KEY PLAN - 3RD FLOOR

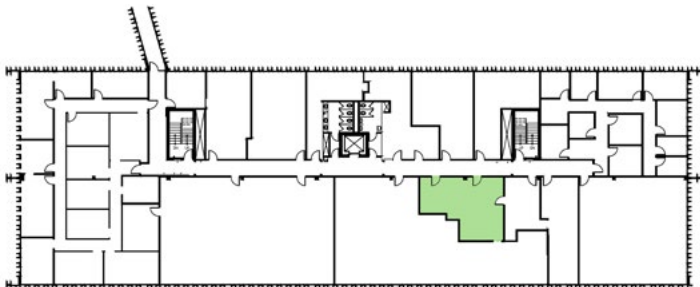


FLOOR PLAN

SUITE 370 - 694 RSF



KEY PLAN - 3RD FLOOR

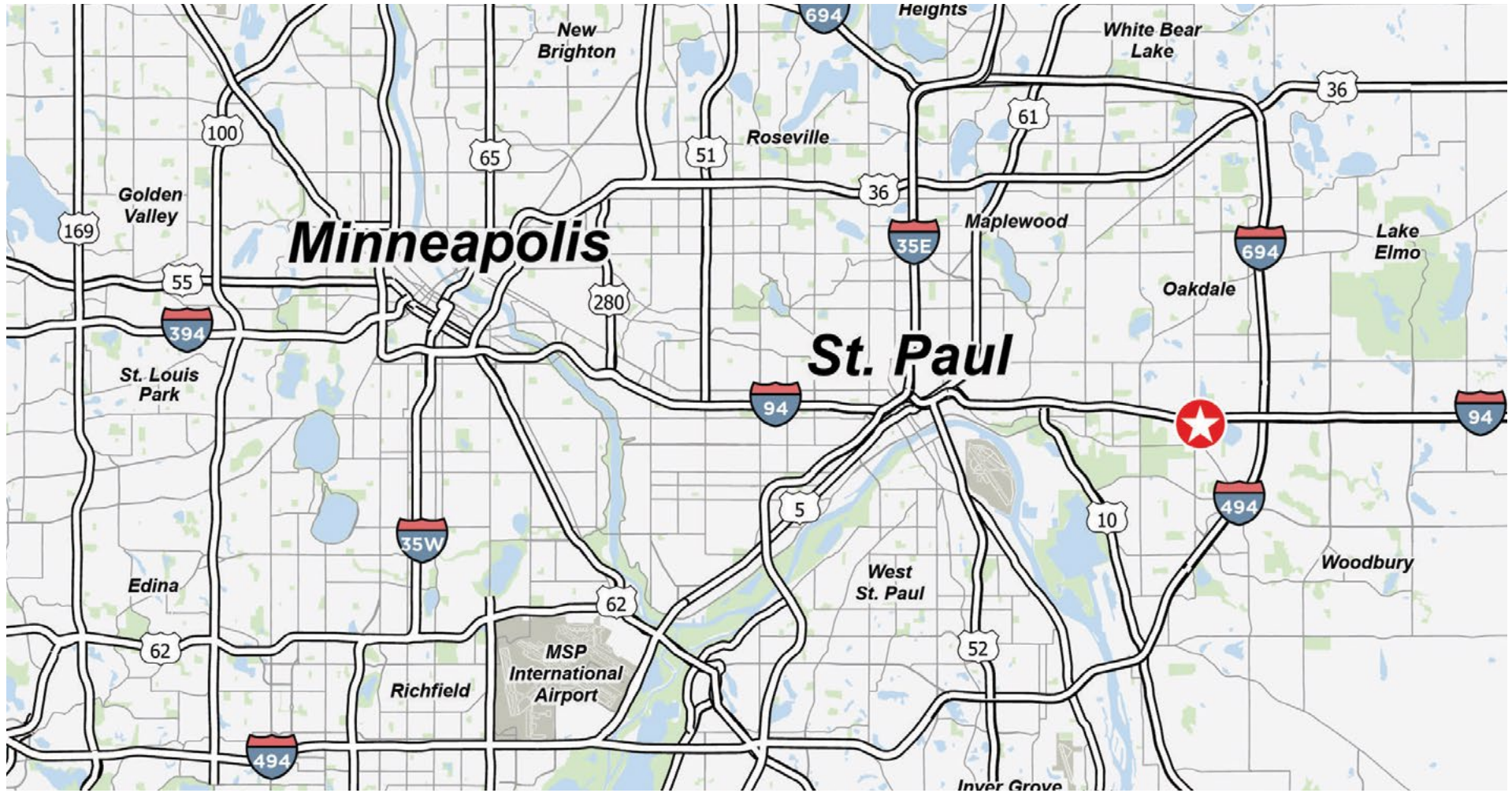


FLOOR
PLAN





AERIAL MAP



DEMOGRAPHICS (WITHIN 5 MILES)

226,585
Population

\$81,703
Median Household Income

97,820
Daytime Population

LOCATION
MAP

CONTACT INFORMATION

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