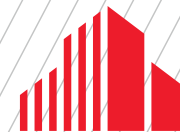


FOR LEASE

UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



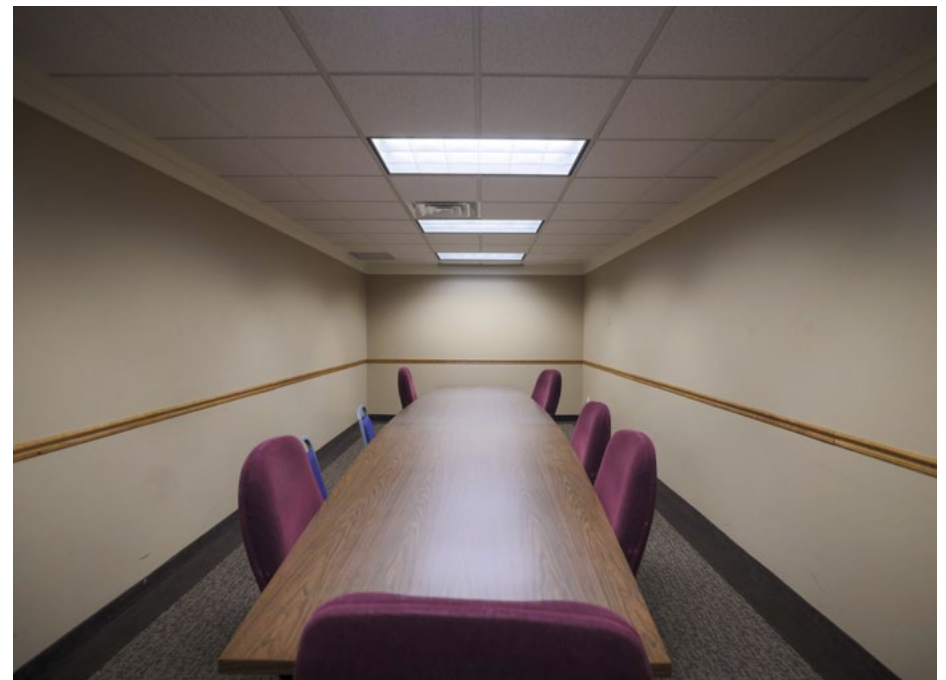
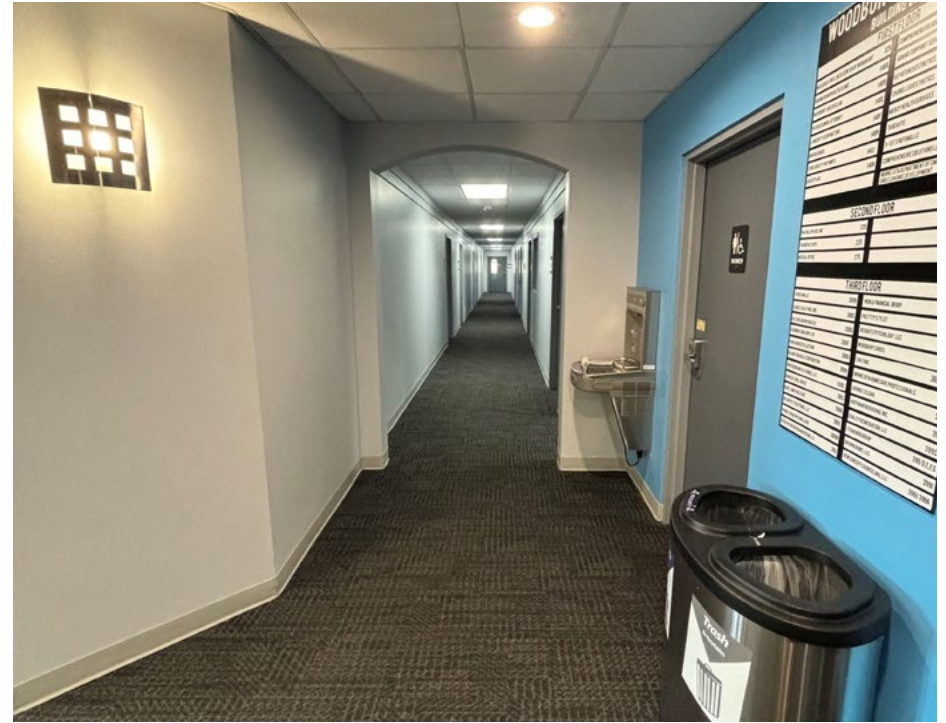
CENTURY OFFICE PARK

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		
LEASE RATE NNN	2,501+ SF	=	\$5.50 PSF
	501 SF - 2,500 SF	=	\$7.50-\$8.50 PSF
	500 SF or less	=	\$9.50 PSF
TAX & CAM	\$8.50 PSF		
PARKING SPACES	For lease @ \$100 per month		
STORAGE SPACE	For lease - negotiable on price		

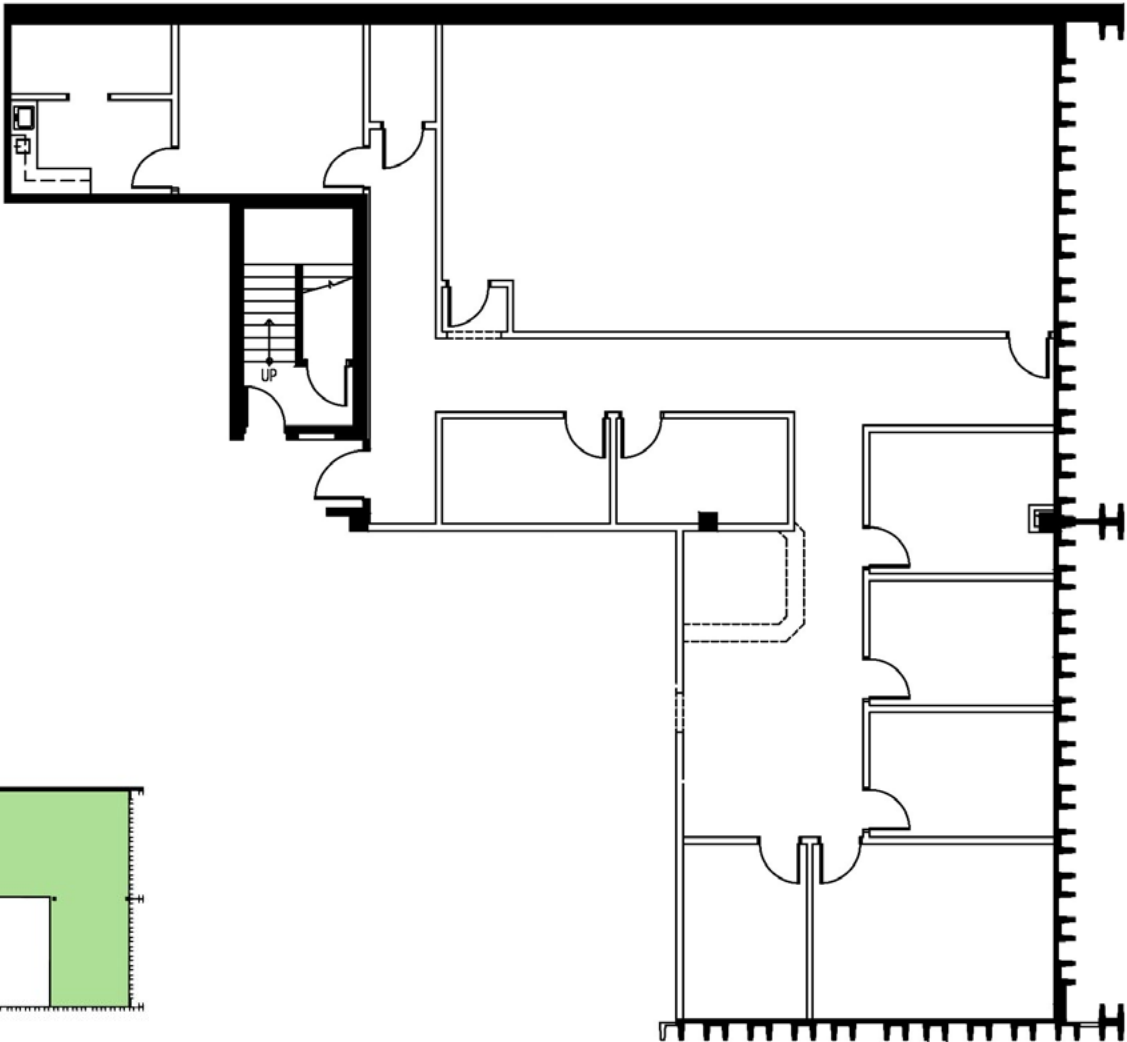


PROPERTY AVAILABILITIES

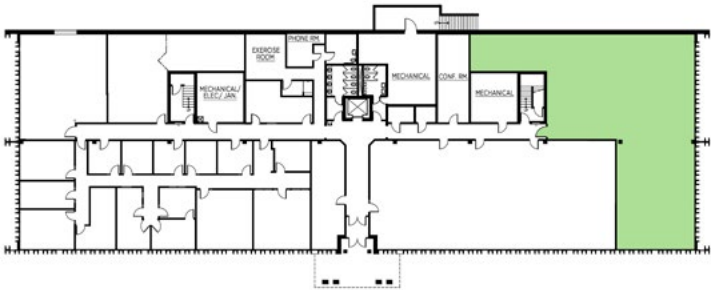
Suite Number	Rentable Square Footage
170	4,433
200	961
300G	492
300I	337
305	245
355	702
370	694



SUITE 170 - 4,433 RSF

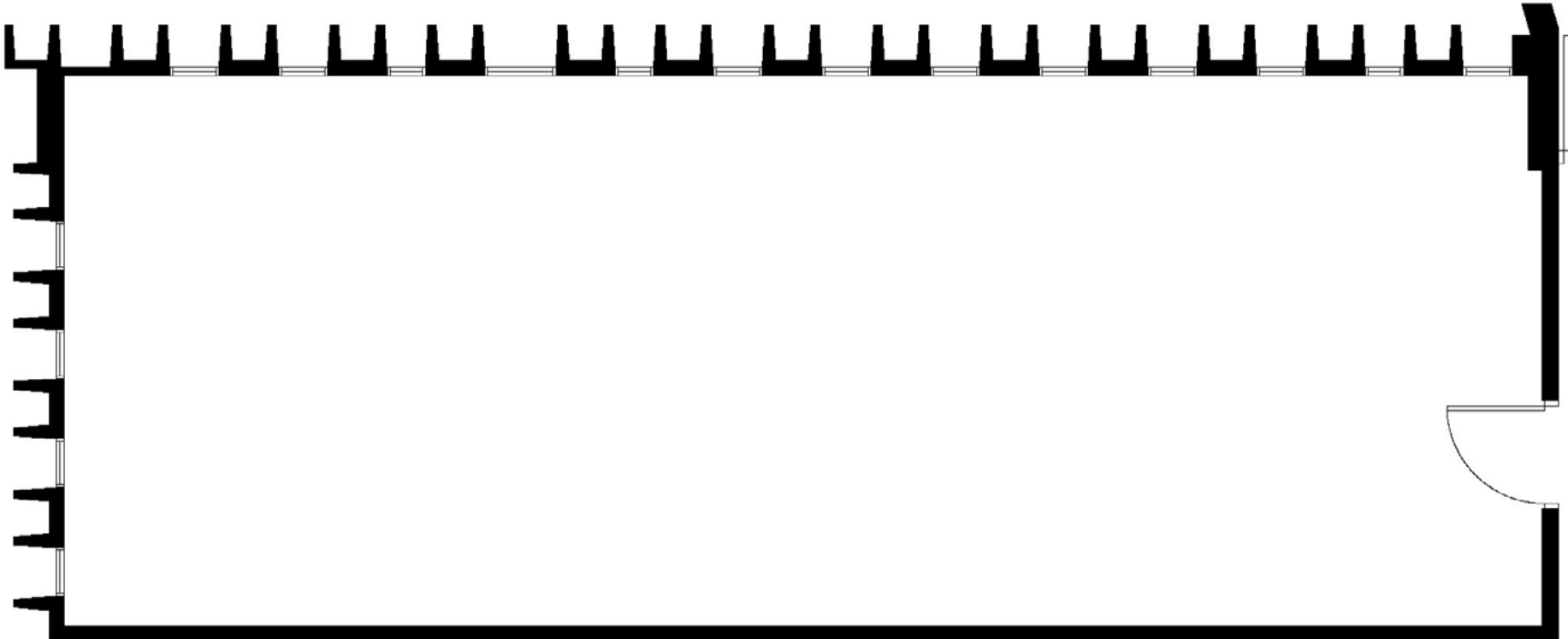


KEY PLAN -1ST FLOOR

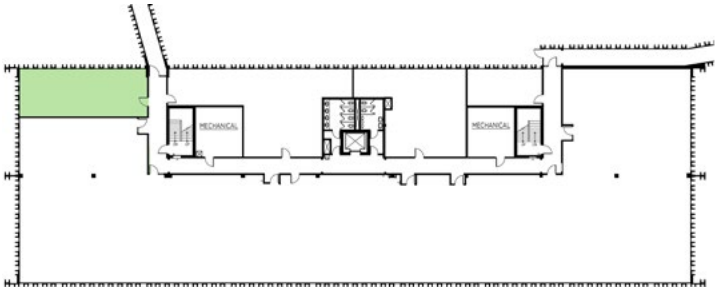


FLOOR
PLAN

SUITE 200 - 961 RSF

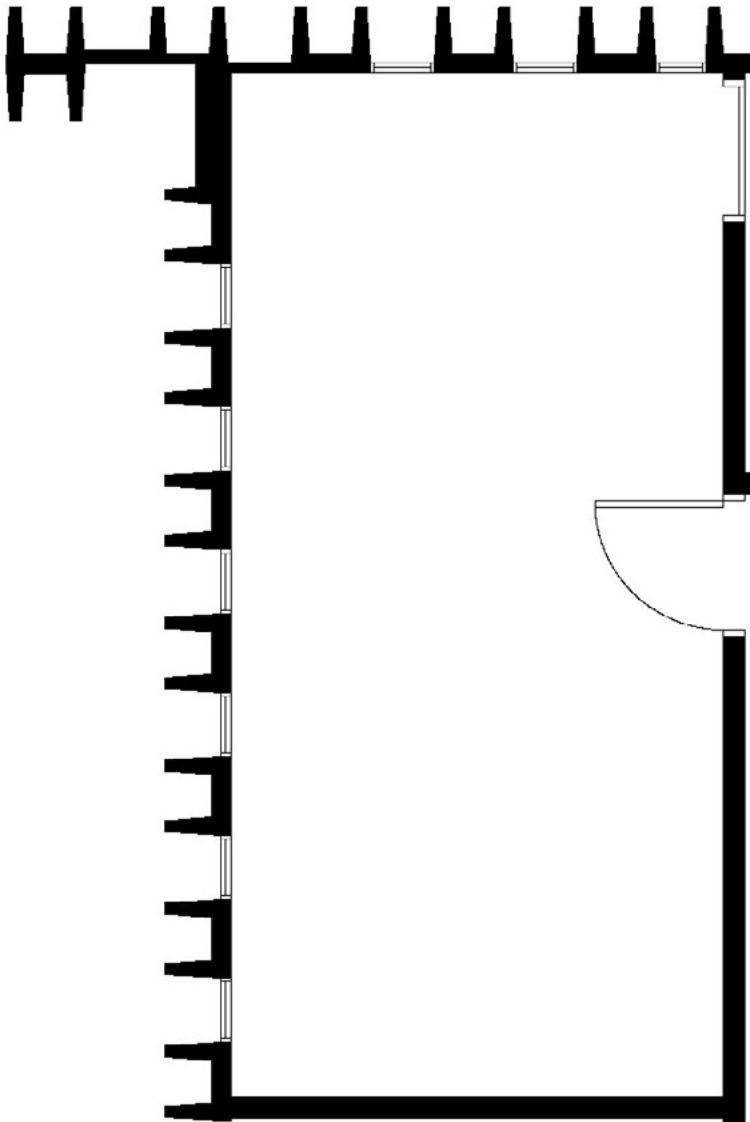


KEY PLAN - 2ND FLOOR

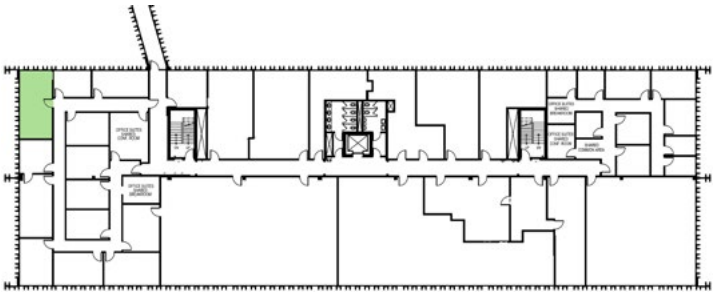


FLOOR
PLAN

SUITE 300G - 492 RSF

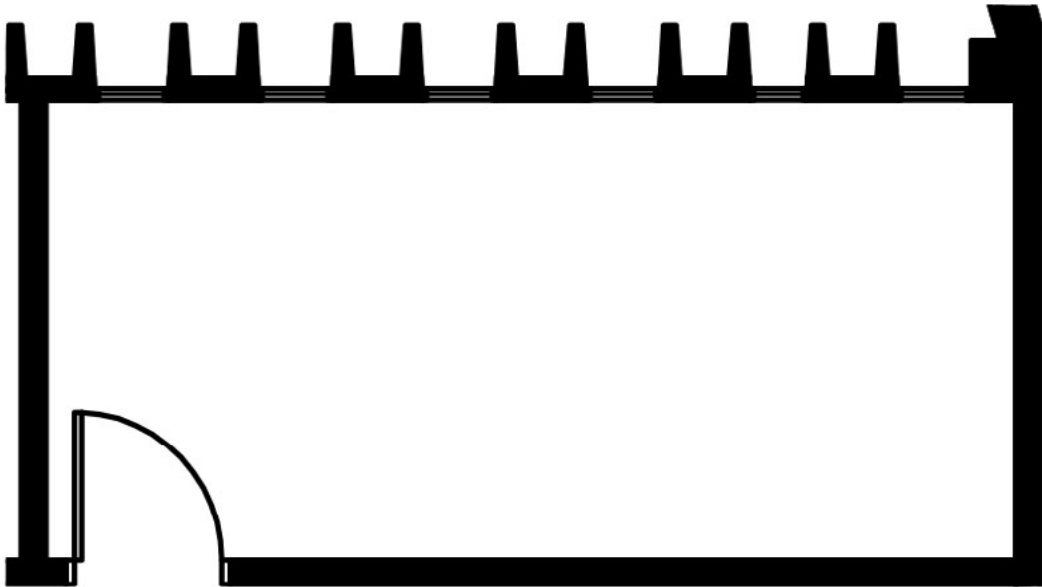


KEY PLAN - 3RD FLOOR

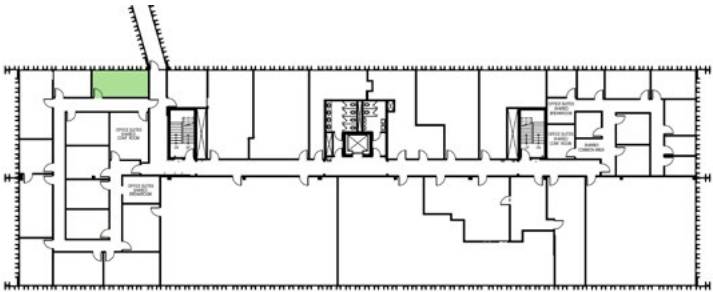


FLOOR
PLAN

SUITE 300I - 337 RSF

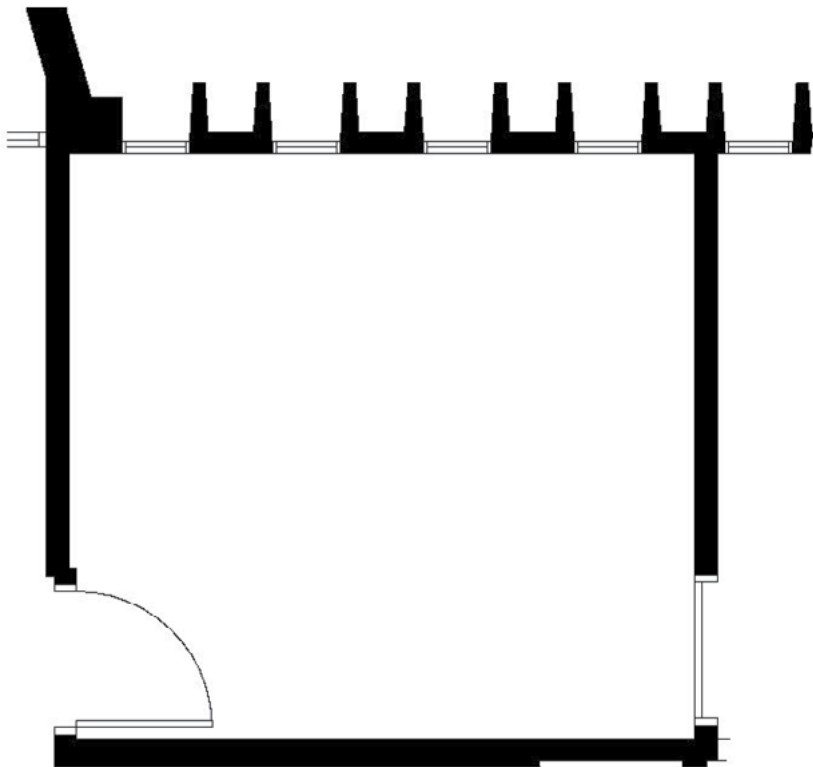


KEY PLAN - 3RD FLOOR

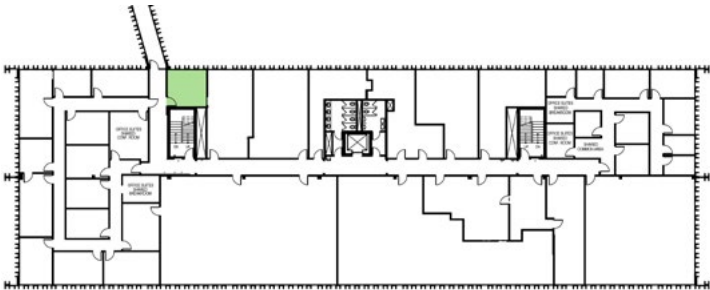


FLOOR
PLAN

SUITE 305 - 245 RSF

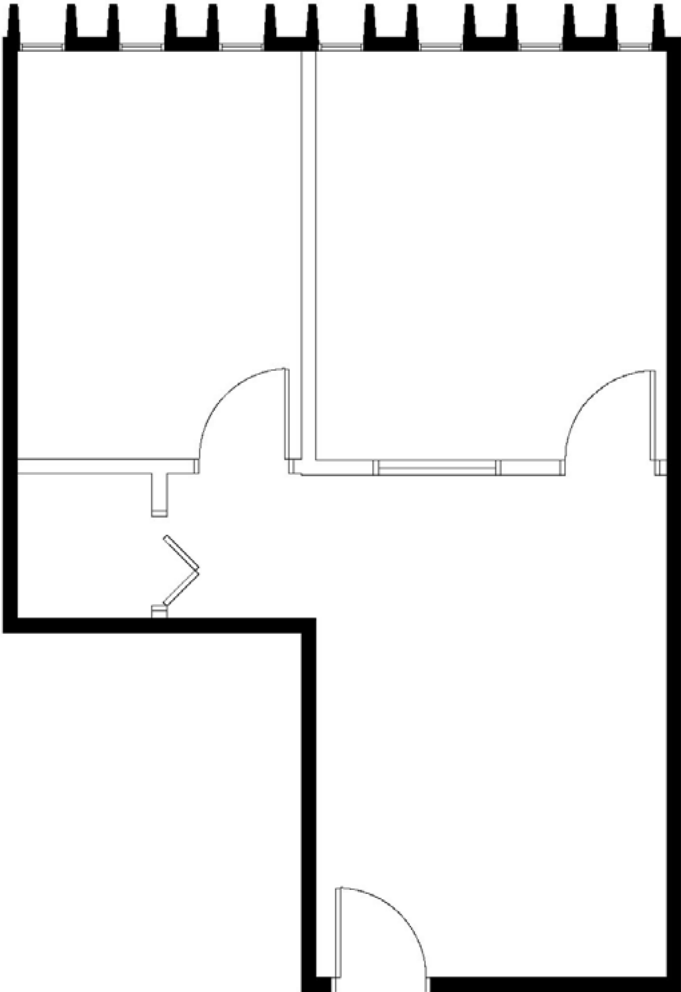


KEY PLAN - 3RD FLOOR

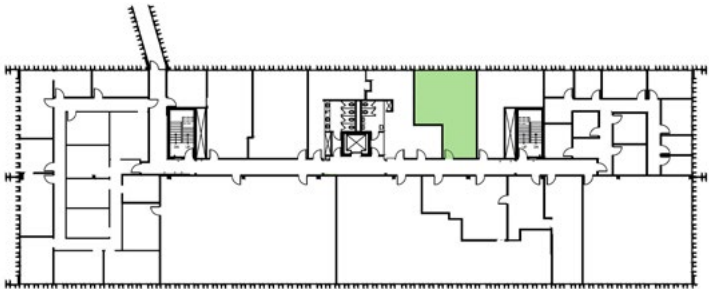


FLOOR
PLAN

SUITE 355 - 702 RSF

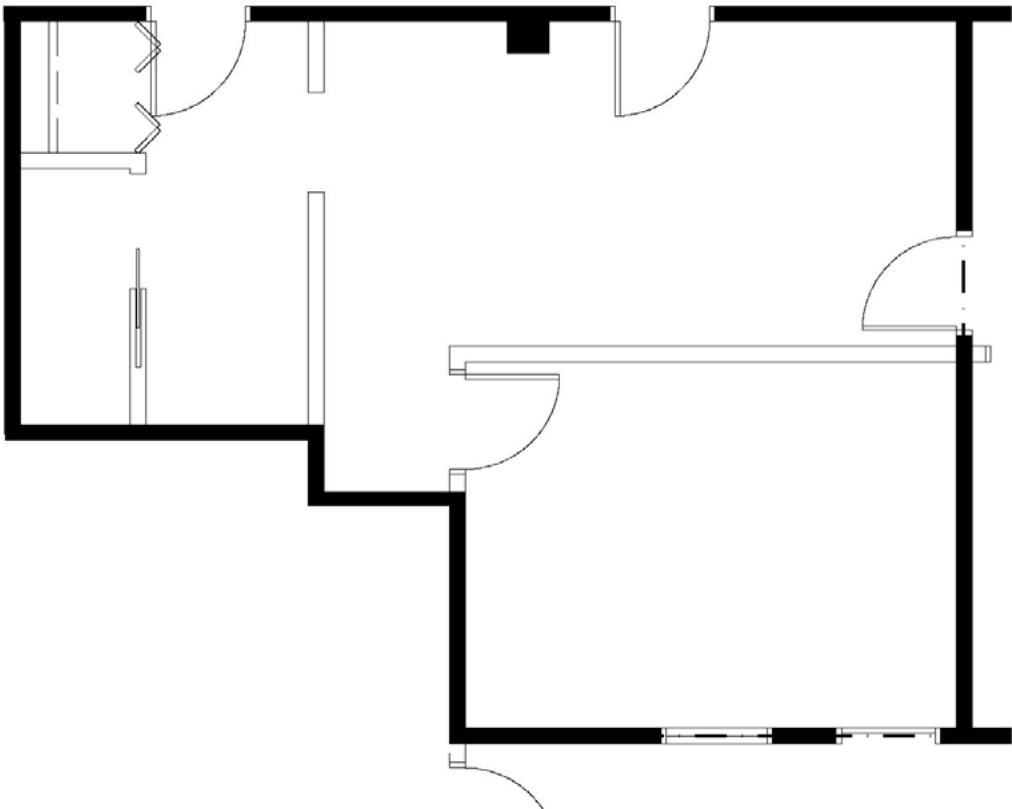


KEY PLAN - 3RD FLOOR

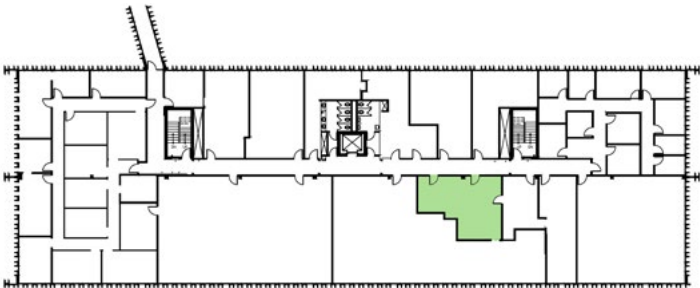


FLOOR
PLAN

SUITE 370 - 694 RSF



KEY PLAN - 3RD FLOOR

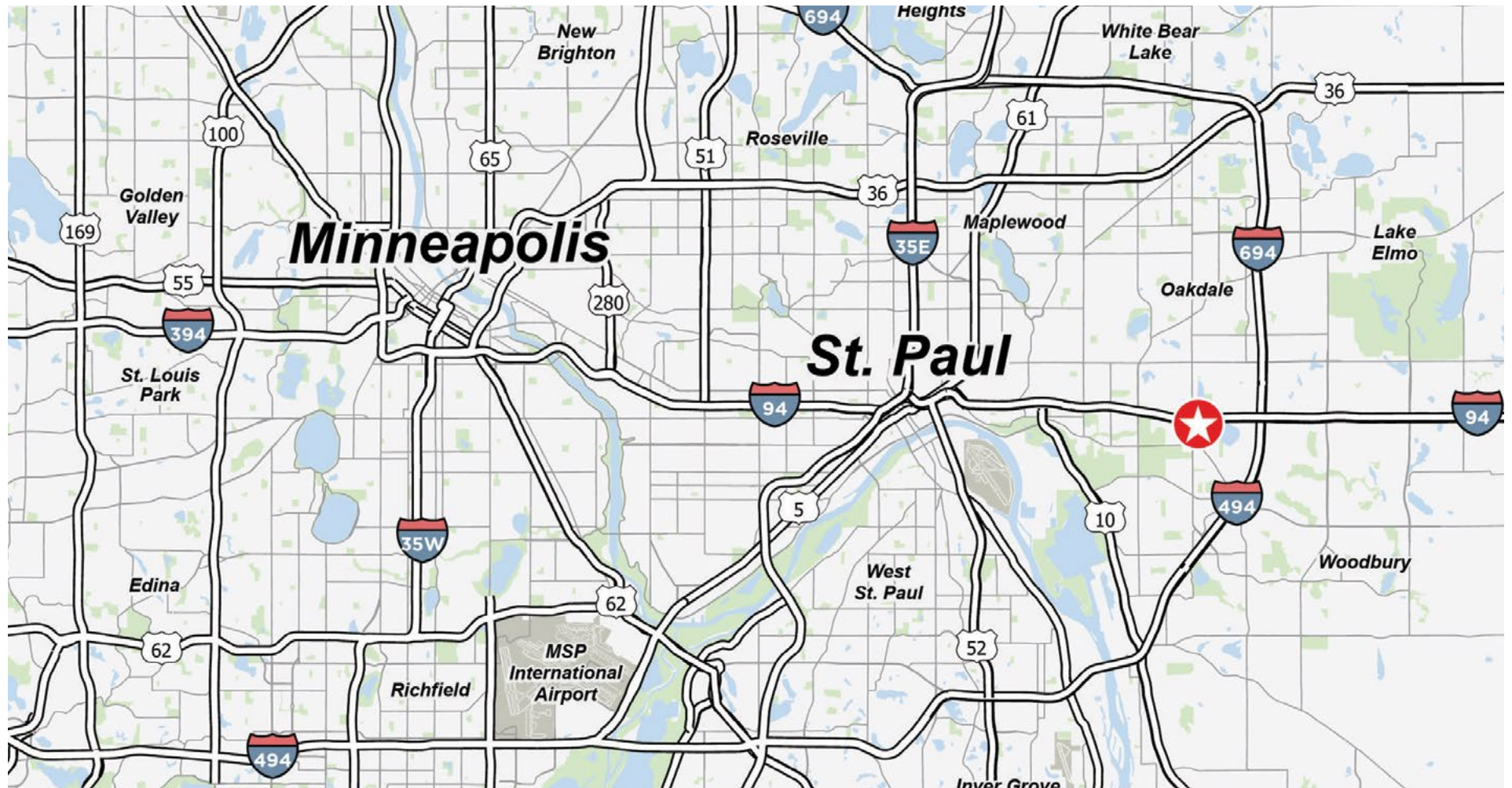


FLOOR
PLAN





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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