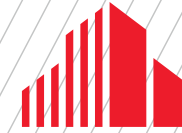


FOR LEASE

UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



CENTURY OFFICE PARK

6063 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

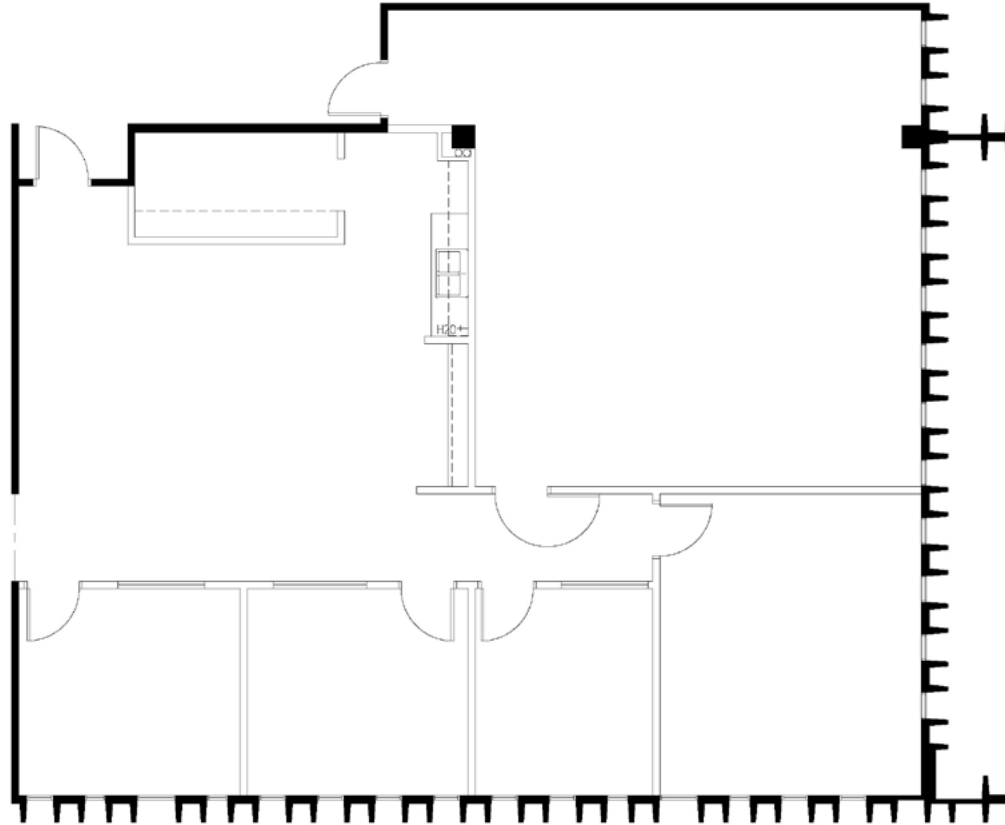


PROPERTY AVAILABILITIES

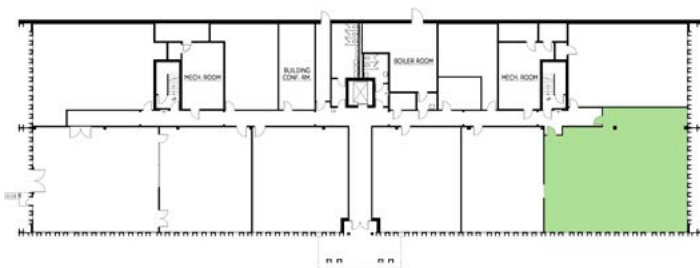
Suite Number	Rentable Square Footage
100	2,688
110	1,740
140A	1,400
160A	336
170	2,140
170A	300
190	841
200	6,061
232	2,114
235	781
300	7,067
330-390	12,106



SUITE 100 - 2,688 RSF



KEY PLAN - 1ST FLOOR

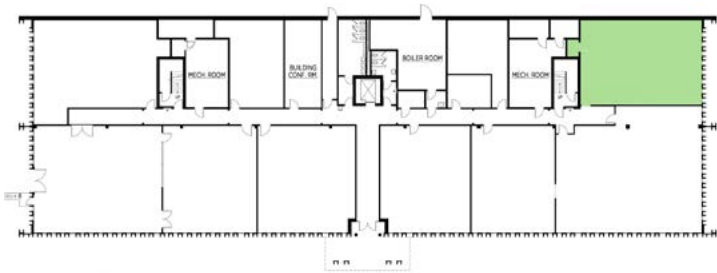


FLOOR PLAN

SUITE 110 - 1,740 RSF

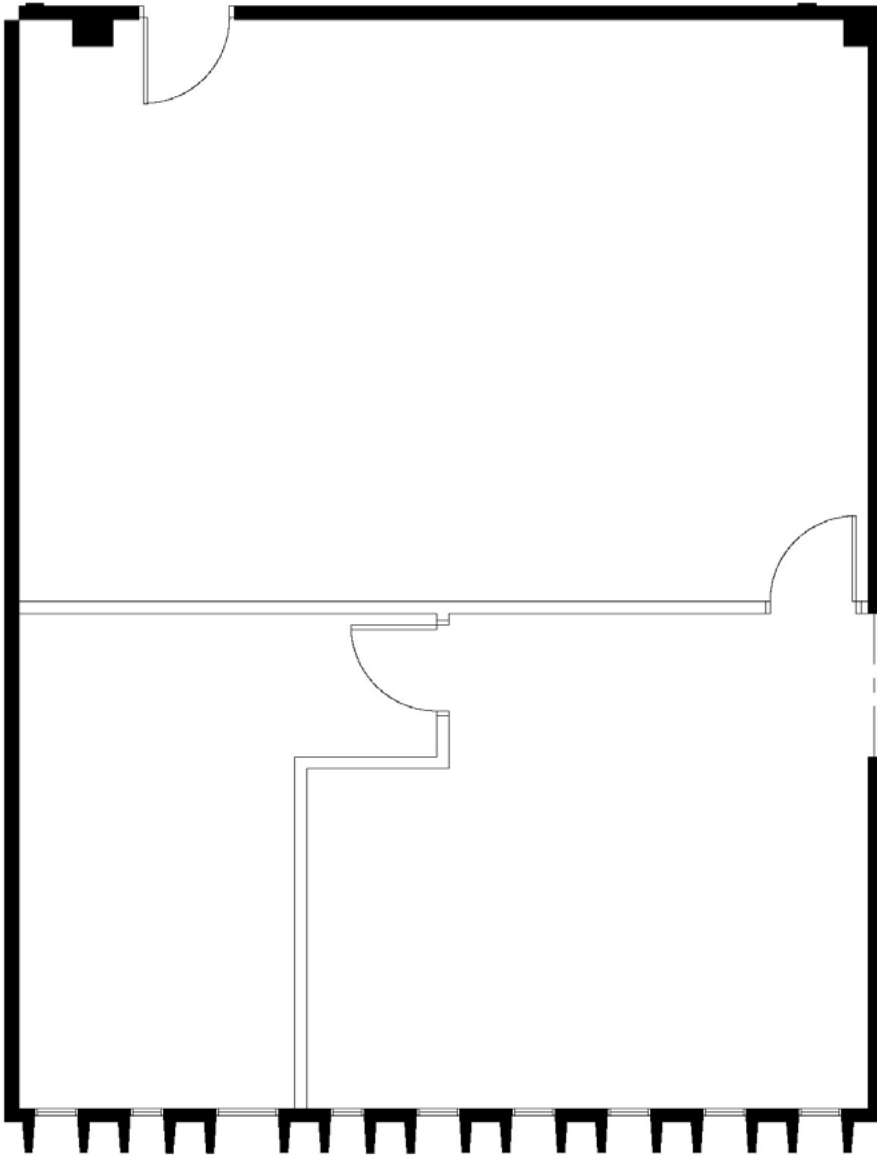


KEY PLAN - 1ST FLOOR



FLOOR
PLAN

SUITE 140A - 1,400 RSF

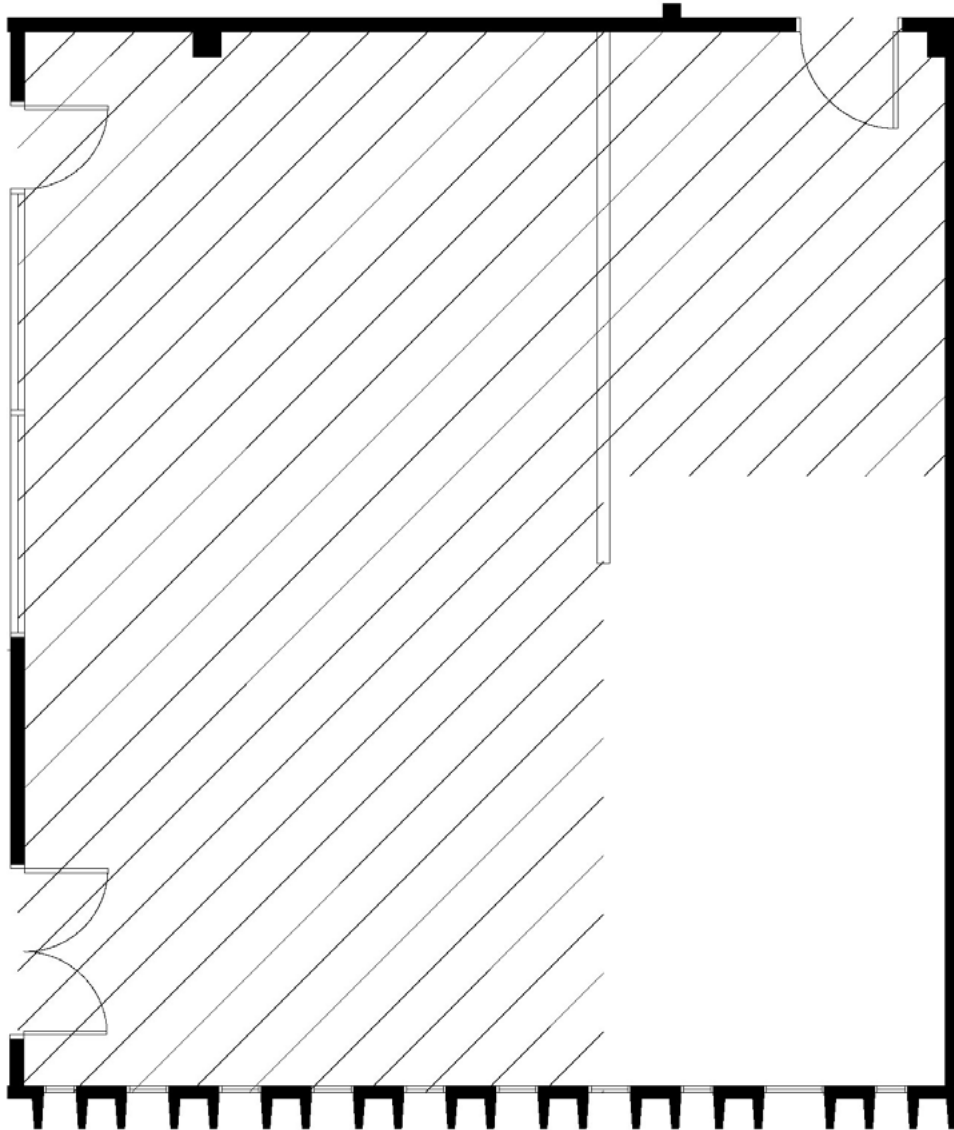


KEY PLAN - 1ST FLOOR



FLOOR PLAN

SUITE 160A - 336 RSF

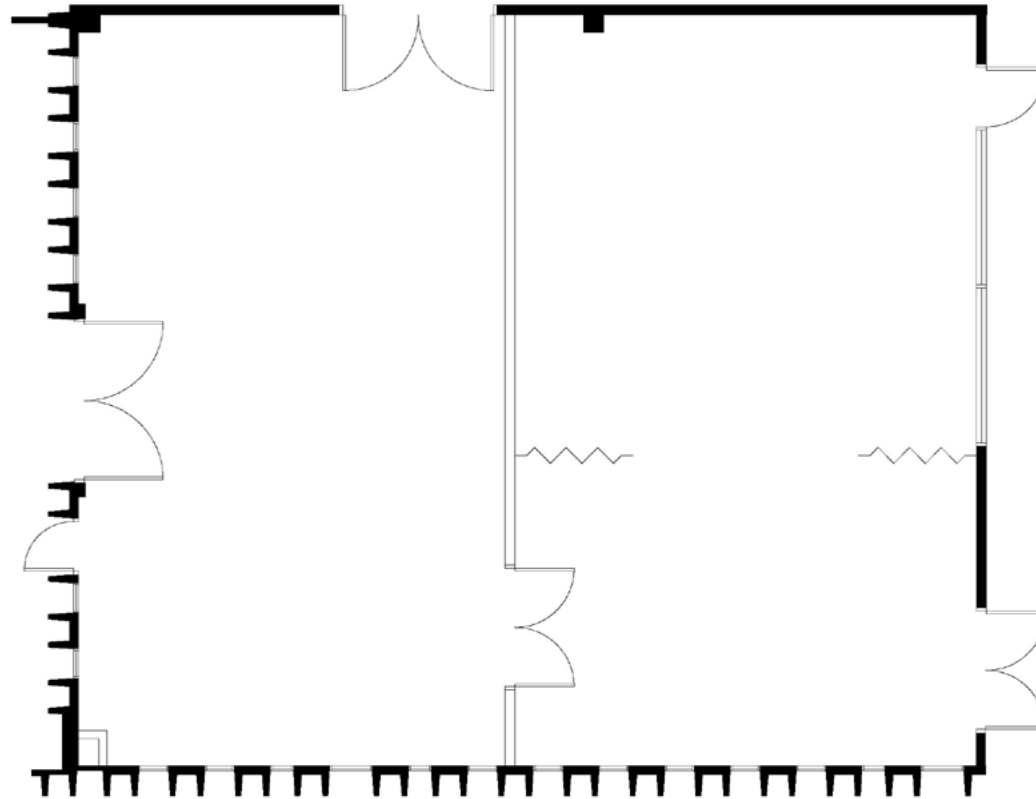


KEY PLAN - 1ST FLOOR

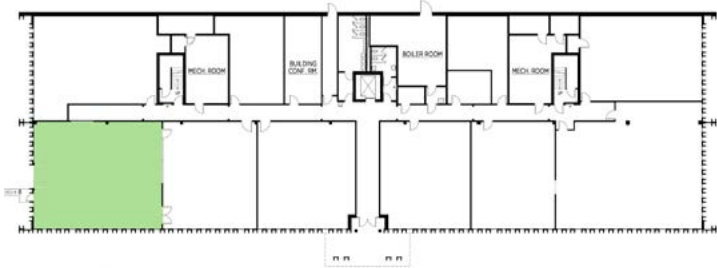


FLOOR PLAN

SUITE 170 - 2,140 RSF

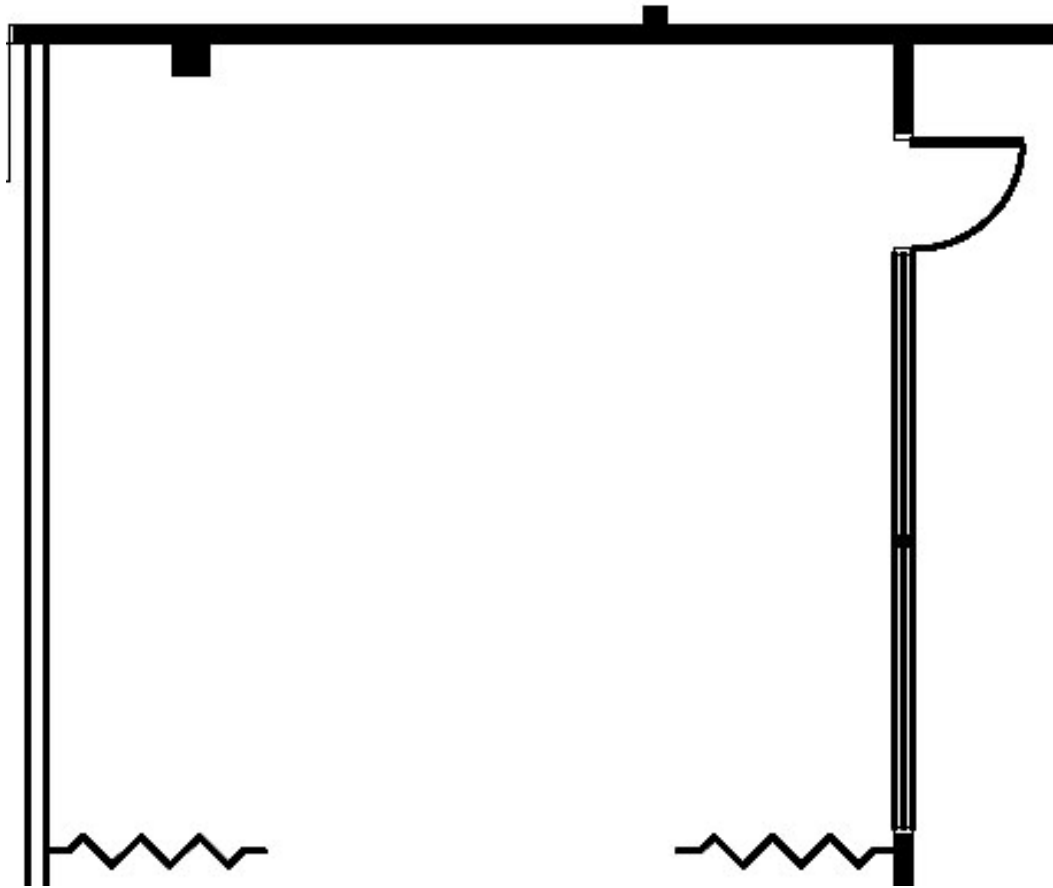


KEY PLAN - 1ST FLOOR

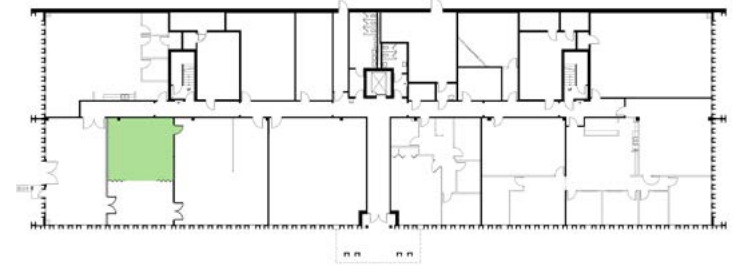


FLOOR
PLAN

SUITE 170A - 300 RSF

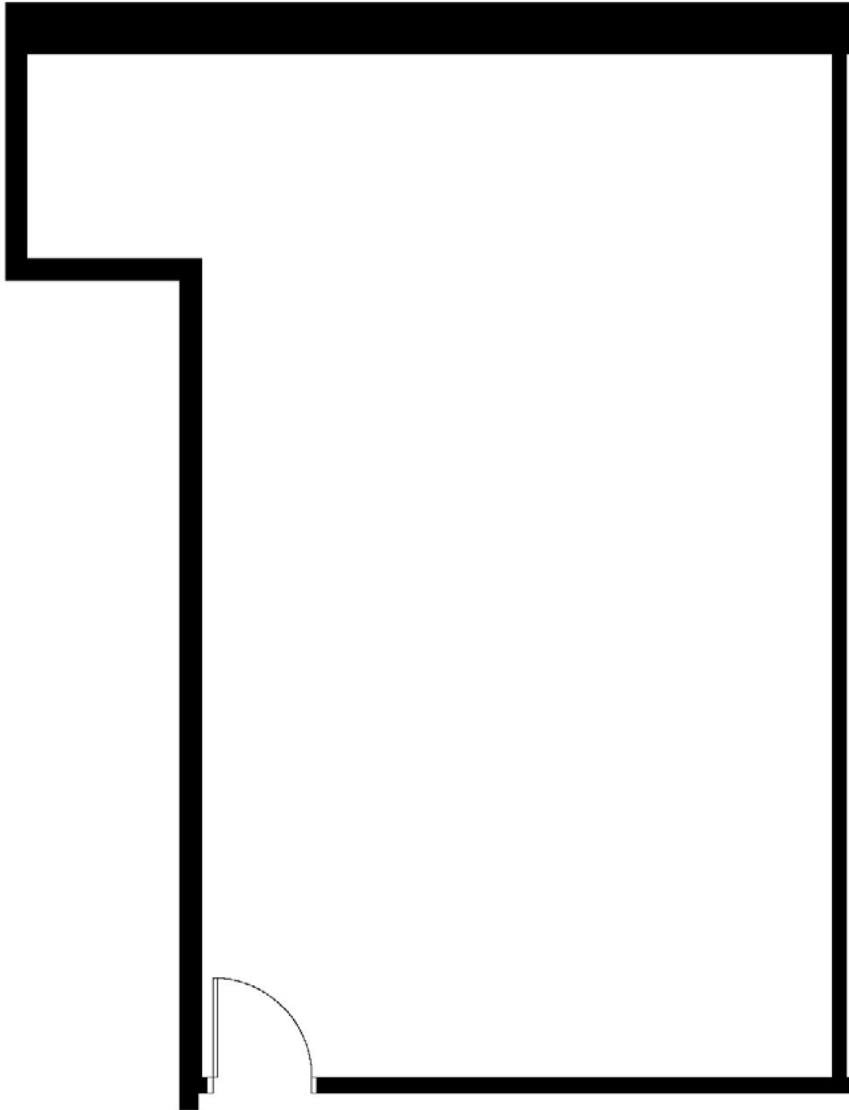


KEY PLAN - 1ST FLOOR



FLOOR PLAN

SUITE 190 - 841 RSF

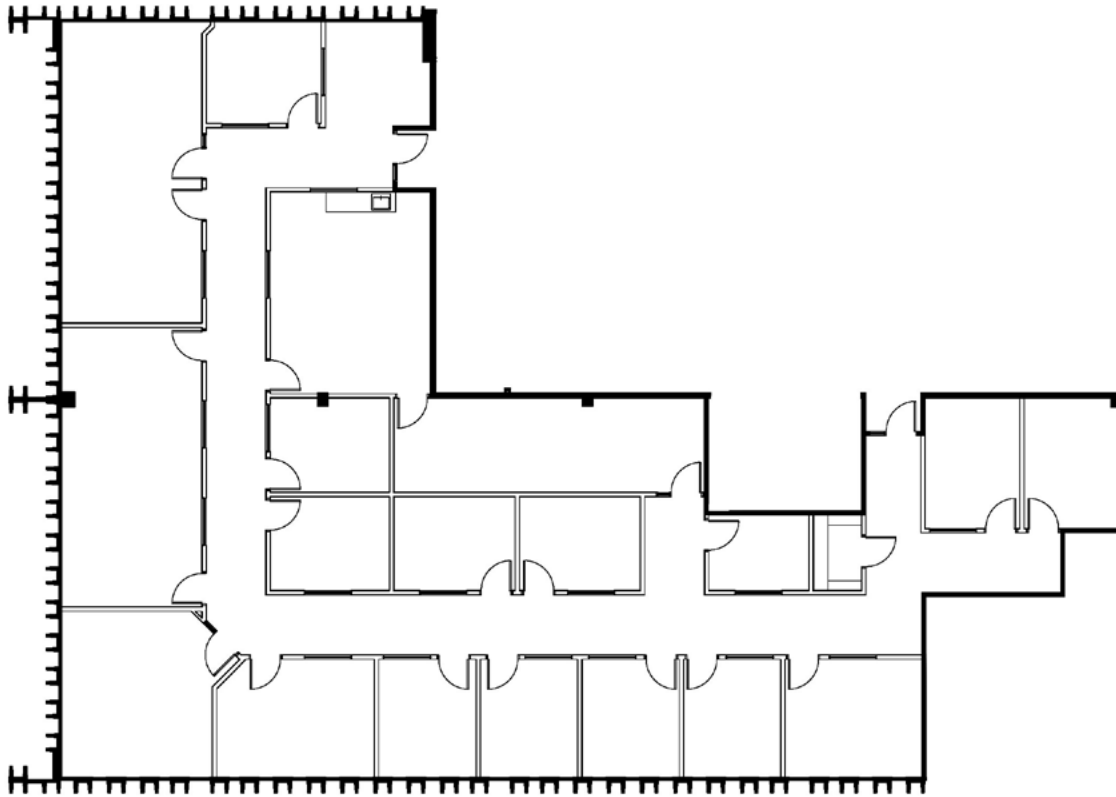


KEY PLAN - 1ST FLOOR

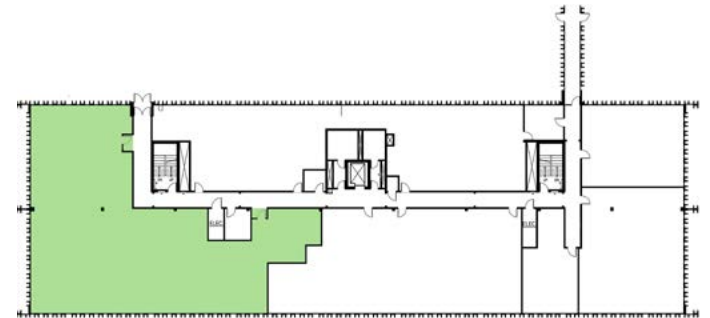


FLOOR PLAN

SUITE 200 - 6,061 RSF

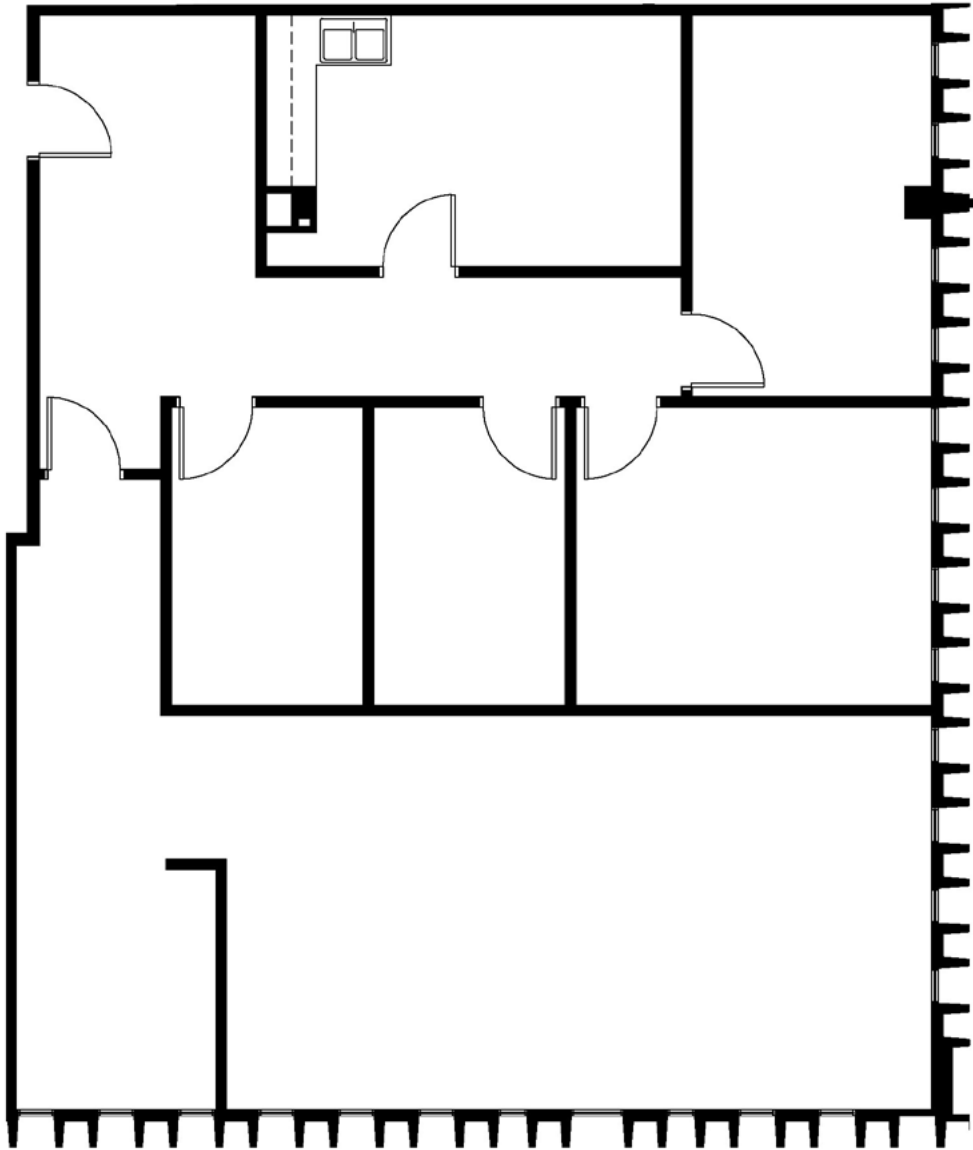


KEY PLAN - 2ND FLOOR

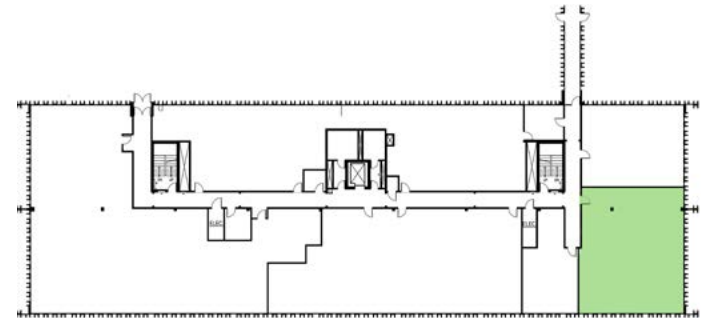


FLOOR PLAN

SUITE 232 - 2,114 RSF

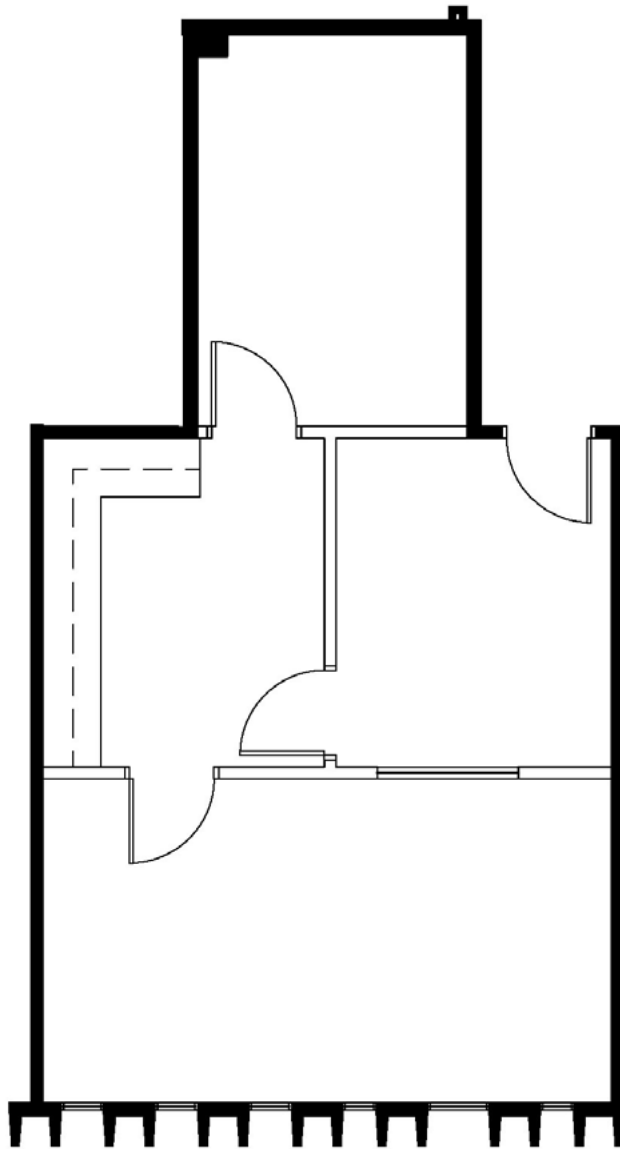


KEY PLAN - 2ND FLOOR

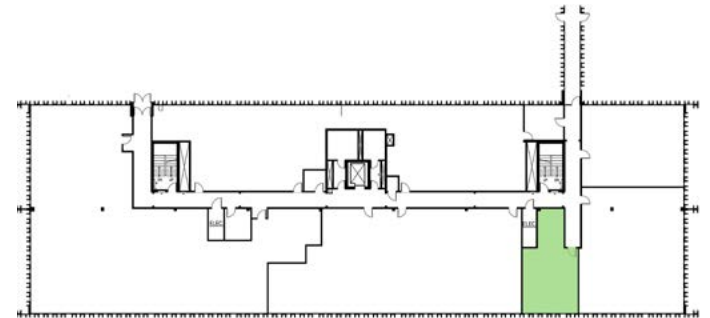


FLOOR PLAN

SUITE 235 - 781 RSF

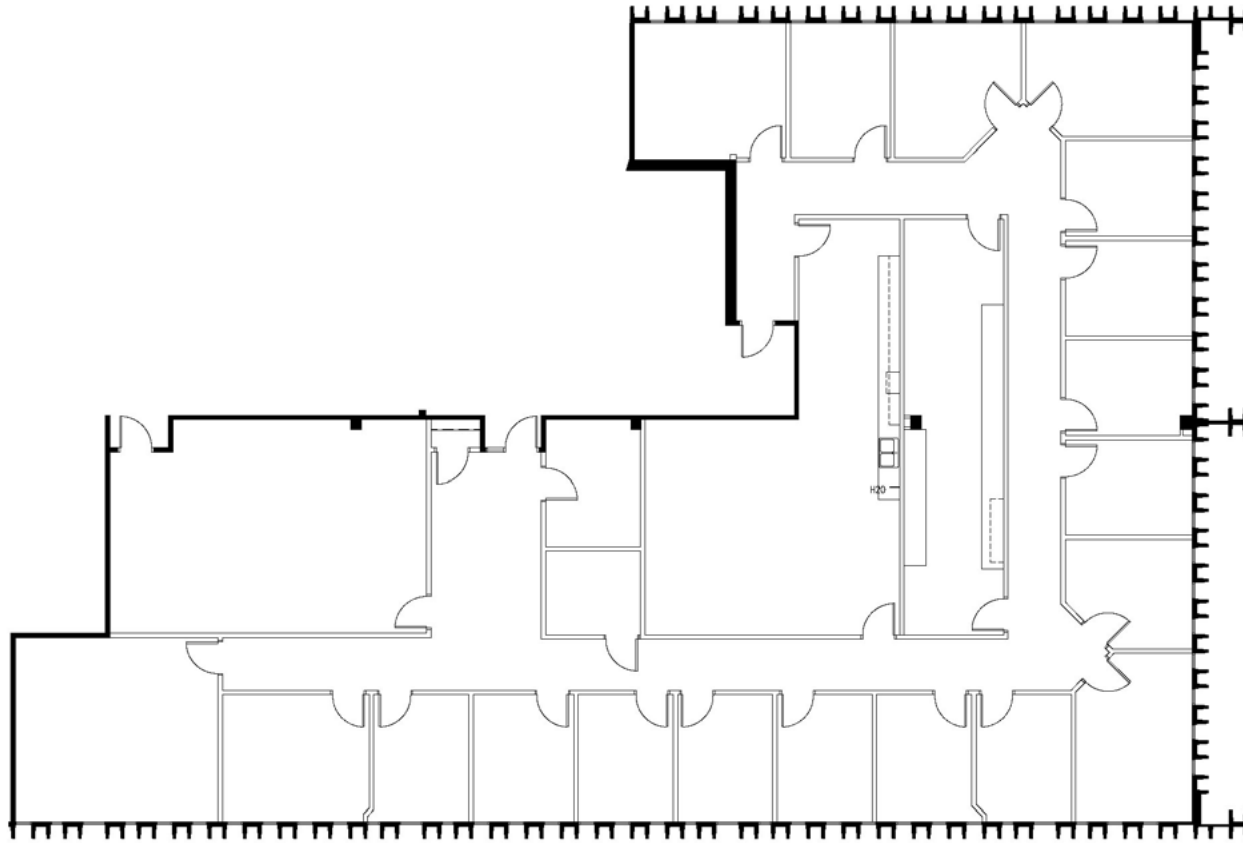


KEY PLAN - 2ND FLOOR

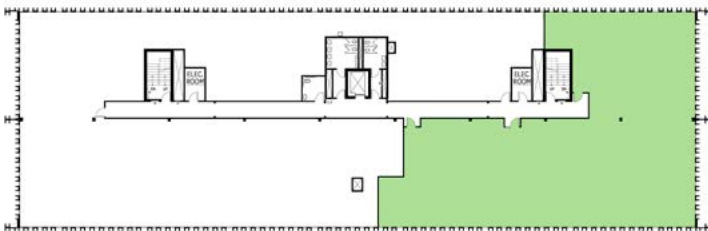


FLOOR PLAN

SUITE 300 - 7,067 RSF



KEY PLAN - 3RD FLOOR

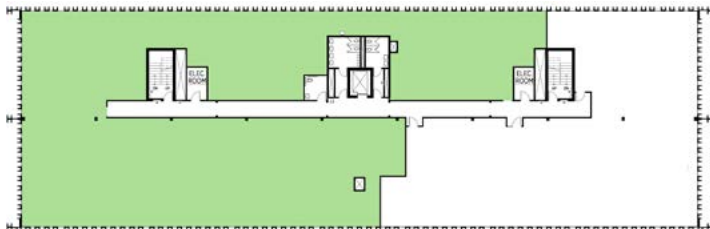


FLOOR
PLAN

SUITE 330-390 - 12,106 RSF



KEY PLAN - 3RD FLOOR



FLOOR
PLAN





AERIAL MAP

CONTACT INFORMATION

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