



FOR LEASE

OFFICE SPACE (3,659 SF)



CHAD WEEKS

612.619.9911
cweeks@arrowcos.com
arrowcos.com



JEFF PENFIELD

612.325.2067
jpenfield@arrowcos.com
arrowcos.com



NORTHPARK CORPORATE CENTER

1210 COUNTY ROAD E
ARDEN HILLS, MN 55112

NORTHPARK CORPORATE CENTER

HIGHLIGHTS

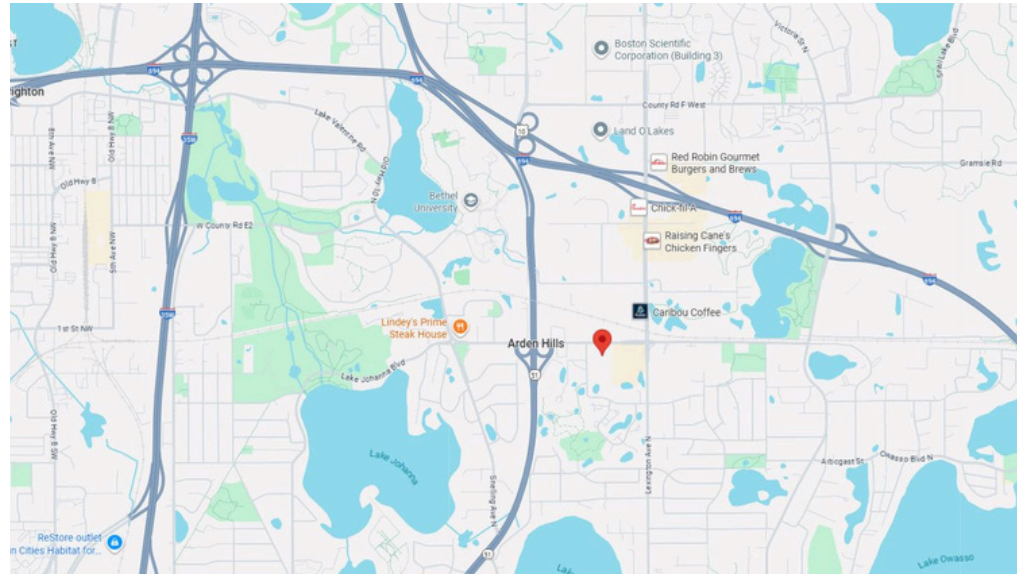
- **3,659 Square Feet of Prime Space:** Ideally suited for medical, professional office, or showroom applications.
- **Prominent Location on County Road E:** Provides high visibility and convenient access from Snelling Avenue, Highway 51, and I-694.
- **Strong Retail and Office Corridor:** Situated among national retailers, medical clinics, and diverse service providers.
- **Excellent Signage Opportunities:** Available building and monument signage to enhance visibility.
- **Ample Parking:** On-site surface parking with generous ratios to accommodate both staff and clients.
- **Modern Build-Out Potential:** A flexible layout that allows for customization, including private offices, reception areas, conference rooms, and break rooms.
- **Professional Ownership and Management:** The property is managed by a responsive landlord committed to tenant satisfaction.

BASE RENT: \$14.00 / PSF

TAX: \$2.09 / PSF

CAM: \$7.09 / PSF

(INCLUDES DAILY JANITORIAL, UTILITIES & TRASH)



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LOCATION

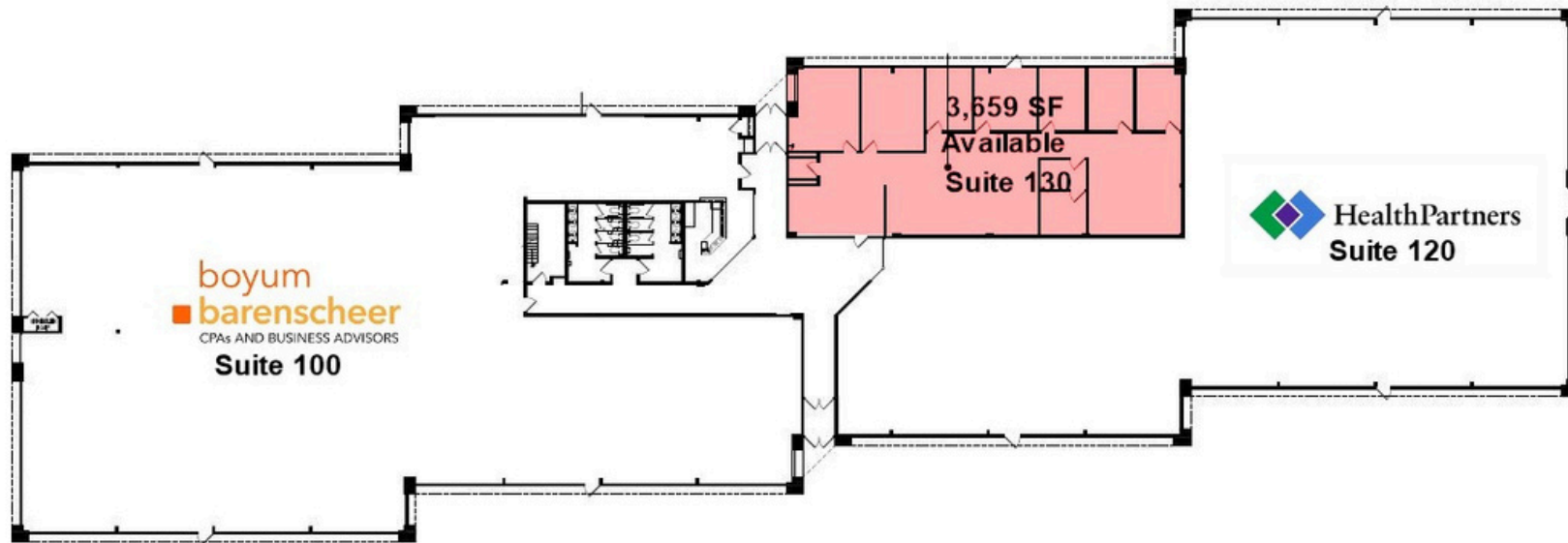
- **Centrally Located in Arden Hills:** This location effectively serves both residential and business communities in the northern Twin Cities area.
- **Convenient Access for Commuters and Clients:** Situated mere minutes from I-694, Highway 10, and I-35W, it offers seamless connectivity to Roseville, Shoreview, Mounds View, and St. Paul.
- **Proximity to Numerous Tenants and Anchors:** The site is in close proximity to major establishments such as Cub Foods, Walgreens, LA Fitness, McDonald's, and various local healthcare providers.



NORTHPARK CORPORATE CENTER
1210 COUNTRY ROAD E
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NORTHPARK CORPORATE CENTER

FLOOR PLAN



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NORTH PARK CORPORATE CENTER

PHOTOS



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