



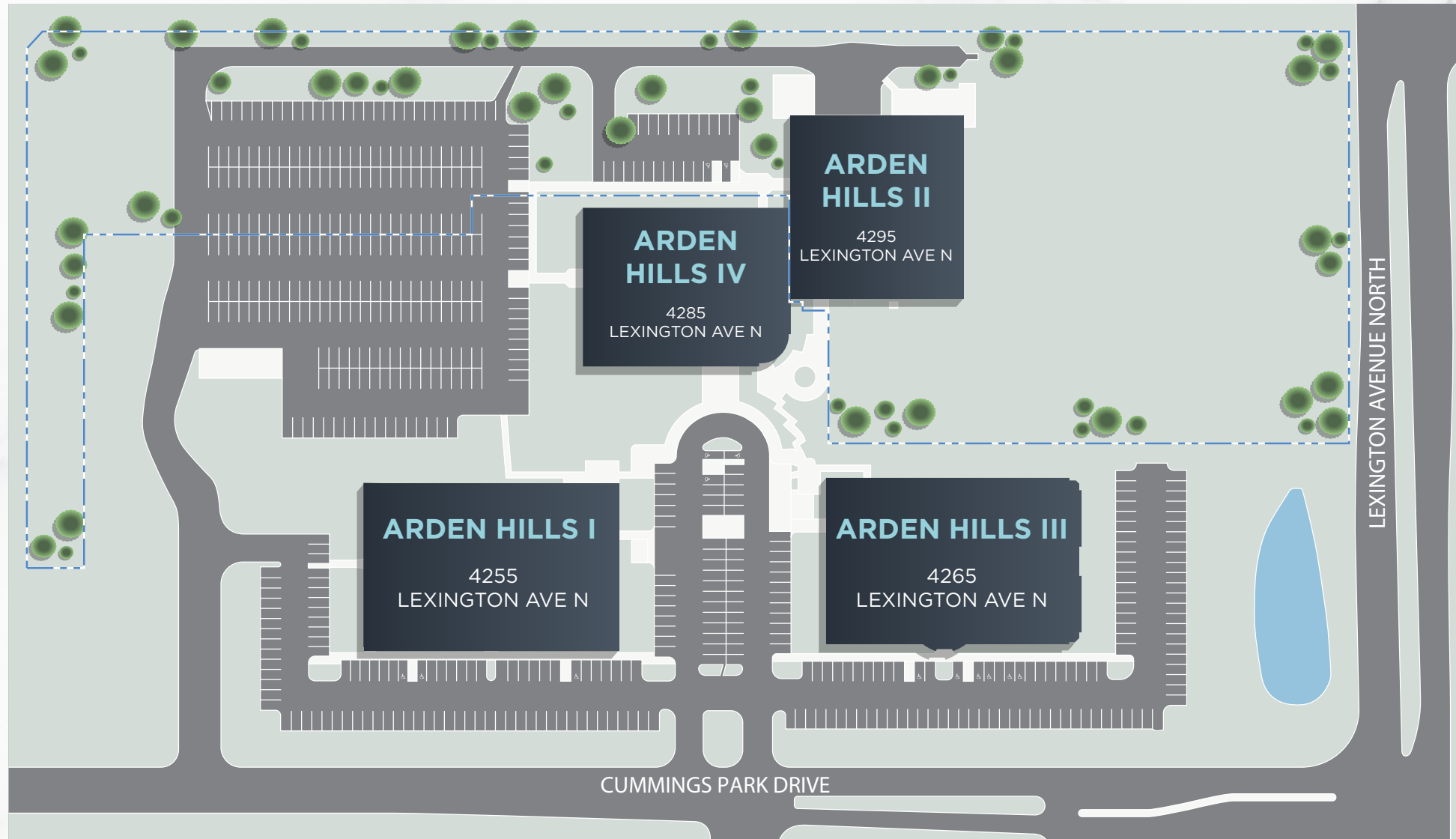
 **CUSHMAN &
WAKEFIELD**

FOR LEASE
OR
FOR SALE

ARDEN HILLS CORPORATE CENTER

4255 - 4295
LEXINGTON AVENUE NORTH

ARDEN HILLS CORPORATE CENTER



ARDEN HILLS I
4255 LEXINGTON AVE N
ARDEN HILLS, MN



ARDEN HILLS II
4295 LEXINGTON AVE N
ARDEN HILLS, MN



ARDEN HILLS III
4265 LEXINGTON AVE N
ARDEN HILLS, MN



ARDEN HILLS IV
4285 LEXINGTON AVE N
ARDEN HILLS, MN

HIGH IMAGE OFFICE SPACE	ADJACENT TO CUMMINGS PARK AND ACCESS TO ITS WALKING/JOGGING PATHS AND ATHLETIC FACILITIES	WINDOWS WITH SCENIC VIEWS OF ADJACENT NATURAL WETLANDS
BUILDING AND MONUMENT SIGNAGE AVAILABLE	RESTROOMS WITH PRIVATE SHOWERS	GOOD MIX OF PRIVATE OFFICES, OPEN AREAS AND CONFERENCE ROOMS
ABILITY TO CREATE WAREHOUSE AND OFFICE MIX WITH DRIVE-IN DOOR ACCESS		

CURRENT VACANCIES

ARDEN HILLS I

4255
LEXINGTON AVENUE
NORTH

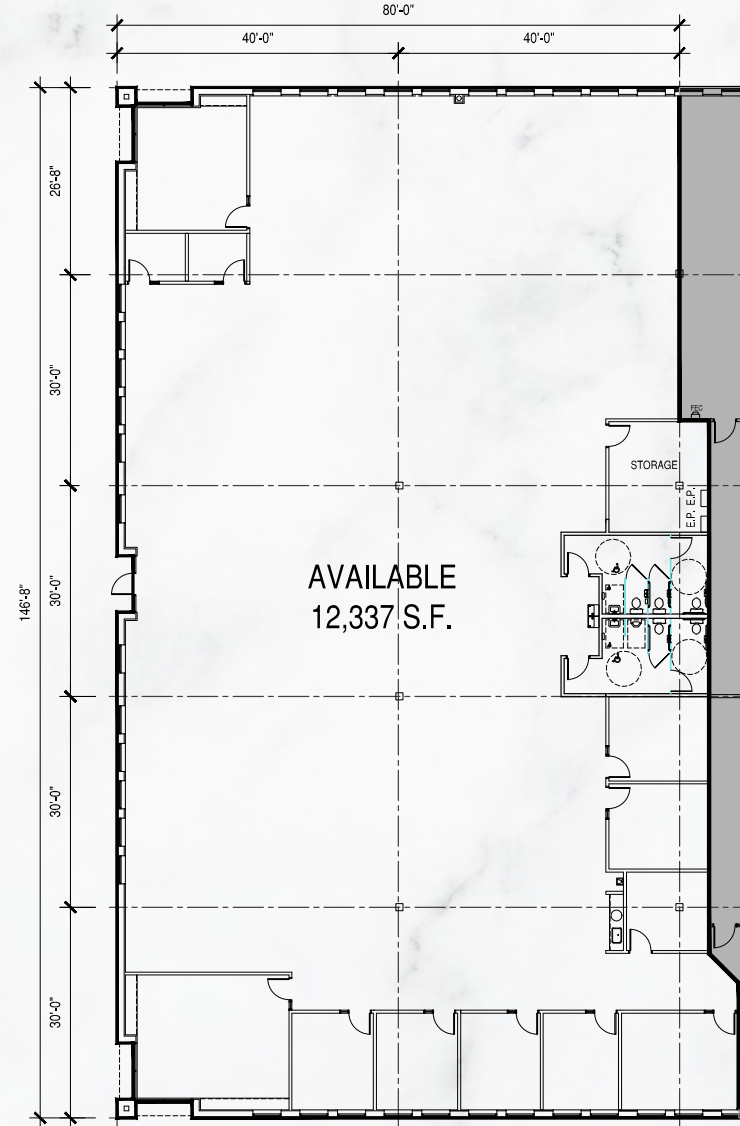


PROPERTY FEATURES

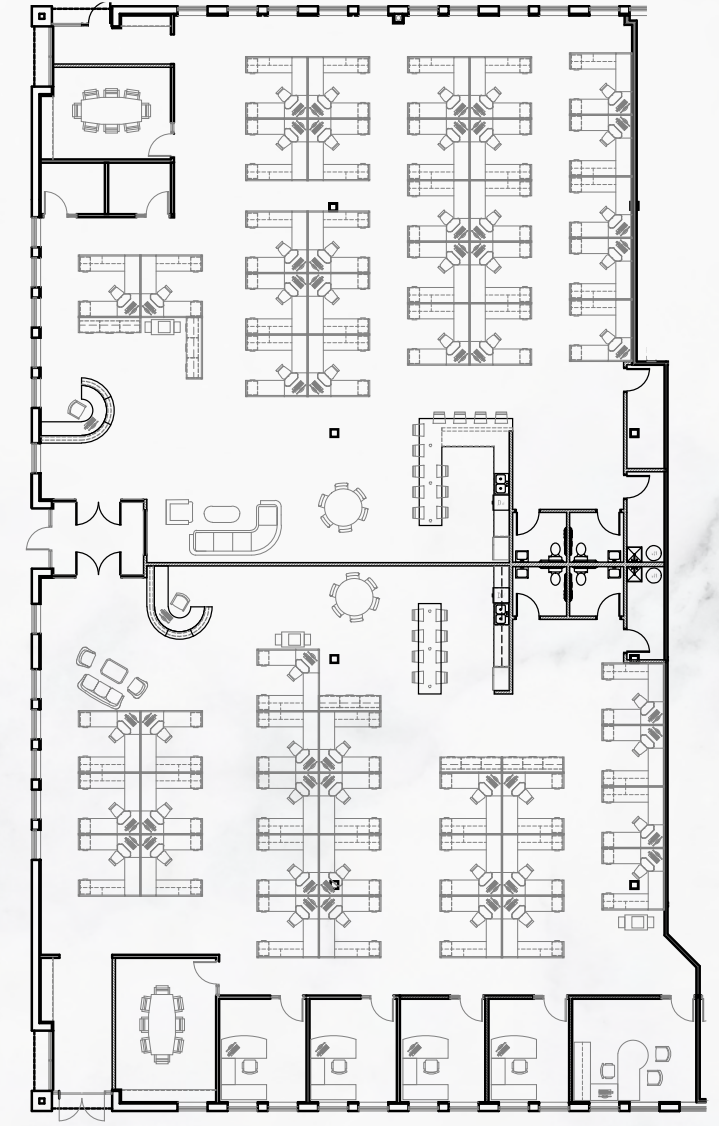
Building Size:	33,000 SF
Available Space:	Option 1: 12,337 SF Option 2: 6,032 SF Option 3: 6,305 SF
Divisible:	Down to 6,000 SF
Clear Height:	14' Current 9'6" ceiling grid
Parking:	4.55/1,000 (Extra parking can potentially be made available)
Base Rents:	Negotiable
Tax & OE:	\$6.38 Total
Utilities:	Utility services to be separately metered and shall be the responsibility of Tenant, along with janitorial, trash removal, etc.
Comments:	End cap space, three sides of glass

FLOOR PLANS

OPTION 1
12,337 SF



OPTION 2
6,032 SF



OPTION 3
6,305 SF

CURRENT VACANCIES

ARDEN HILLS II

4295
LEXINGTON AVENUE
NORTH

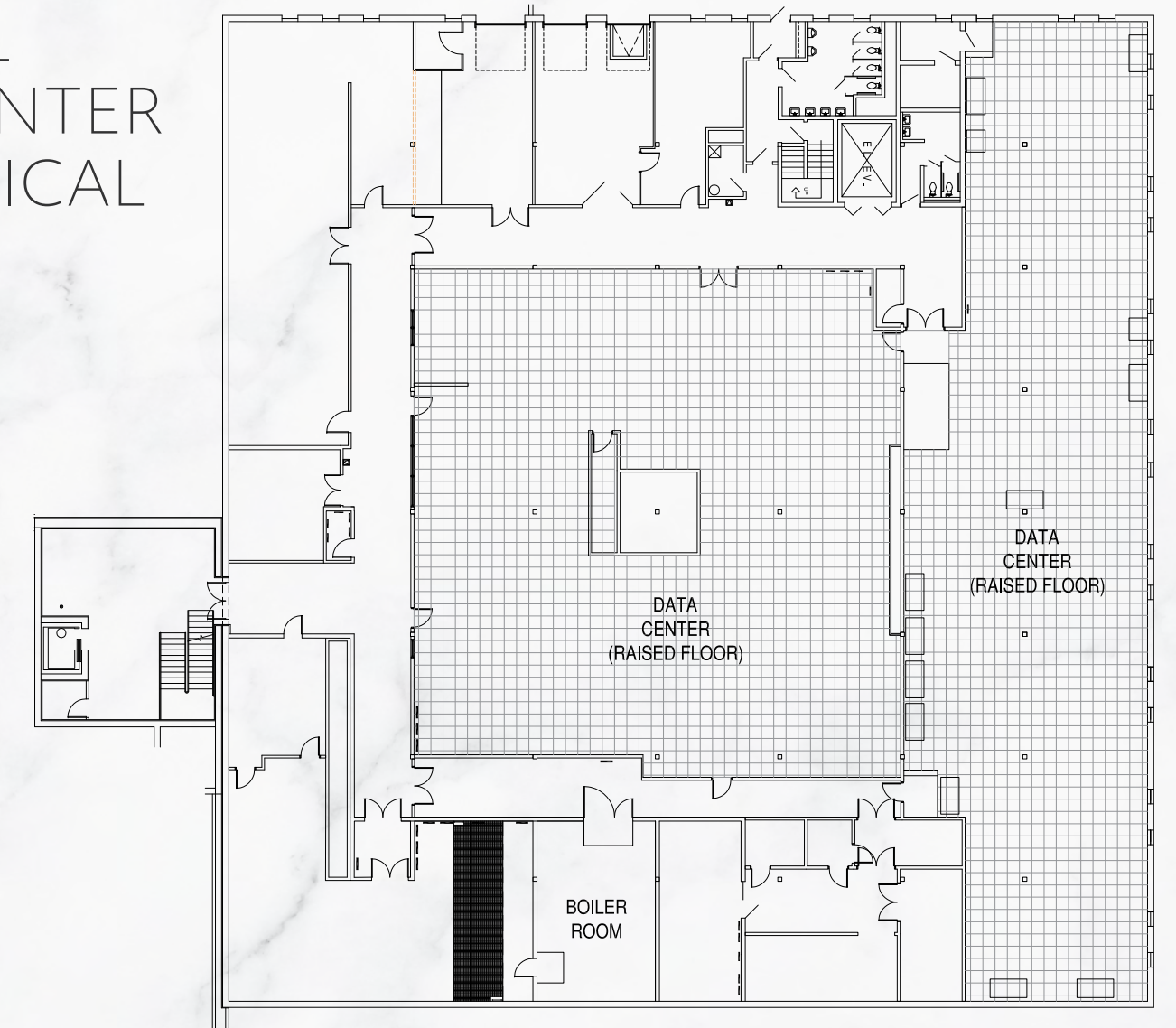


PROPERTY FEATURES

Building Size:	48,804 SF
Available Space:	21,774 SF
Clear Height:	9'
Parking:	2.3/1,000 SF
Base Rents:	Negotiable
Loading:	2 Dock High Doors
Tax & OE:	\$5.14
Comments:	Very economical, highly improved lower area storage or data center space.

LOWER LEVEL
19,074 SF DATA CENTER
2,700 SF MECHANICAL

FLOOR PLANS



CURRENT VACANCIES

ARDEN HILLS III

4265
LEXINGTON AVENUE
NORTH

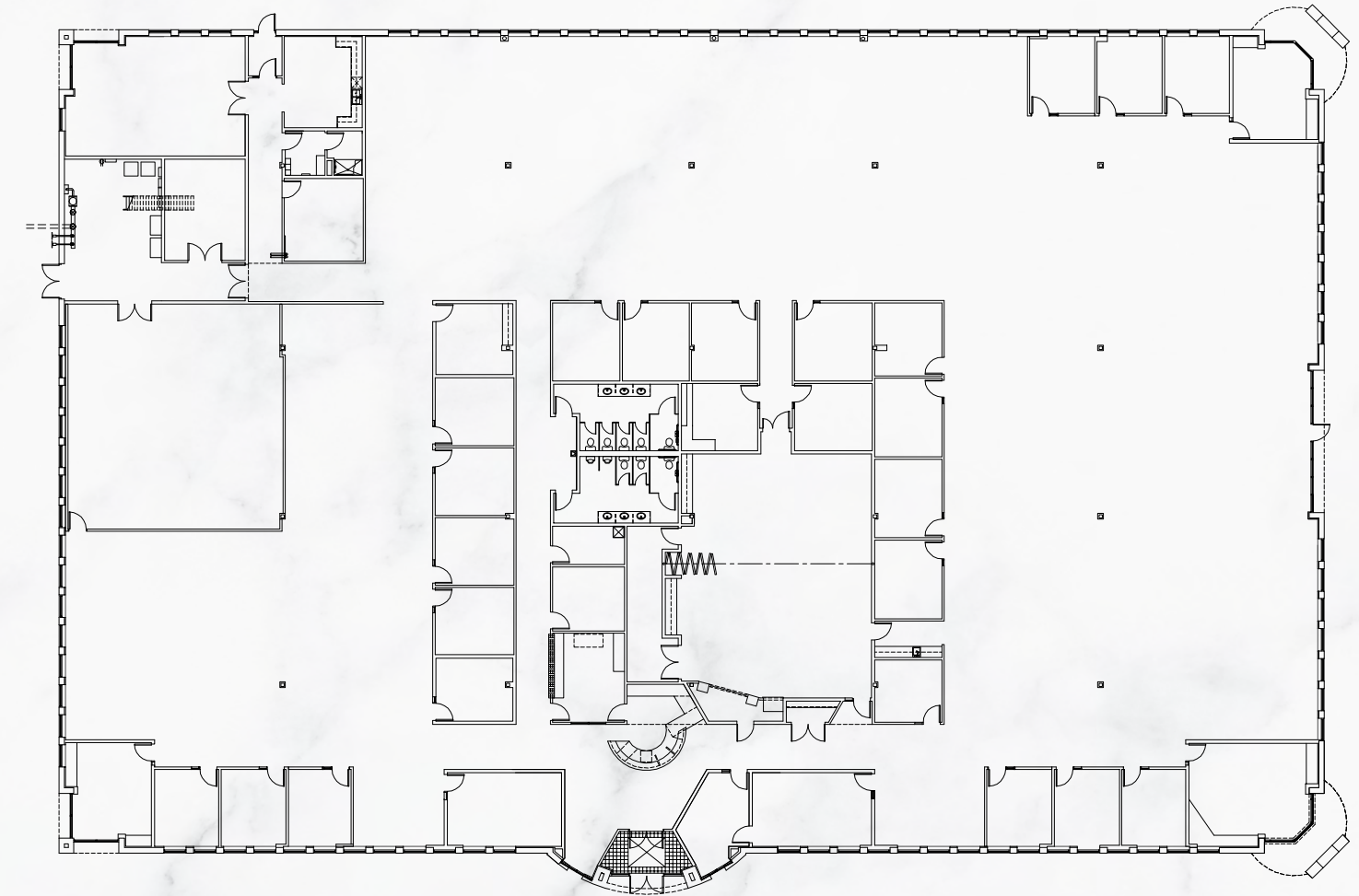


PROPERTY FEATURES

Building Size:	33,000 SF
Space Available:	33,000 SF
Year Built:	1997
Ceiling Height:	19' Current 9'6" ceiling grid
Signage:	Building and Monument available
Parking:	120 Surface Spaces
Reception Area:	Large, built-in desk with 2 story atrium
Multiple Spaces	Private offices, open areas, conference rooms available
Rate:	Negotiable
Tax & OE:	\$5.94
Comments:	Unique free standing building. Also for sale: \$4,600,000.

FLOOR PLANS

FULL BUILDING
33,000 SF OFFICE





CONTACT US

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