



Round Lake Business Center

4354-4396 Round Lake Road West
Arden Hills, MN



14,528 SF
Available for lease

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Suite 4364 in Round Lake Business Center is a functional Office Showroom space with 14' clear height and dock and drive-in loading. Situated in a prime location with immediate access to I-35W via Highway 96, the suite is highly visible to I-35W reaching 81,446 vehicles per day.

Building Specifications



Building Size:
74,530 SF



Available Space
Suite 4364:
8,660 SF Office
5,868 SF Warehouse
14,528 SF Total



Loading:
Two (2) dock doors



Clear Height:
14'



Parking:
3.00/1,000 SF



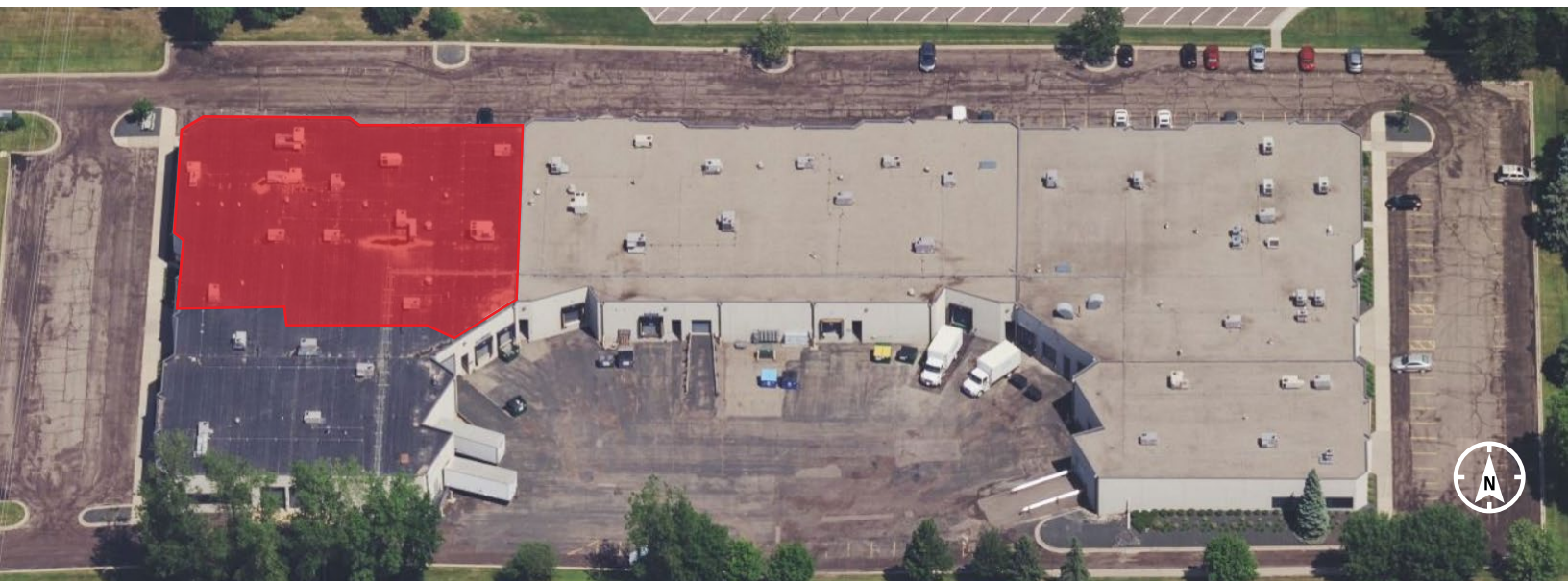
Date Available:
Now

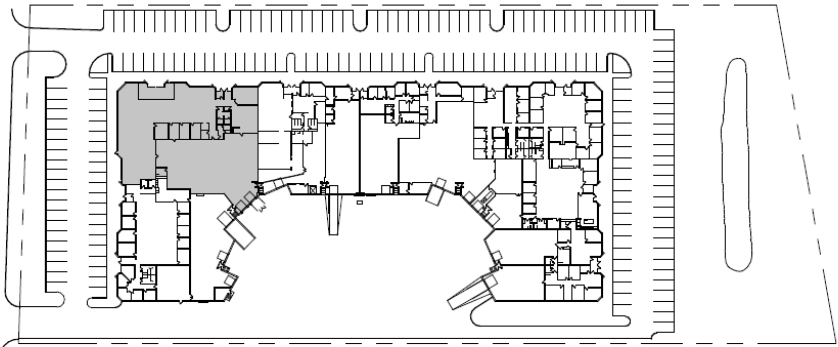
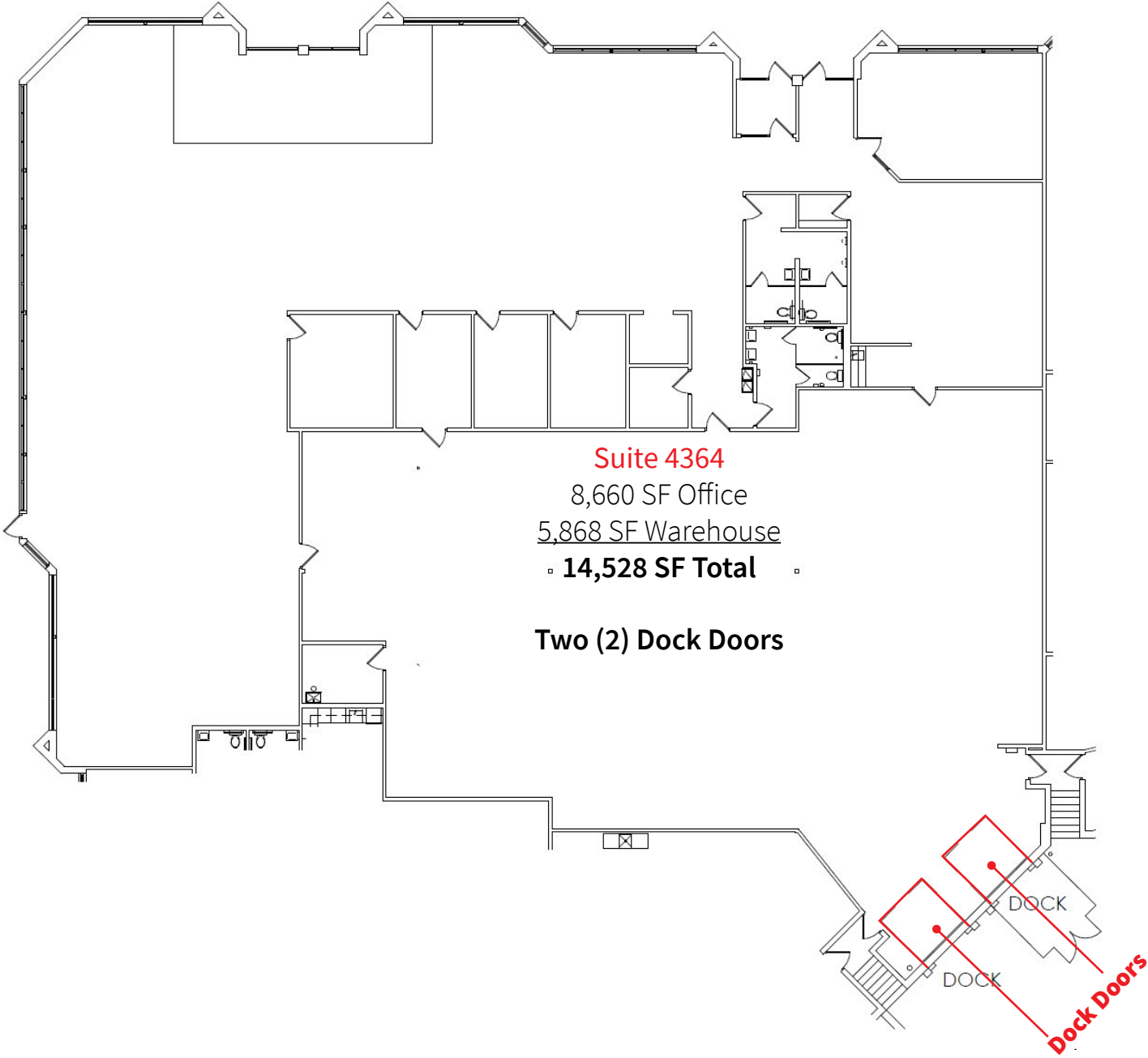


Asking Rate:
Negotiable



2025 Tax & CAM:
\$5.54/ SF Total





County Hwy 96

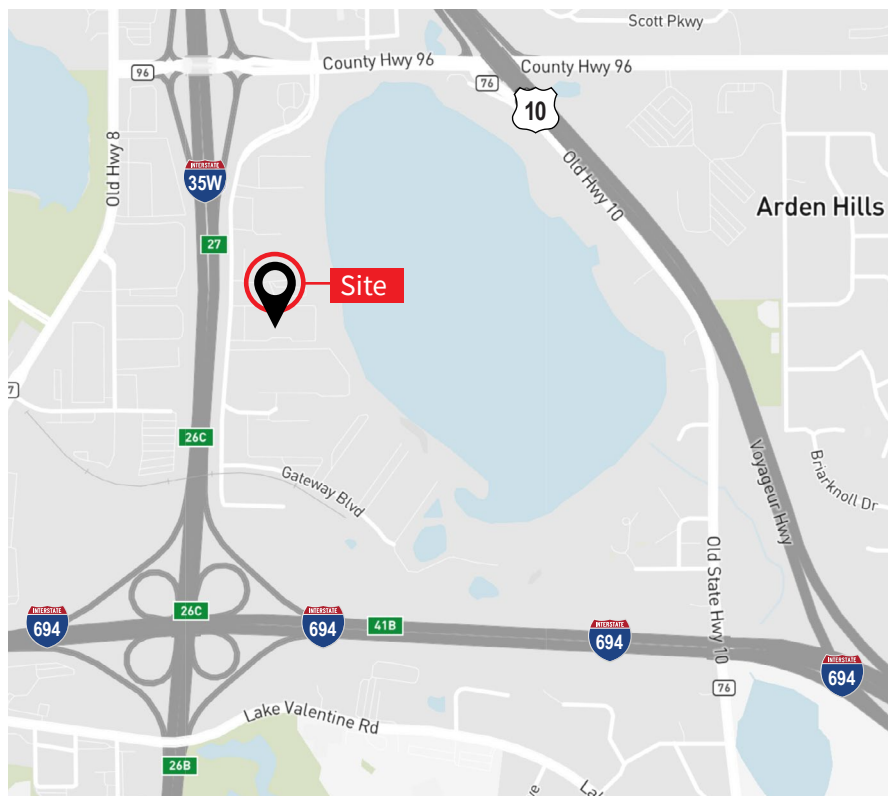


> Immediate access to I-35W via
Round Lake Rd W and Hwy 96

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