



CUSHMAN &  
WAKEFIELD

FLEX OFFICE FOR SALE OR LEASE

**ARDEN HILLS  
CORPORATE CENTER III**

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4265 LEXINGTON AVENUE NORTH, ARDEN HILLS MN





## PROPERTY HIGHLIGHTS

### PROPERTY FEATURES

<b>Building Size:</b>	33,000 SF
<b>Space Available:</b>	11,552 SF
<b>PID</b>	223023410017
<b>Year Built:</b>	1997
<b>Ceiling Height:</b>	18' (Current ceiling gird 9'6")
<b>Signage:</b>	Building and Monument available
<b>Parking:</b>	134 Surface Spaces
<b>Reception Area:</b>	Private lobby with 18' ceilings
<b>Kitchen:</b>	Large kitchen with seatings area and natural light
<b>Showers:</b>	Private shower with lockers
<b>Multiple Spaces:</b>	Private offices, open areas, conference rooms available
<b>Roof:</b>	New as of June 2023
<b>Price:</b>	Negotiable
<b>Lease Rate:</b>	Negotiable
<b>2024 Taxes &amp; CAM:</b>	\$5.65 PSF



Exceptional  
glass line



New roof (June  
of 2023)



Ability to add  
drive-in doors and  
warehouse space



Adjacent to  
Cummings Park  
and access to its  
walking/jogging  
paths and athletic  
facilities



Prominent view  
from lexington  
avenue

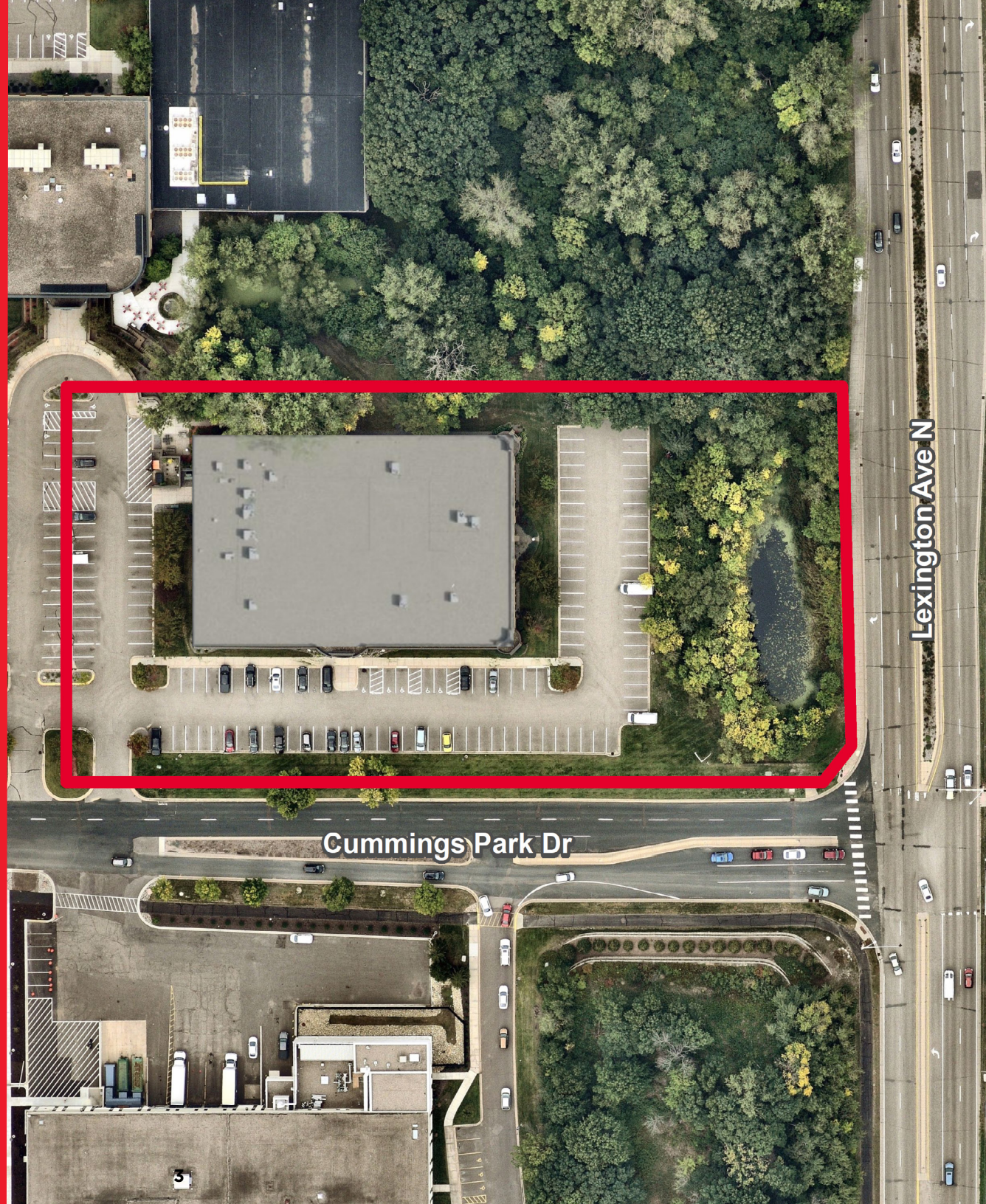
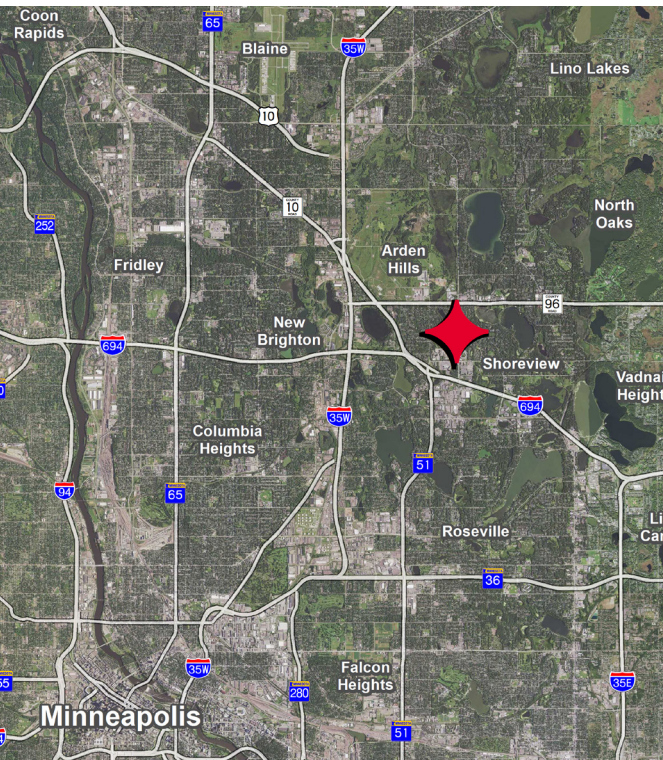


Great corporate  
branding  
opportunity



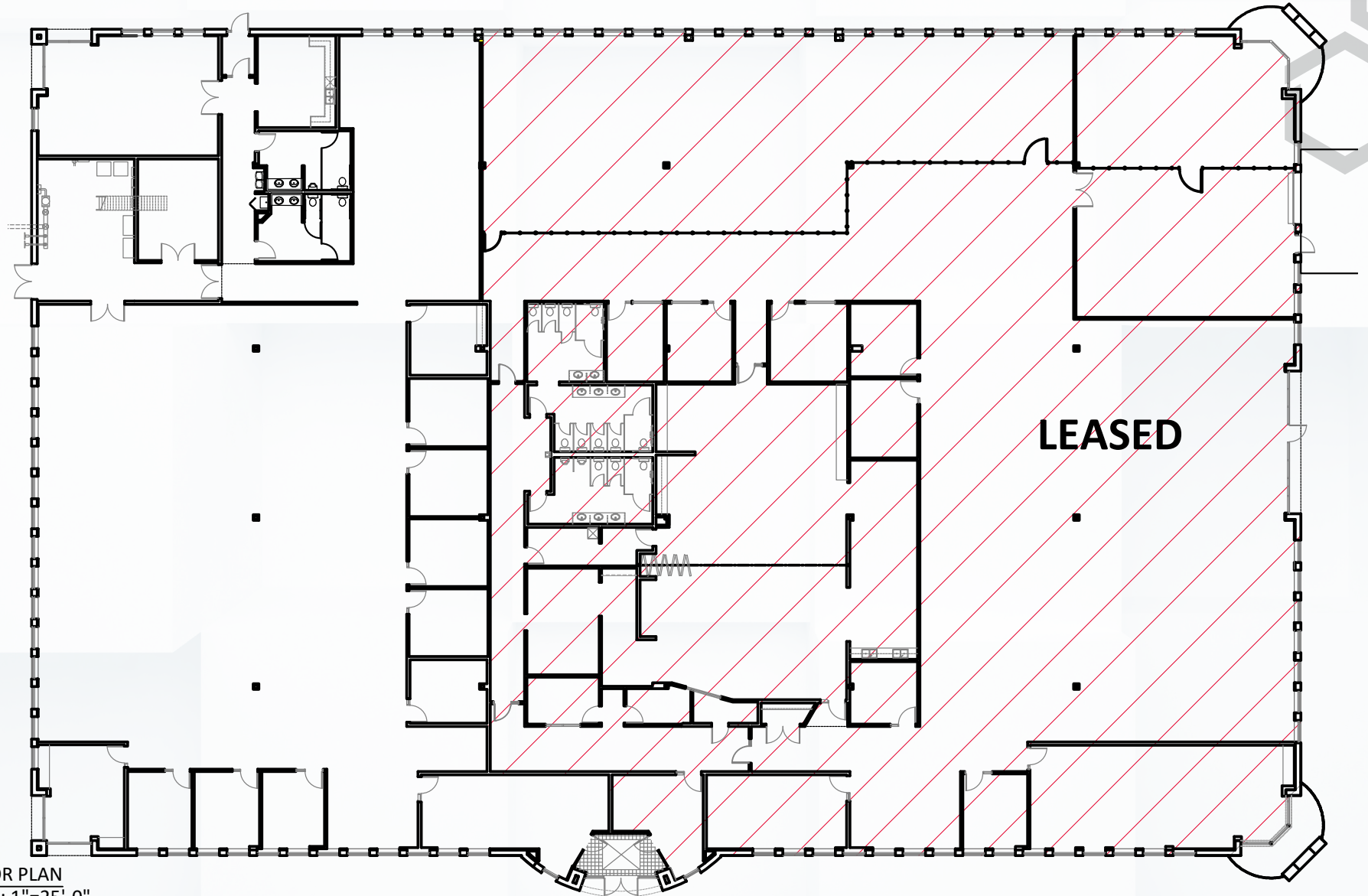


# PROPERTY AERIALS





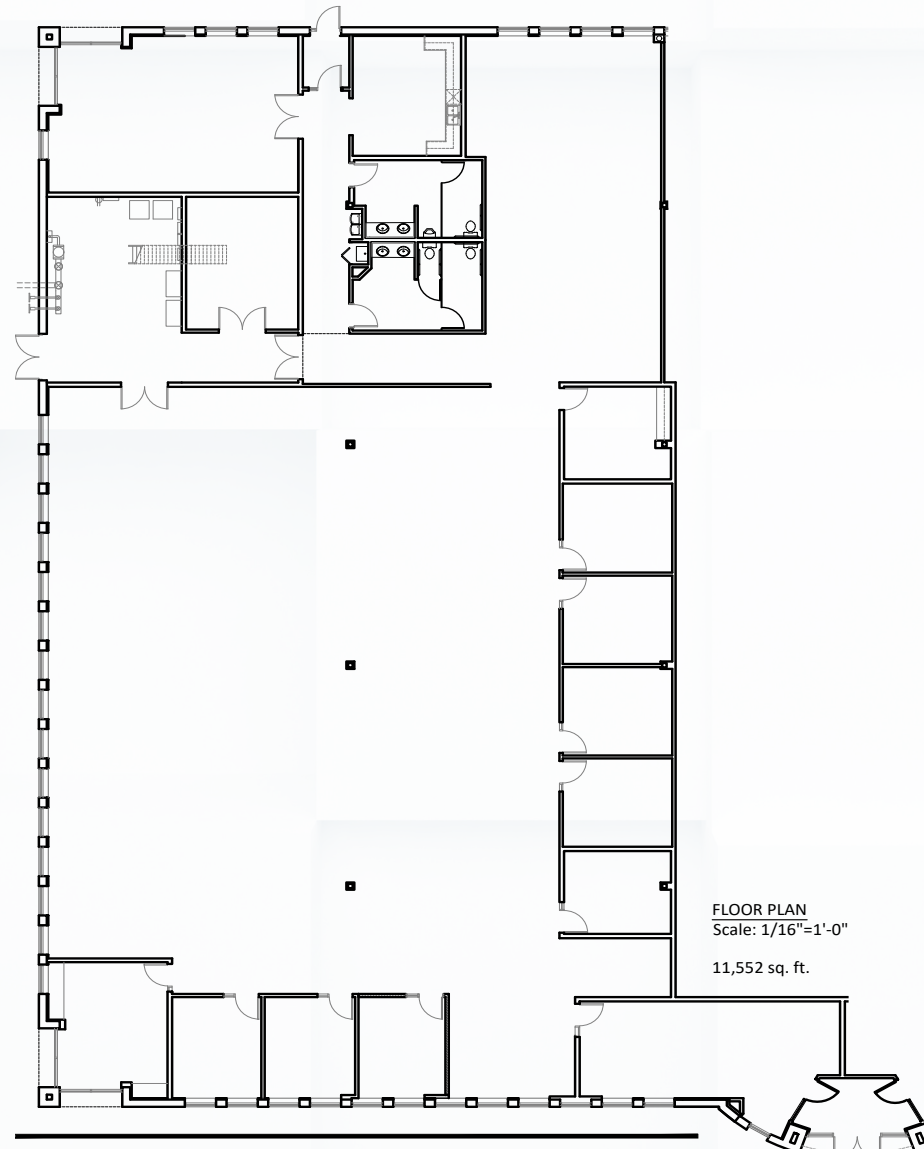
# FLOOR PLAN



FLOOR PLAN  
Scale: 1"=25'-0"

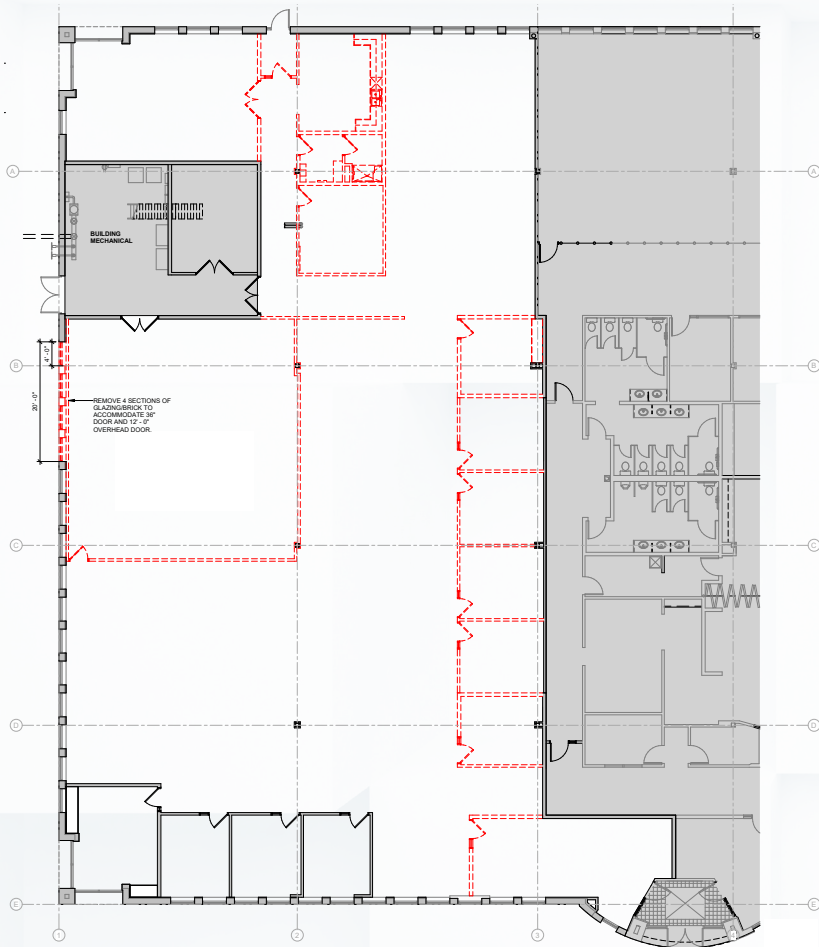


# FLOOR PLAN

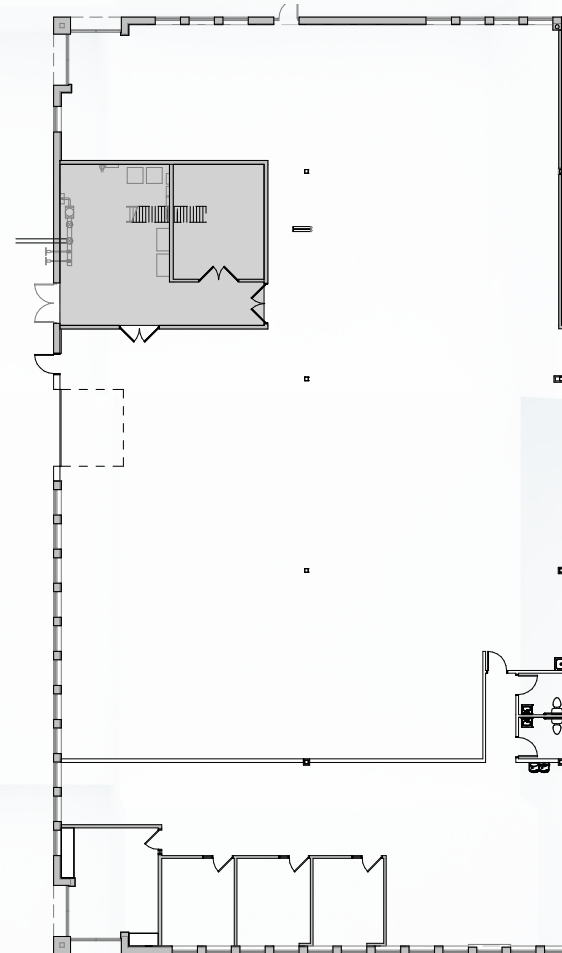




# POSSIBLE FUTURE LAYOUT



DEMOLITION PLAN



POTENTIAL FLEX LAYOUT



# ELEVATION PLAN



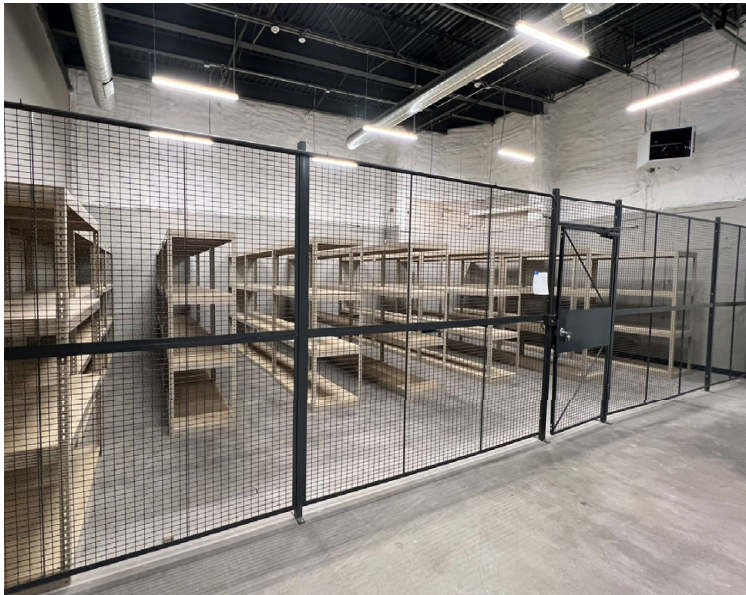


# SITE PLAN





# PROPERTY PHOTOS







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