

FOR LEASE  
UP TO 55,000 SF AVAILABLE



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

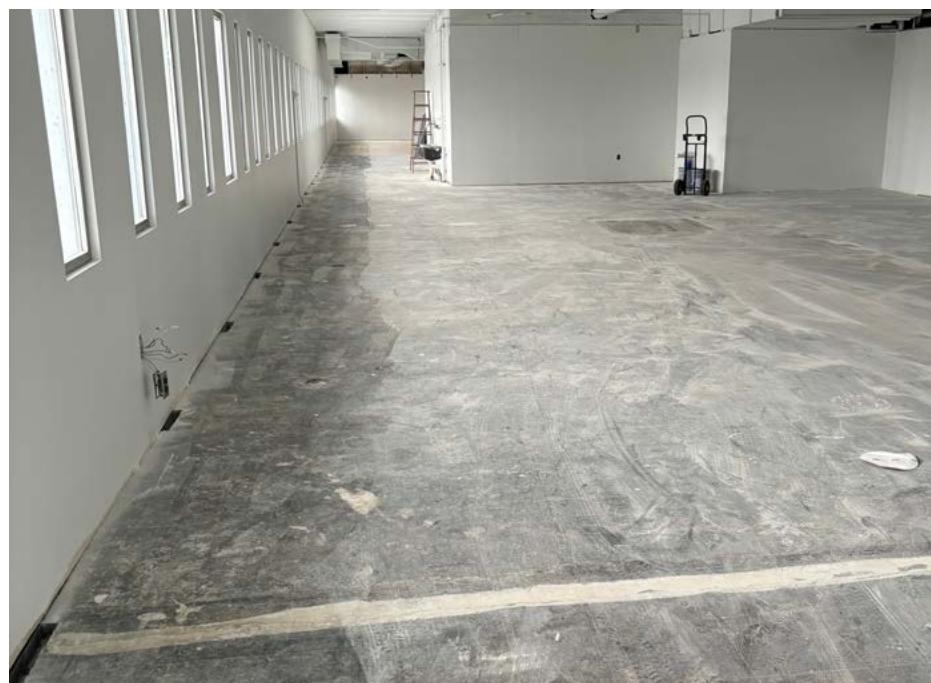
500 SF or less = \$18.00 PSF

**PARKING SPACES**

For lease @ \$100 per month

**STORAGE SPACE**

For lease - negotiable on price

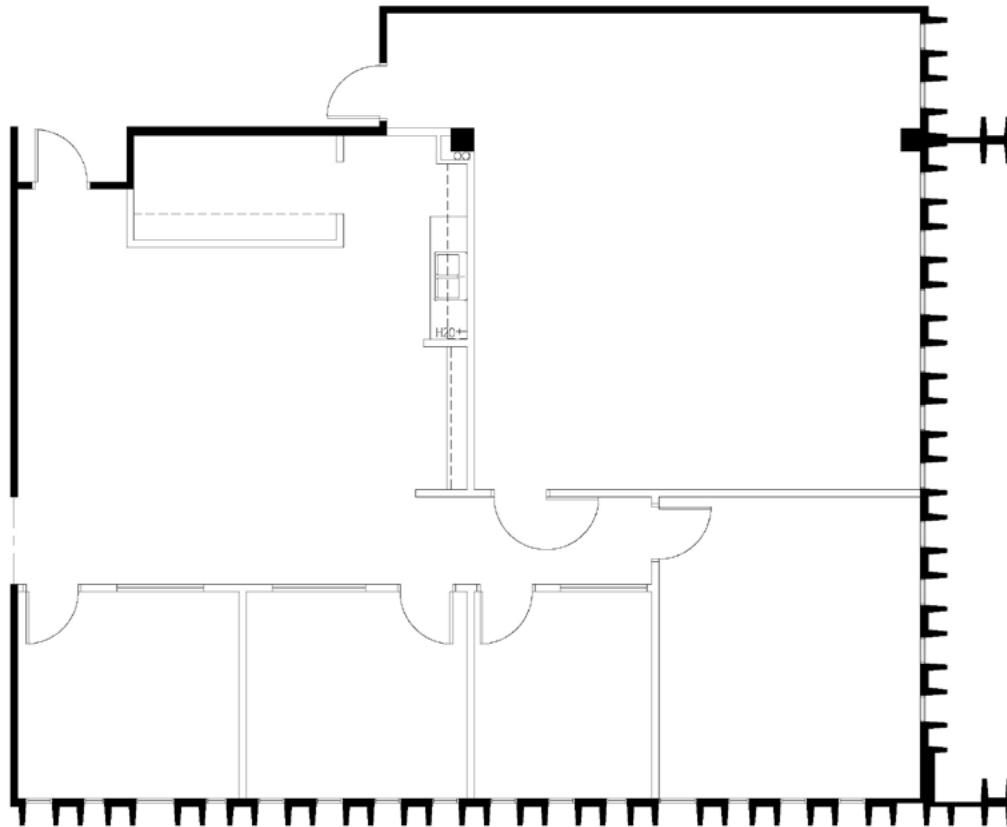


# PROPERTY AVAILABILITIES

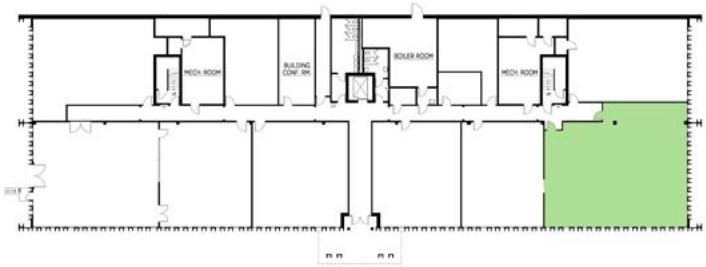
Suite Number	Rentable Square Footage
100	2,688
110	1,740
140A	1,400
160A	336
170	2,140
170A	300
190	841
200	6,061
211	145
232	2,114
235	781
300	7,067
330-390	12,106



## SUITE 100 - 2,688 RSF



KEY PLAN - 1ST FLOOR

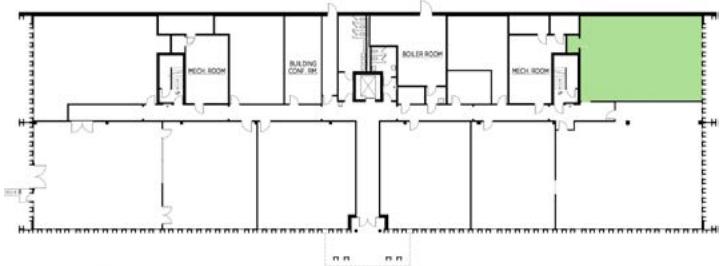


FLOOR  
**PLAN**

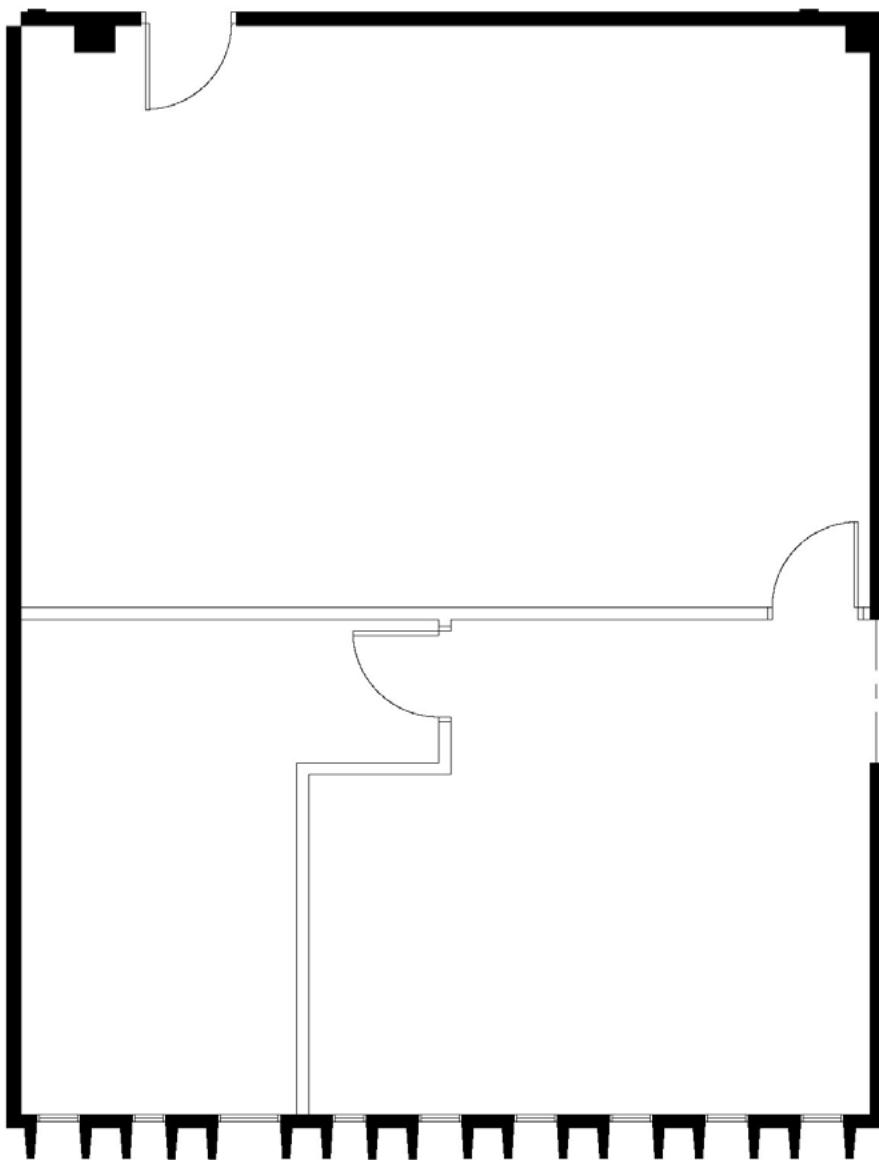
**SUITE 110 - 1,740 RSF**



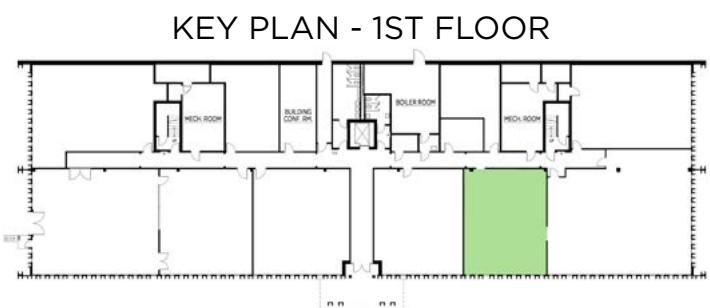
KEY PLAN - 1ST FLOOR



**FLOOR  
PLAN**

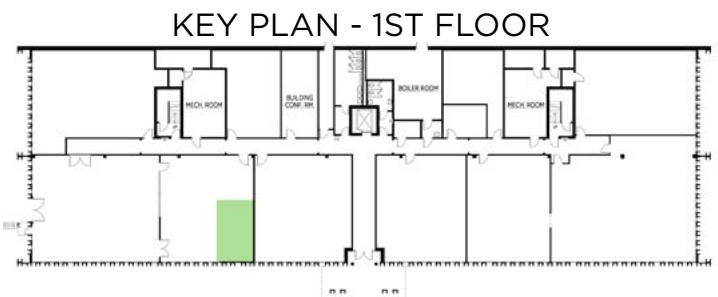
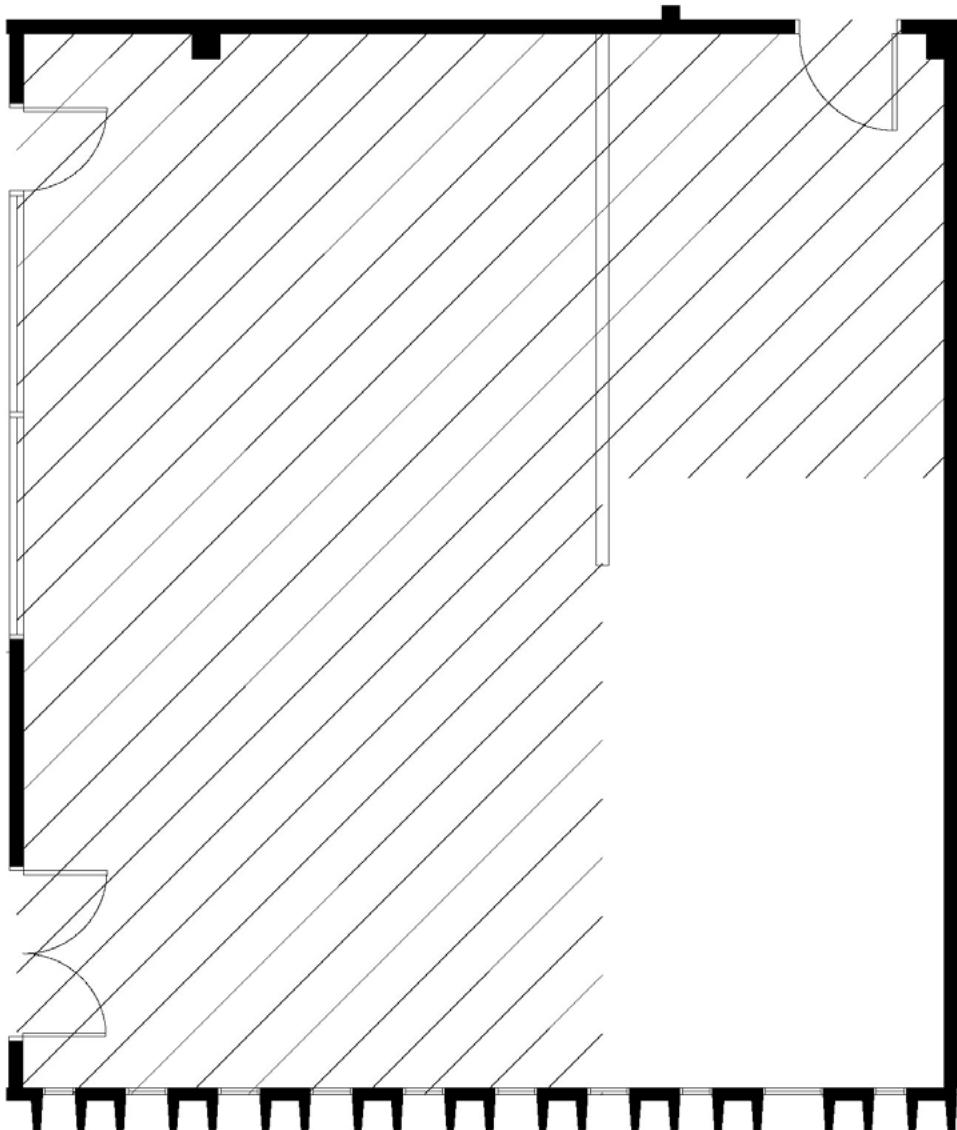


**SUITE 140A - 1,400 RSF**



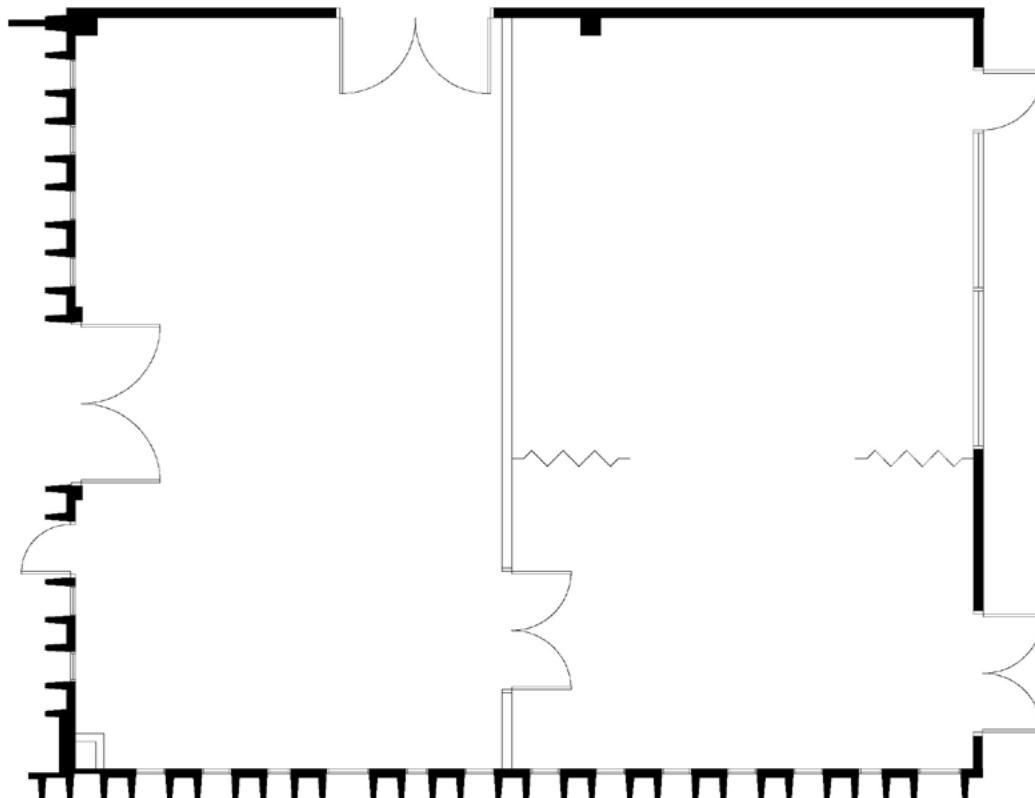
**FLOOR  
PLAN**

**SUITE 160A - 336 RSF**

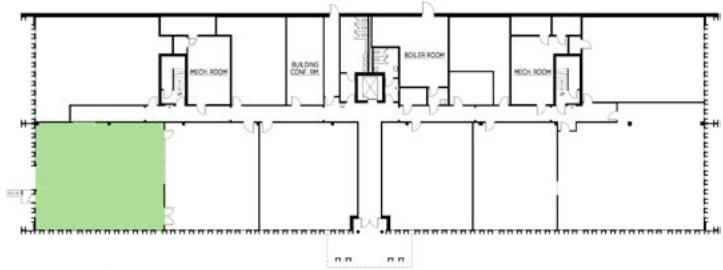


**FLOOR  
PLAN**

**SUITE 170 - 2,140 RSF**

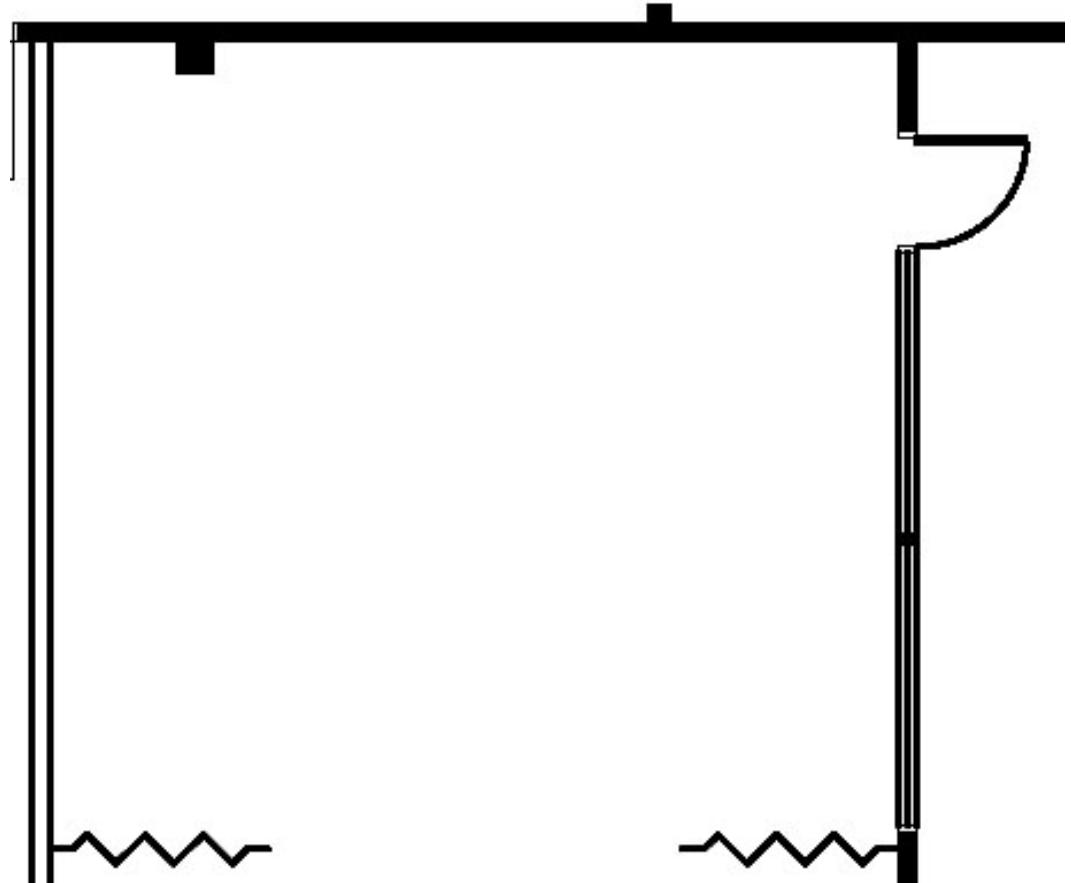


KEY PLAN - 1ST FLOOR

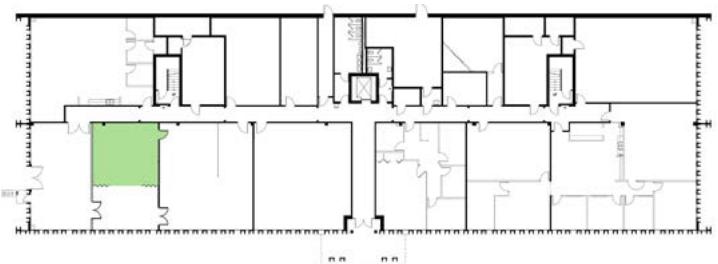


**FLOOR  
PLAN**

**SUITE 170A - 300 RSF**

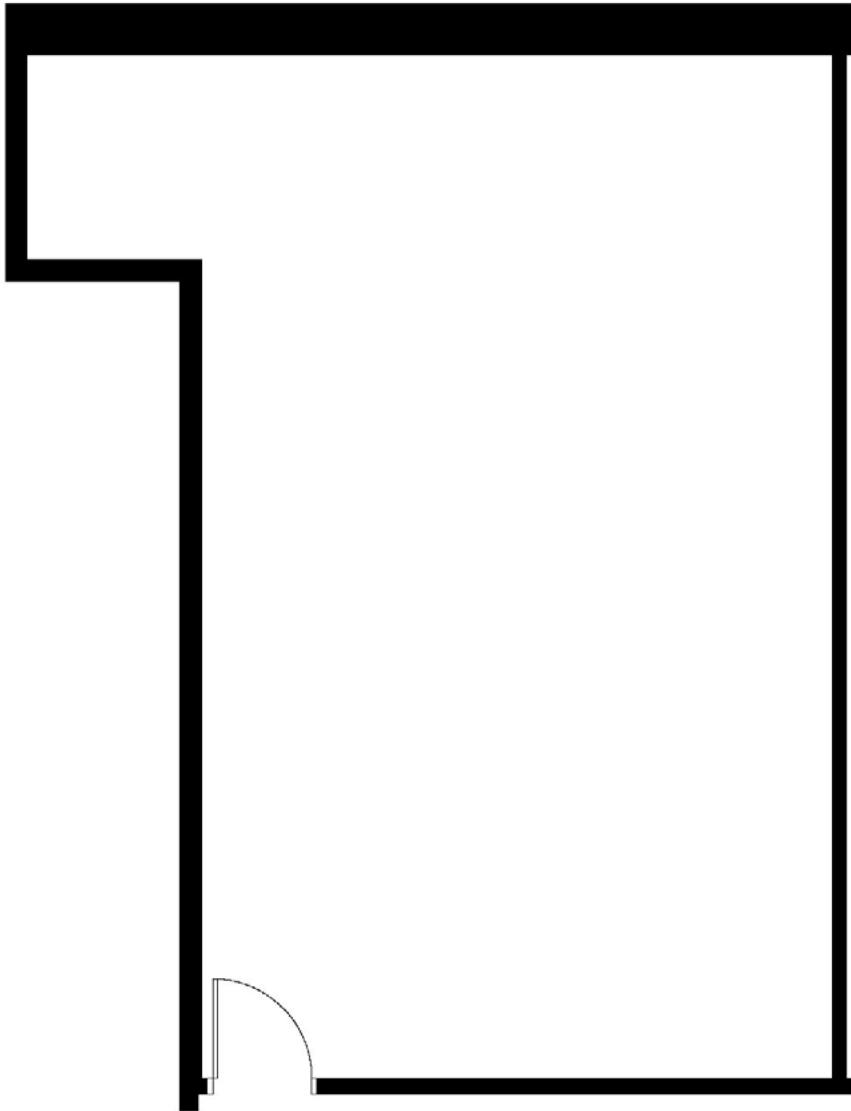


KEY PLAN - 1ST FLOOR

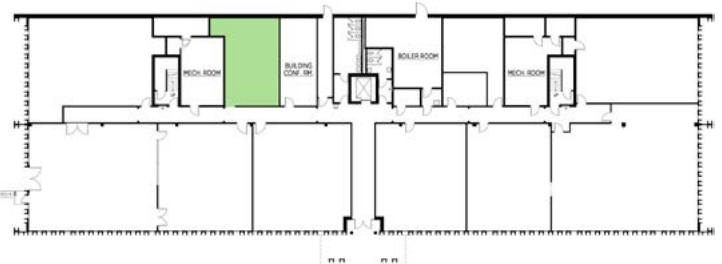


**FLOOR  
PLAN**

**SUITE 190 - 841 RSF**

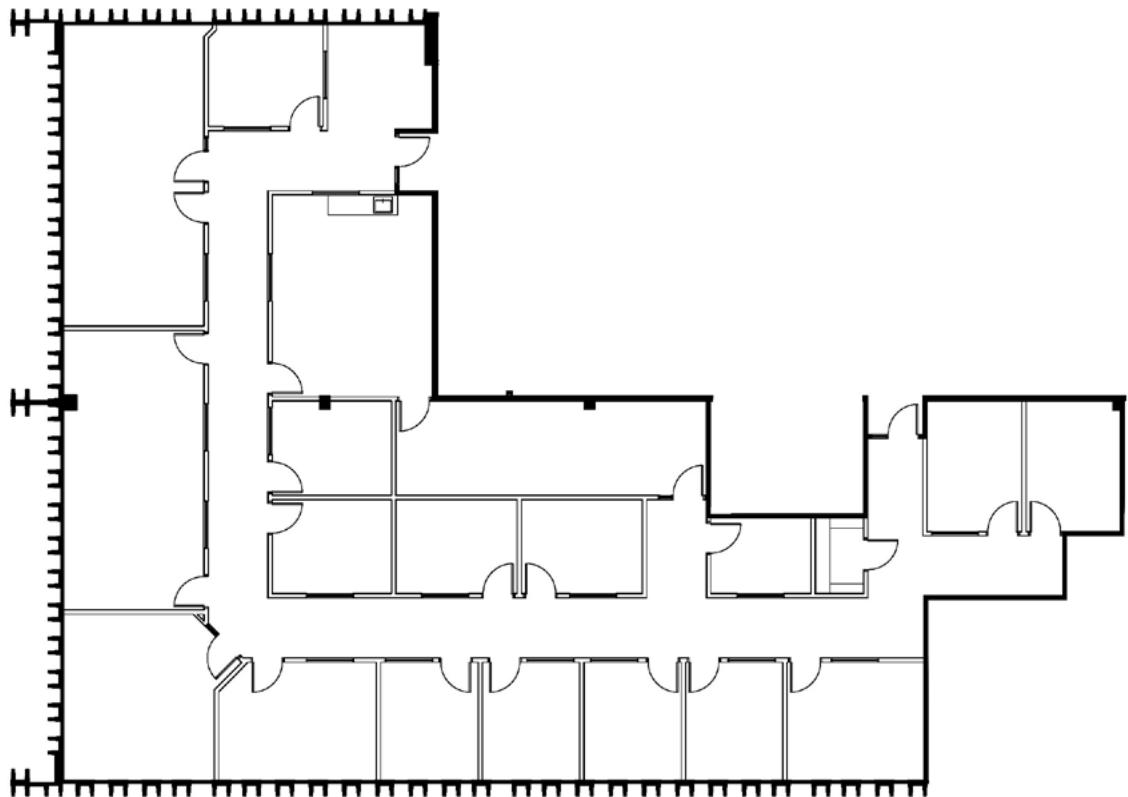


KEY PLAN - 1ST FLOOR

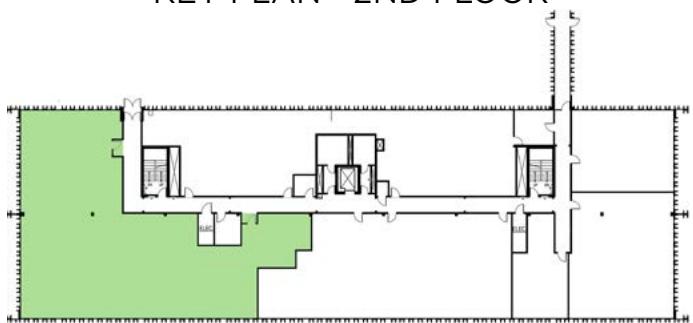


**FLOOR  
PLAN**

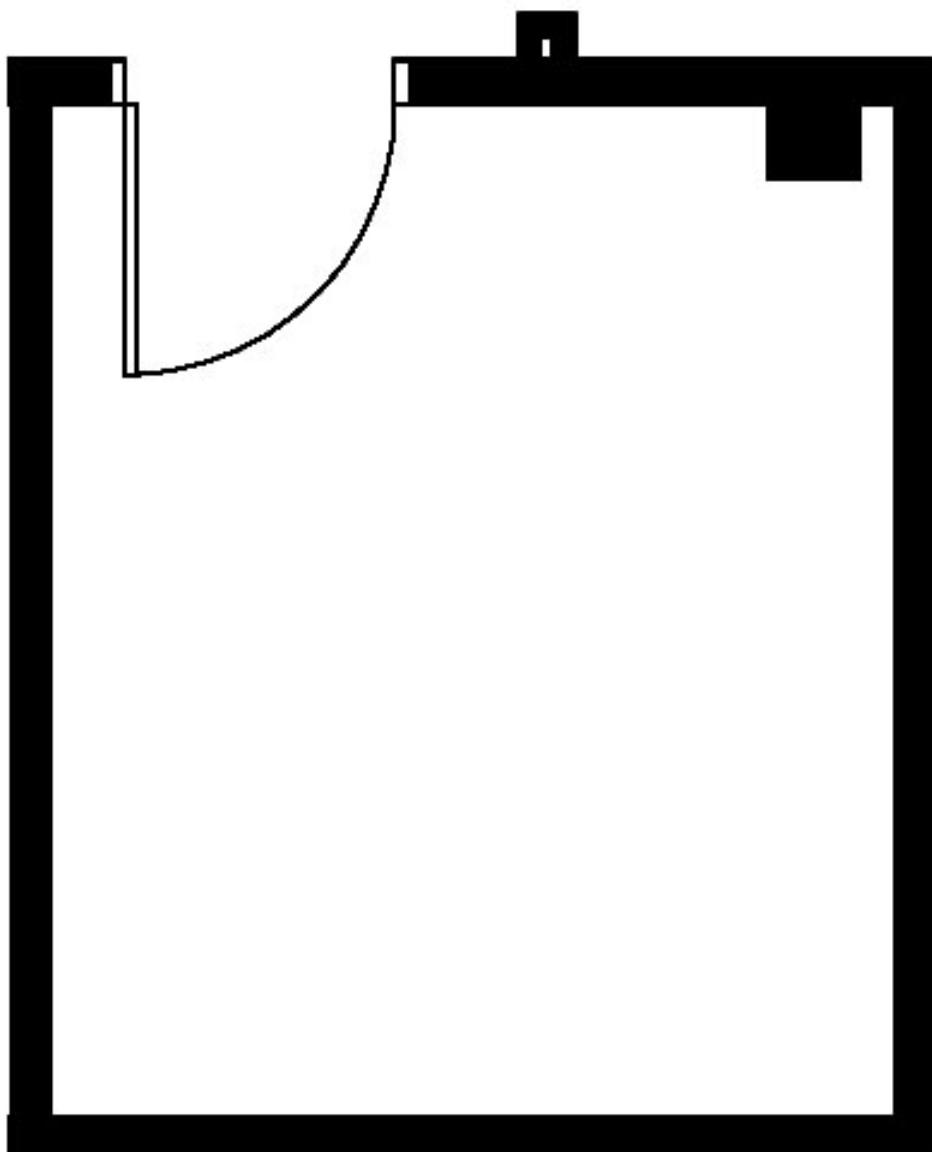
**SUITE 200 - 6,061 RSF**



KEY PLAN - 2ND FLOOR

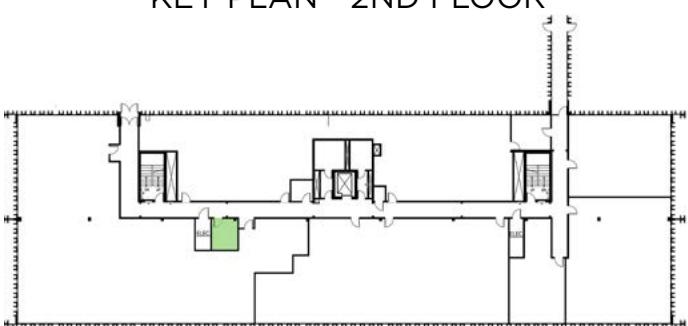


**FLOOR  
PLAN**



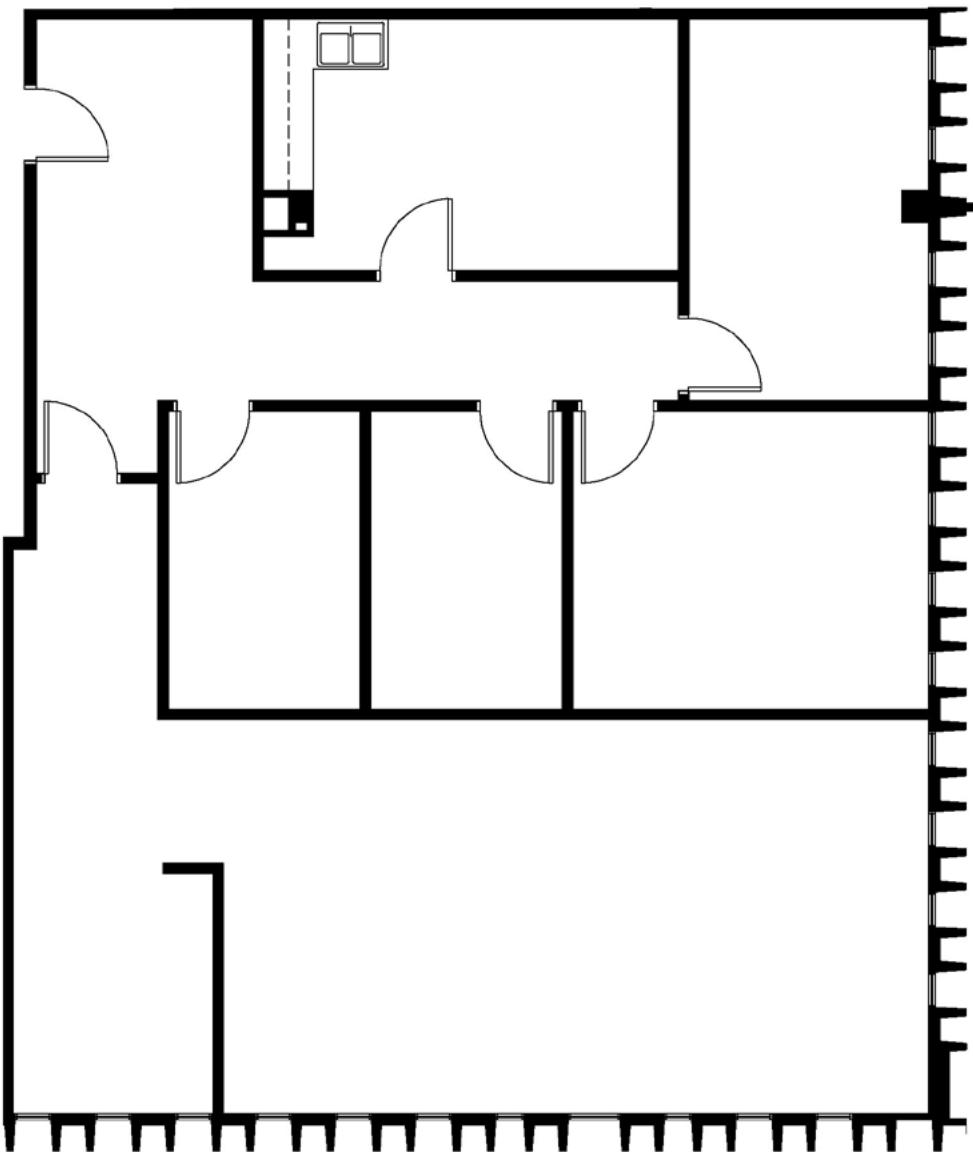
**SUITE 211 - 145 RSF**

KEY PLAN - 2ND FLOOR

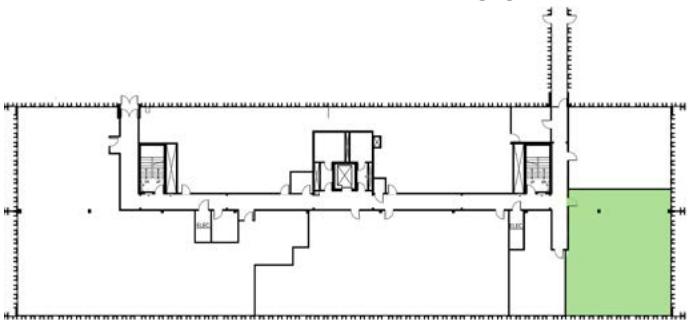


**FLOOR  
PLAN**

**SUITE 232 - 2,114 RSF**

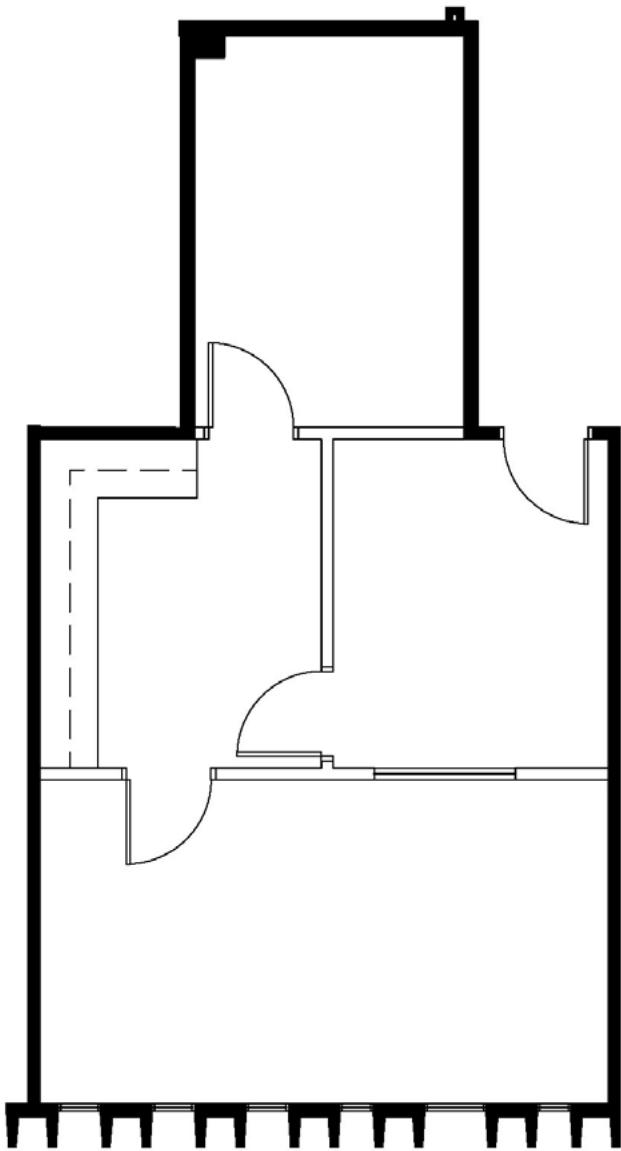


KEY PLAN - 2ND FLOOR

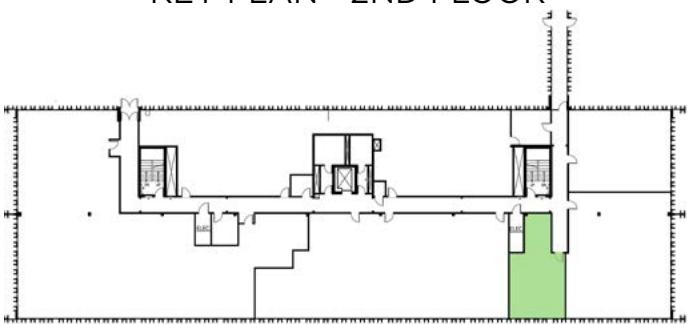


**FLOOR  
PLAN**

**SUITE 235 - 781 RSF**

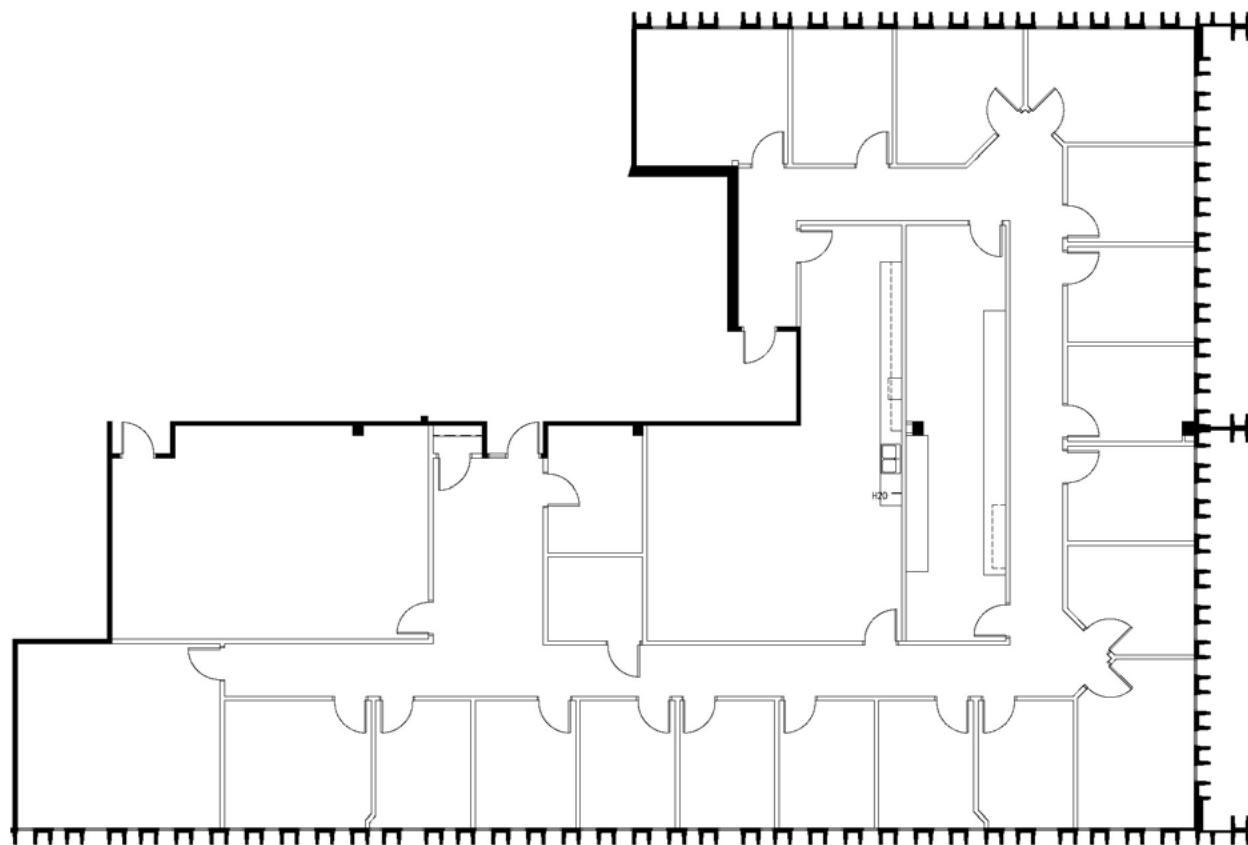


KEY PLAN - 2ND FLOOR

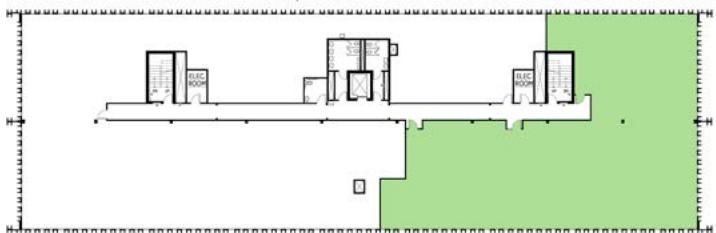


**FLOOR  
PLAN**

## SUITE 300 - 7,067 RSF



KEY PLAN - 3RD FLOOR

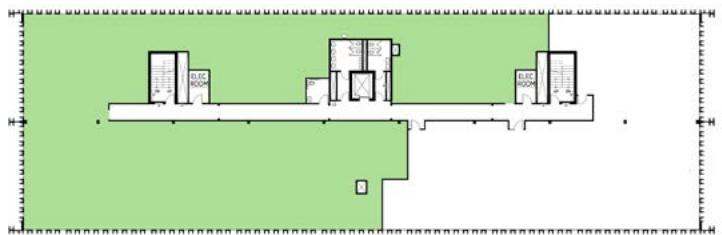


FLOOR  
**PLAN**

## SUITE 330-390 - 12,106 RSF



KEY PLAN - 3RD FLOOR

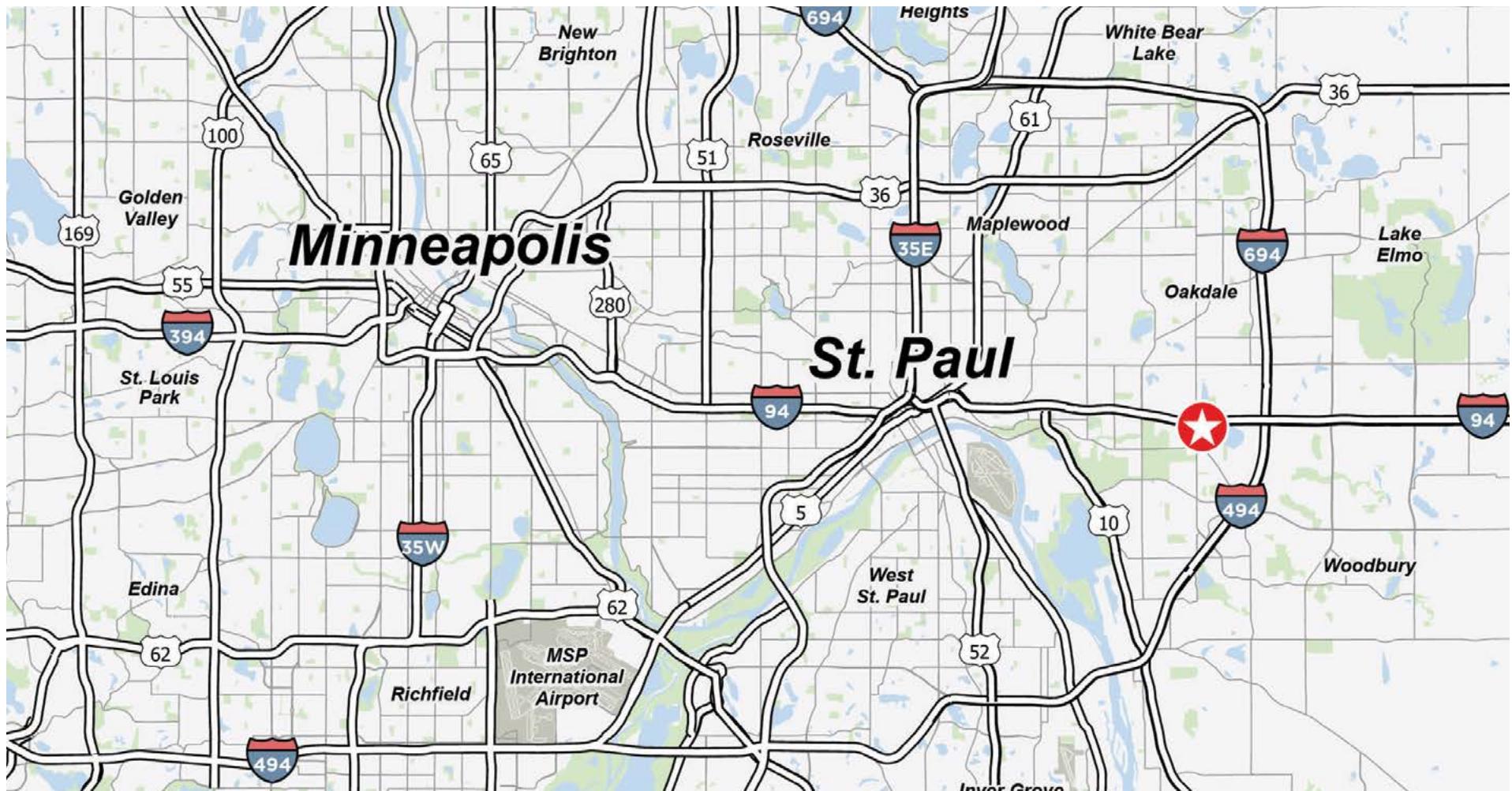


**FLOOR  
PLAN**





AERIAL  
**MAP**



## DEMOGRAPHICS (WITHIN 5 MILES)

**226,585**

Population

**\$81,703**

Median Household Income

**97,820**

Daytime Population

**LOCATION  
MAP**

# CONTACT INFORMATION

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