

Office | For Lease

CBRE

North Oaks Financial Center

100 Village Center Drive
North Oaks, MN 55127

761 - 7,139 RSF Available



100 Village Center Drive

North Oaks, MN 55127

For Lease

Property Overview

- + Large conference room for rent (seating 150)
- + Ample parking spaces
- + Monument signage available
- + Local professional management ownership team
- + Excellent executive North Oaks demographics
- + Numerous surrounding retailers
- + Two story main lobby
- + Grand staircase
- + Elevator
- + Push button main entrance
- + New common area carpeting
- + Move in condition suites
- + Central location between I-35W, I-35E and I-694
- + Mature landscaping
- + Generous improvement allowance
- + Private roof top decks

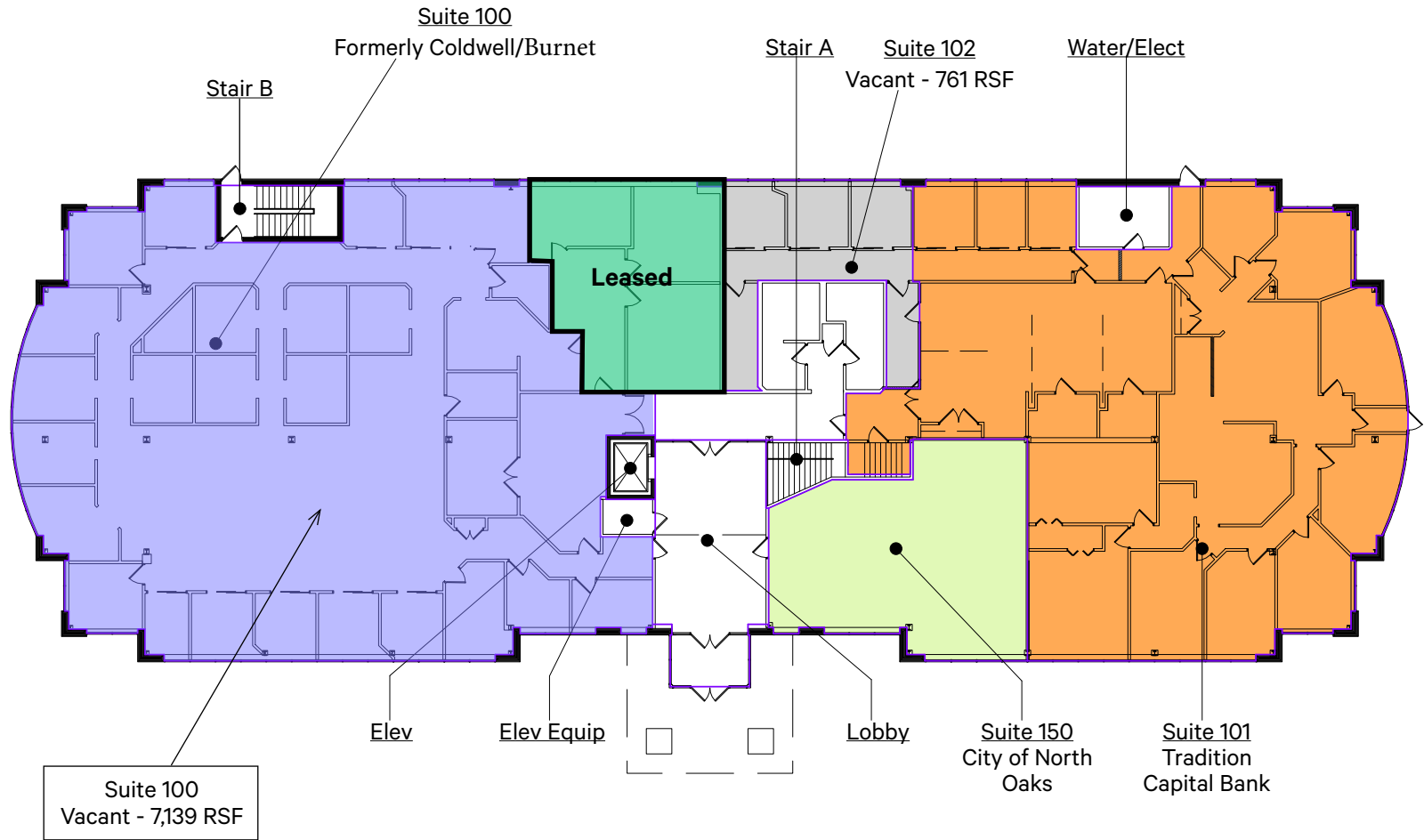
Property Highlights

| | |
|-------------------------|--------------------|
| Building Square Footage | 29,000 |
| Vacant SF | 10,248 |
| Largest SF | 7,139 |
| Smallest SF | 761 |
| Parking | 146 (5/1,000) |
| Year Built | 1991 |
| Lease Rates | Negotiable |
| Operating Expenses | \$10.98/SF/Yr 2023 |

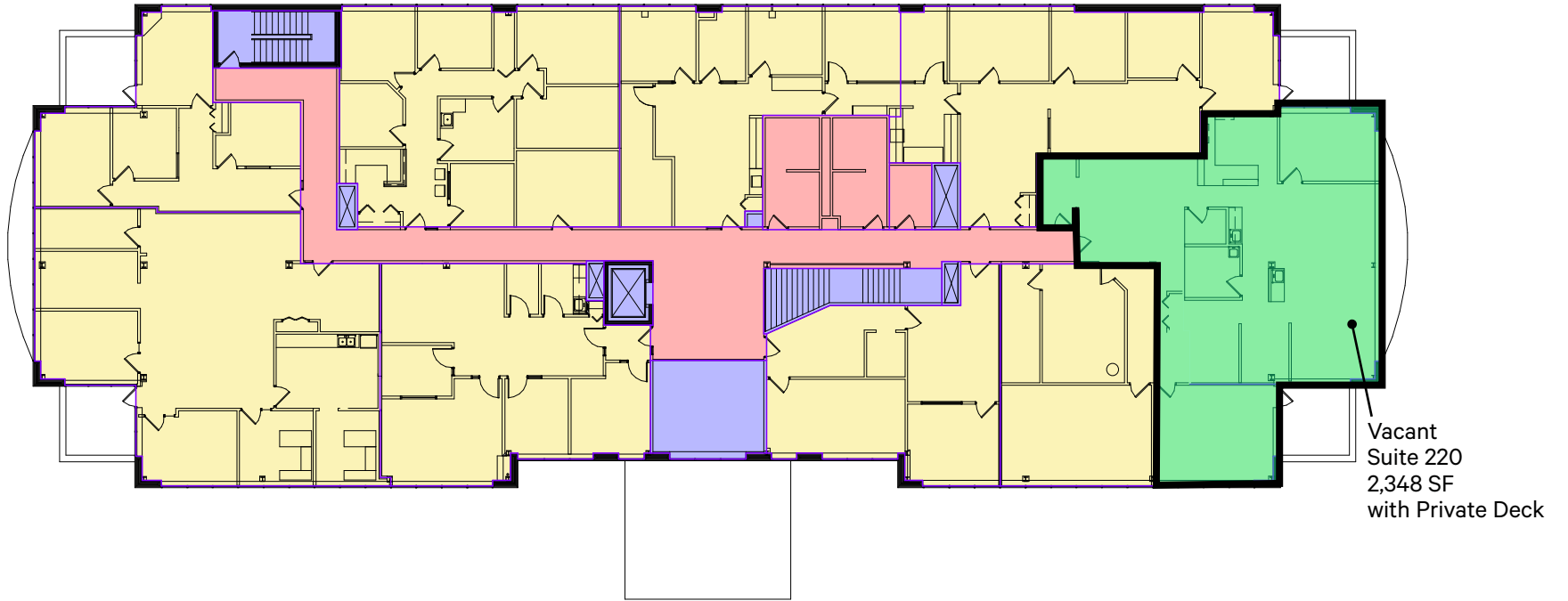
Current Vacancies

| Suite | RSF | Comment |
|-------|-------|---|
| #220 | 2,348 | Vacant. Private deck. Sink. |
| #100A | 7,139 | Windows on three sides. Recently remodeled. Formerly Coldwell Banker. |
| #101B | 761 | Main lobby exposure. East windows. Three windowed private offices. |

FIRST FLOOR



SECOND FLOOR



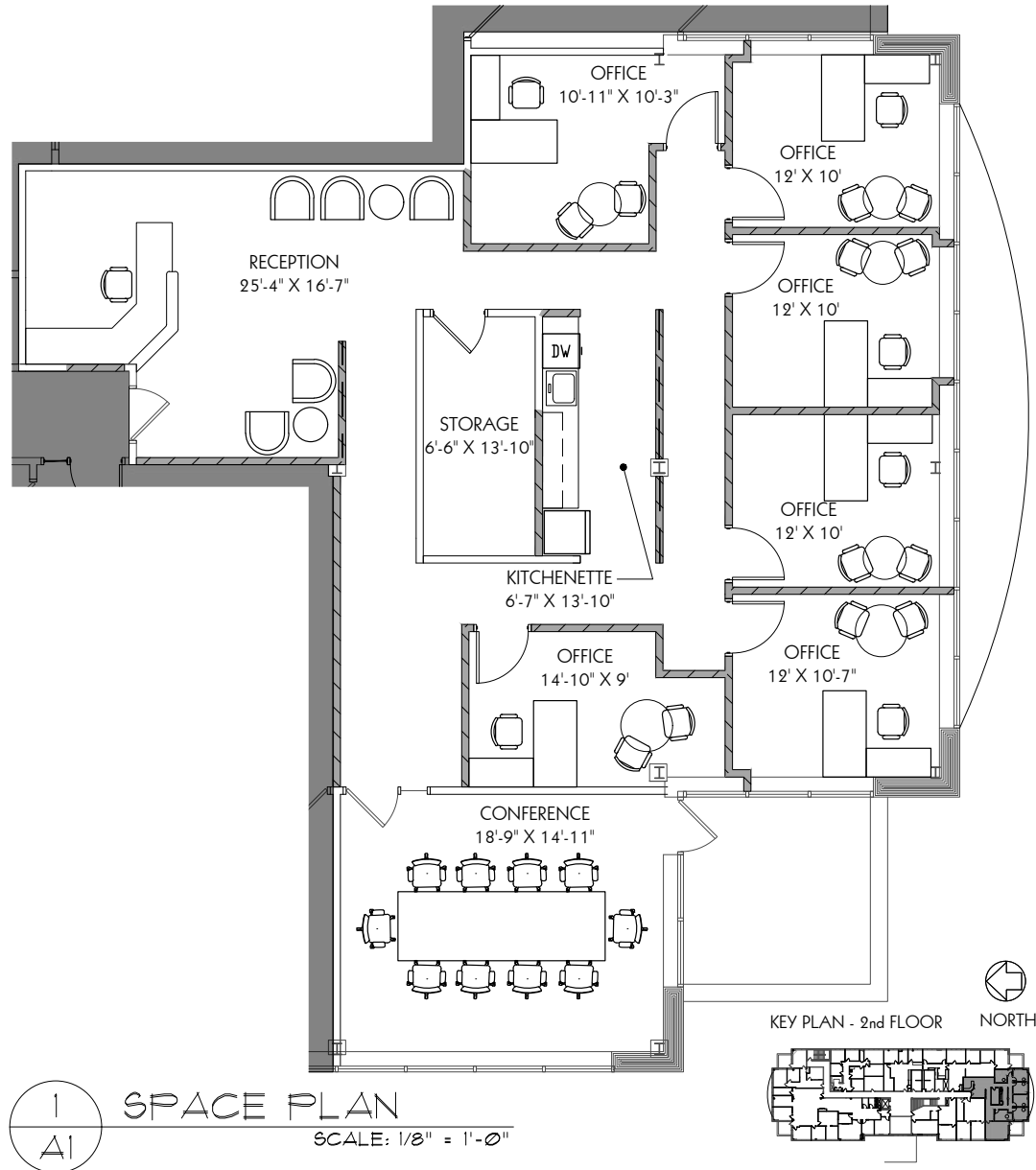
 **Building
Common Area**

 **Major Vertical
Penetration**

 **Leased
Office
Area**

 **Vacant**

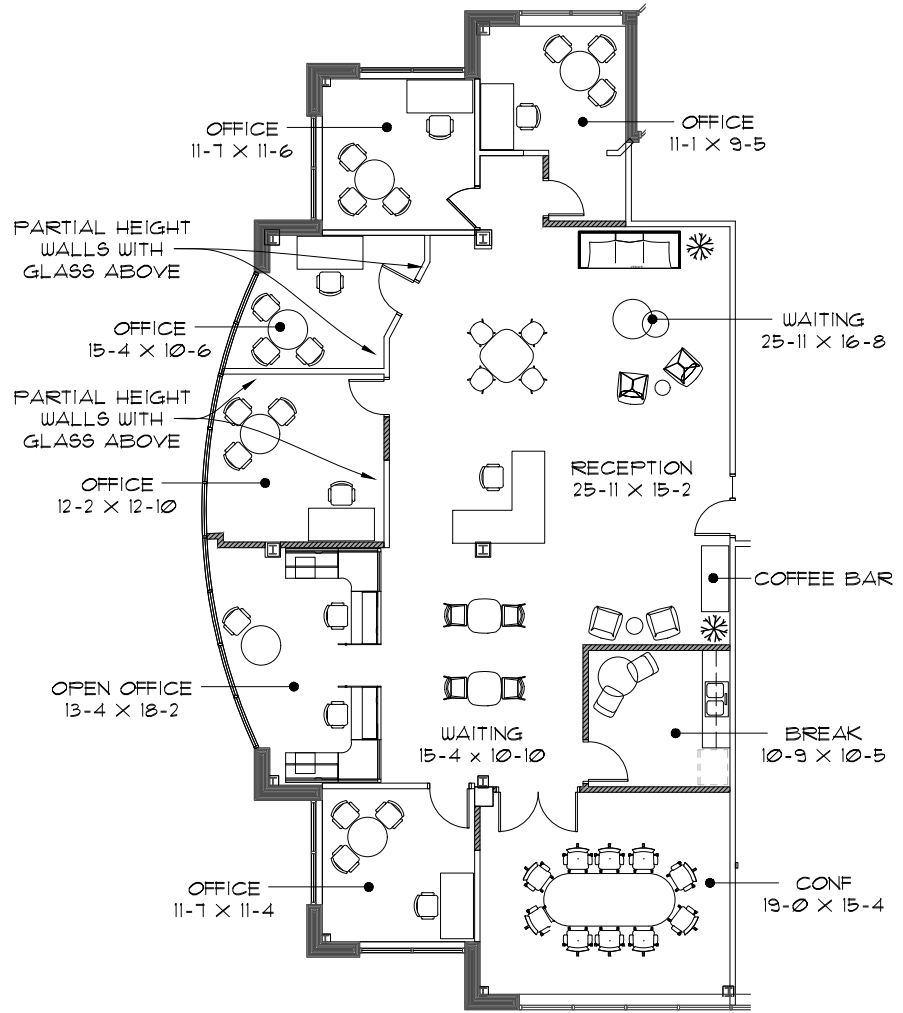
SUITE 220 - SAMPLE FLOOR PLAN = 2,348 RSF VACANT



SUITE 100A = 7,139 RSF VACANT



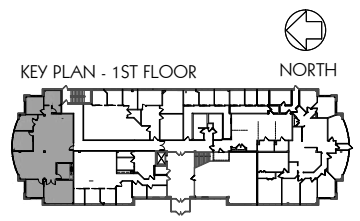
SUITE 100 - SAMPLE FLOOR PLAN = ±2,800 RSF VACANT



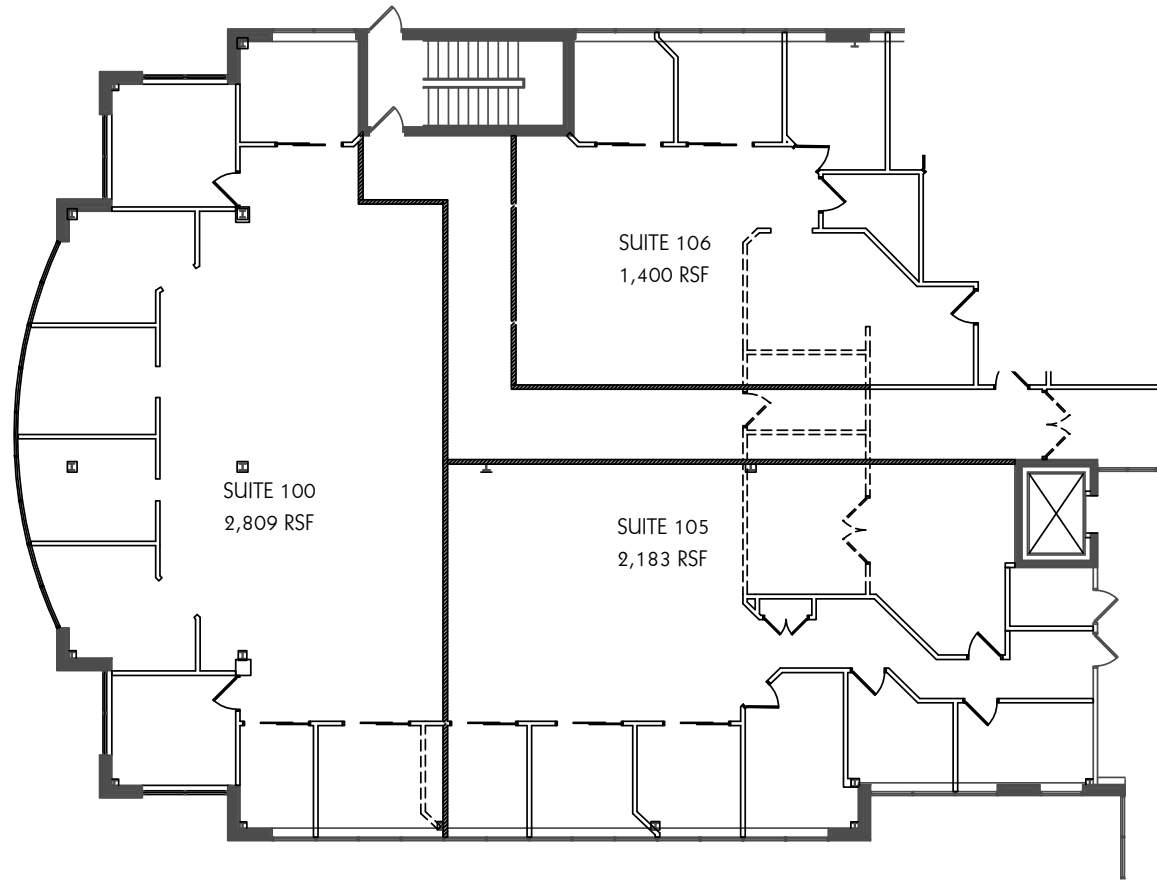
1 SPACE PLAN

2,809 RSF

SCALE: 3/32" = 1'-0"



SAMPLE FIRST FLOOR MULTI-TENANT FLOOR PLAN



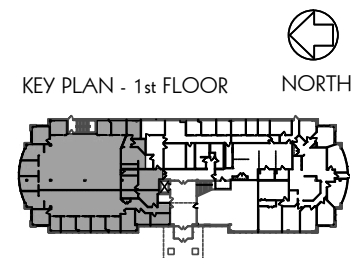
Suite 100 - 2,809 RSF

Suite 105 - 2,183 RSF

Suite 106 - 1,400 RSF

11-16-22

SCALE: 1/16" = 1'-0"



KEY PLAN - 1st FLOOR

NORTH

NEIGHBORING AMENITIES

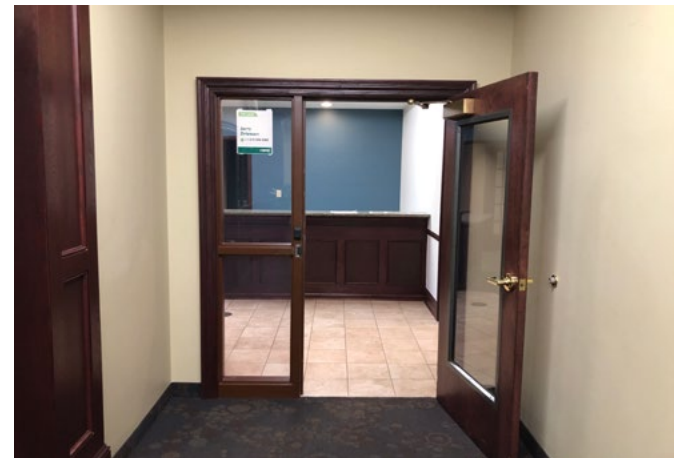
- + Von Hanson's Meat Market
- + Panino's
- + Taste of Scandinavia Bakery
- + Bank Cherokee
- + Dairy Queen
- + Walgreens
- + Kowalski's Markets
- + BP
- + Mister Clean Car Wash
- + KinderCare
- + UPS
- + Edina Realty
- + Nutritional Weight & Wellness
- + Suishin
- + Bruegger's
- + Caribou Coffee
- + Hair On Earth
- + Winestreet Spirits
- + Pilgrim Dry Cleaners
- + Tradition Capital Bank
- + Coldwell Banker
- + Starbucks
- + Chuck N Don's

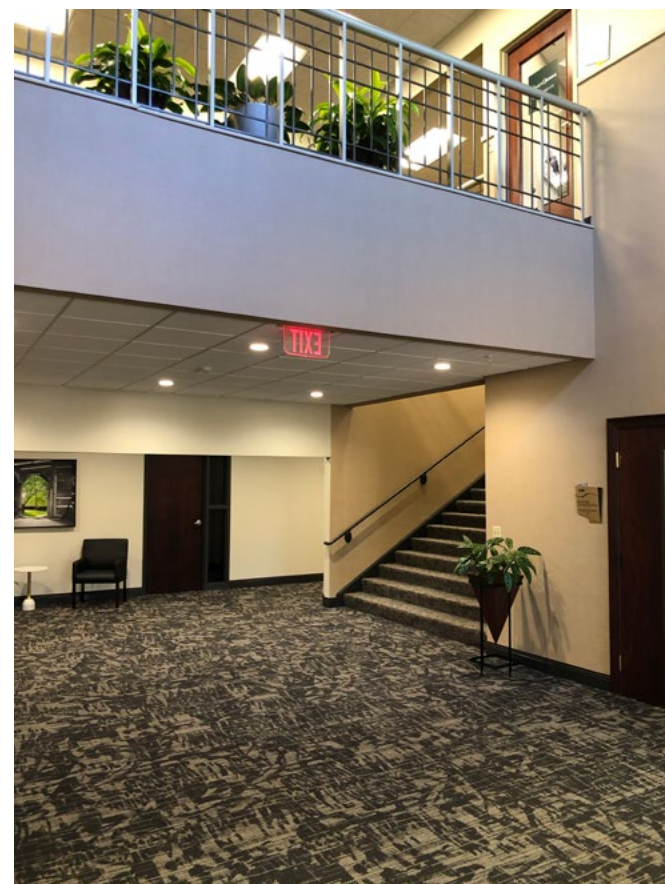


SUITE 220



SUITE 100





Property Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|---|--------------|---------------|----------------|
| POPULATION | | | |
| 2023 Population - Current Year Estimate | 5,370 | 40,521 | 139,267 |
| 2028 Population - Five Year Projection | 5,290 | 40,613 | 140,729 |
| 2020 Population - Census | 5,422 | 39,809 | 136,923 |
| 2010 Population - Census | 4,796 | 37,184 | 127,548 |
| 2020-2023 Annual Population Growth Rate | -0.30% | 0.55% | 0.52% |
| 2023-2028 Annual Population Growth Rate | -0.30% | 0.05% | 0.21% |
| HOUSEHOLDS | | | |
| 2023 Households - Current Year Estimate | 1,926 | 15,658 | 56,082 |
| 2028 Households - Five Year Projection | 1,894 | 15,707 | 56,745 |
| 2010 Households - Census | 1,757 | 14,416 | 51,525 |
| 2020 Households - Census | 1,954 94.2% | 15,579 96.2% | 55,411 96.5% |
| 2020-2023 Compound Annual Household Growth Rate | -0.44% | 0.16% | 0.37% |
| 2023-2028 Annual Household Growth Rate | -0.33% | 0.06% | 0.24% |
| 2023 Average Household Size | 2.70 | 2.47 | 2.41 |
| HOUSEHOLD INCOME | | | |
| 2023 Average Household Income | \$176,412 | \$160,383 | \$128,285 |
| 2028 Average Household Income | \$200,564 | \$181,714 | \$146,113 |
| 2023 Median Household Income | \$126,835 | \$109,858 | \$88,324 |
| 2028 Median Household Income | \$148,642 | \$125,694 | \$101,105 |
| 2023 Per Capita Income | \$63,479 | \$62,264 | \$51,736 |
| 2028 Per Capita Income | \$72,048 | \$70,583 | \$58,990 |
| HOUSING UNITS | | | |
| 2023 Housing Units | 2,040 | 16,488 | 58,525 |
| 2023 Vacant Housing Units | 114 5.6% | 830 5.0% | 2,443 4.2% |
| 2023 Occupied Housing Units | 1,926 94.4% | 15,658 95.0% | 56,082 95.8% |
| 2023 Owner Occupied Housing Units | 1,657 81.2% | 12,900 78.2% | 41,866 71.5% |
| 2023 Renter Occupied Housing Units | 269 13.2% | 2,758 16.7% | 14,216 24.3% |
| EDUCATION | | | |
| 2023 Population 25 and Over | 3,977 | 29,393 | 101,716 |
| HS and Associates Degrees | 1,076 27.1% | 10,740 36.5% | 46,300 45.5% |
| Bachelor's Degree or Higher | 2,834 71.3% | 18,016 61.3% | 51,967 51.1% |
| PLACE OF WORK | | | |
| 2023 Businesses | 214 | 1,271 | 4,434 |
| 2023 Employees | 2,728 | 21,855 | 81,937 |

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For Lease



Contact Us

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