

**FOR LEASE  
UP TO 55,000 SF AVAILABLE**



**CENTURY OFFICE PARK  
6053 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

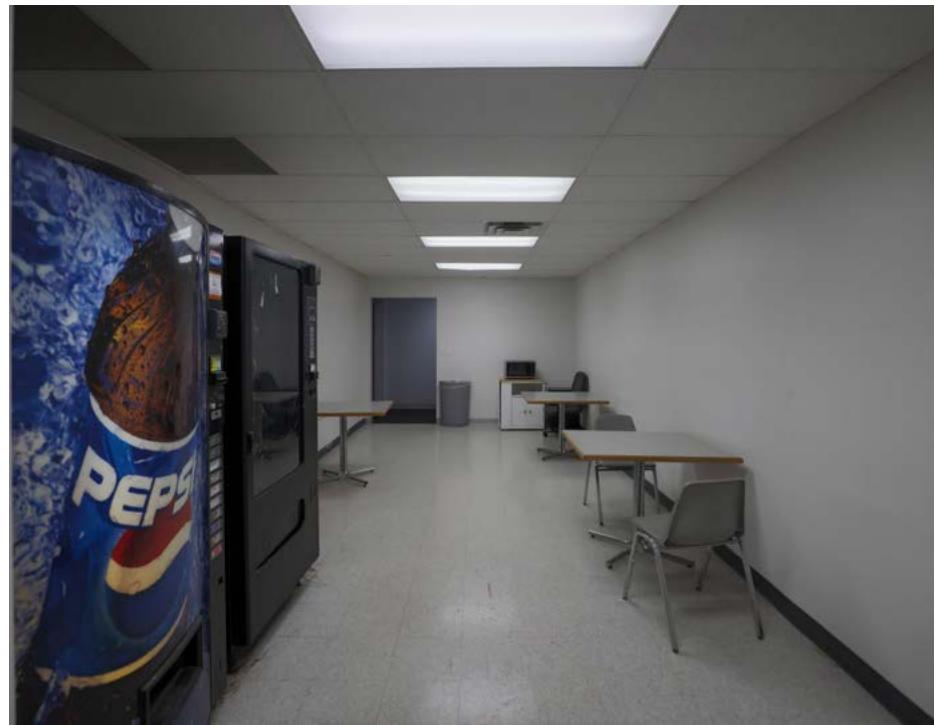
**MODIFIED GROSS LEASE RATE** 2,501+ SF = \$14.00 PSF

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

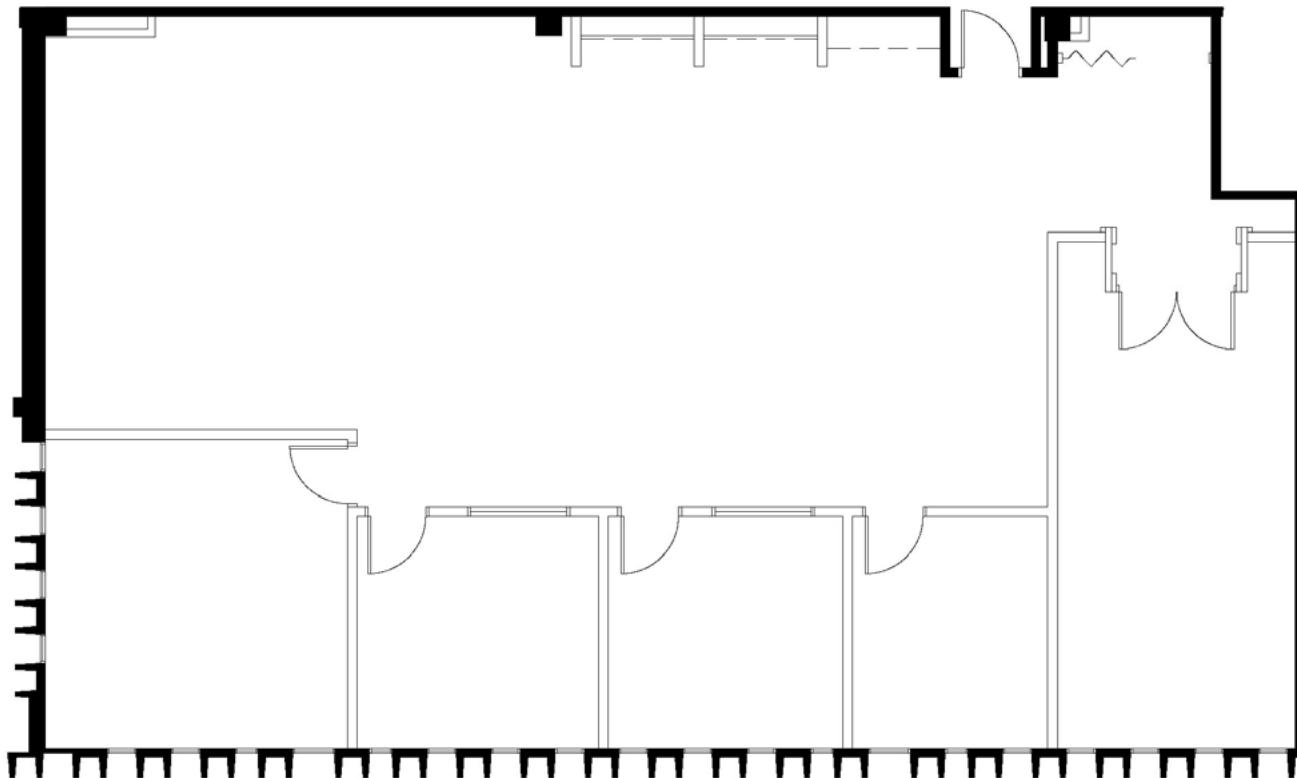


# PROPERTY AVAILABILITIES

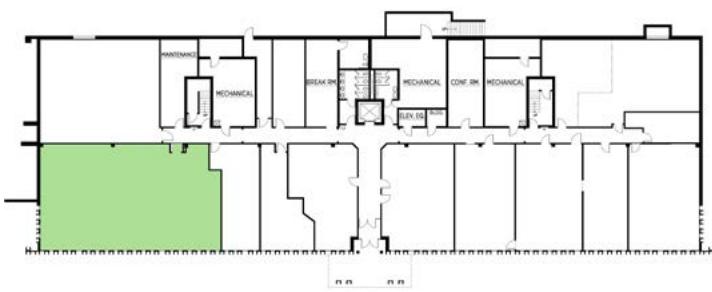
Suite Number	Rentable Square Footage
110	3,022
140	707
160	1,024
170/175	2,050
172	751
225	1,262
250	3,472
295	2,474
315/325	2,780
320	1,255
330	493
355	1,153
	Avail. 7/1/2026
371	754



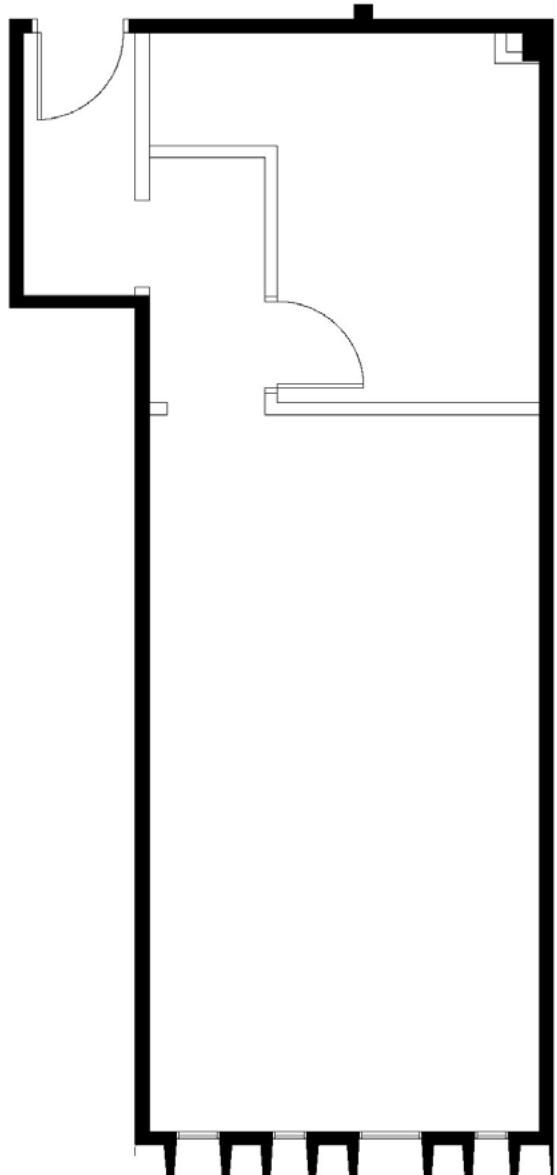
**SUITE 110 - 3,022 RSF**



KEY PLAN - 1ST FLOOR

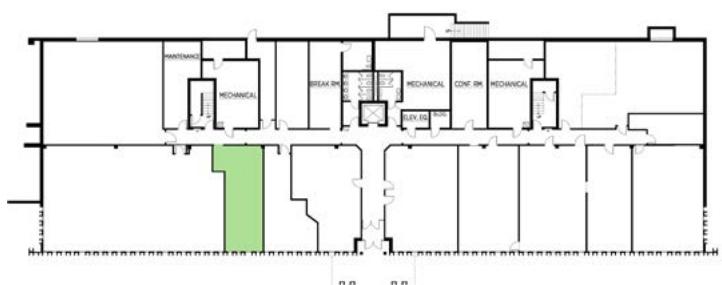


**FLOOR  
PLAN**



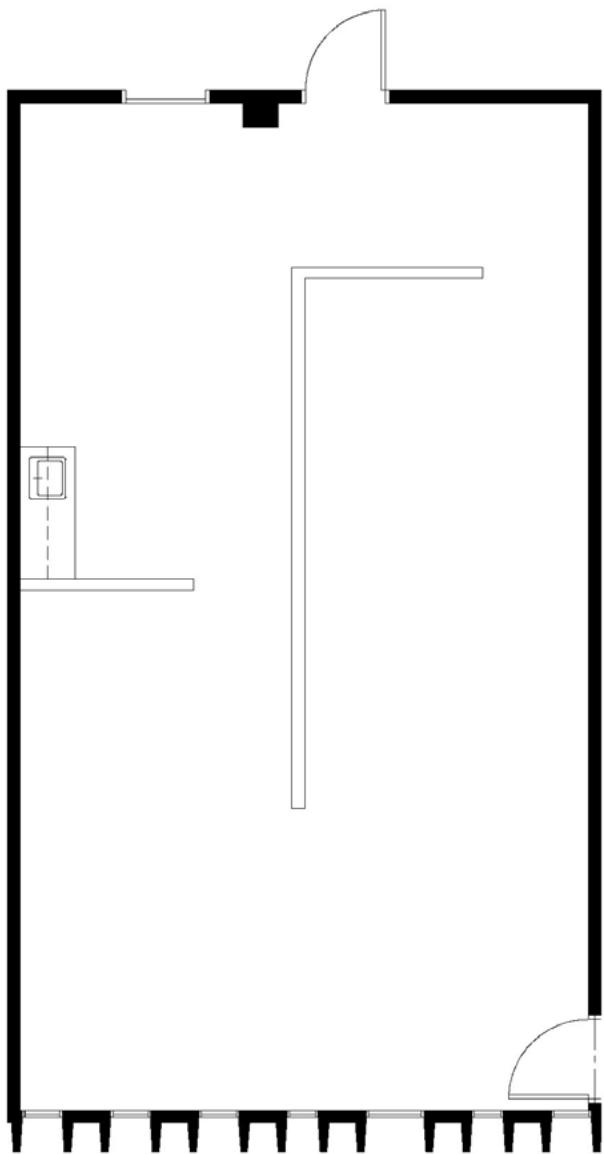
**SUITE 140 - 707 RSF**

KEY PLAN - 1ST FLOOR

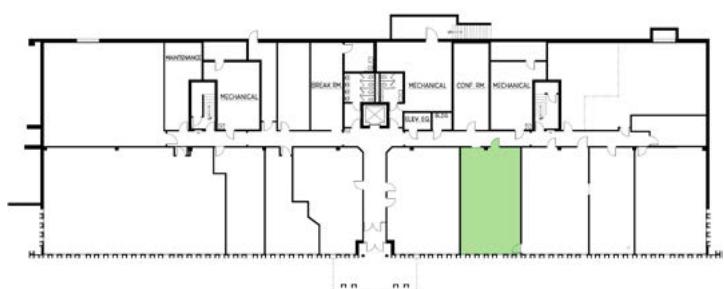


**FLOOR  
PLAN**

**SUITE 160 - 1,024 RSF**

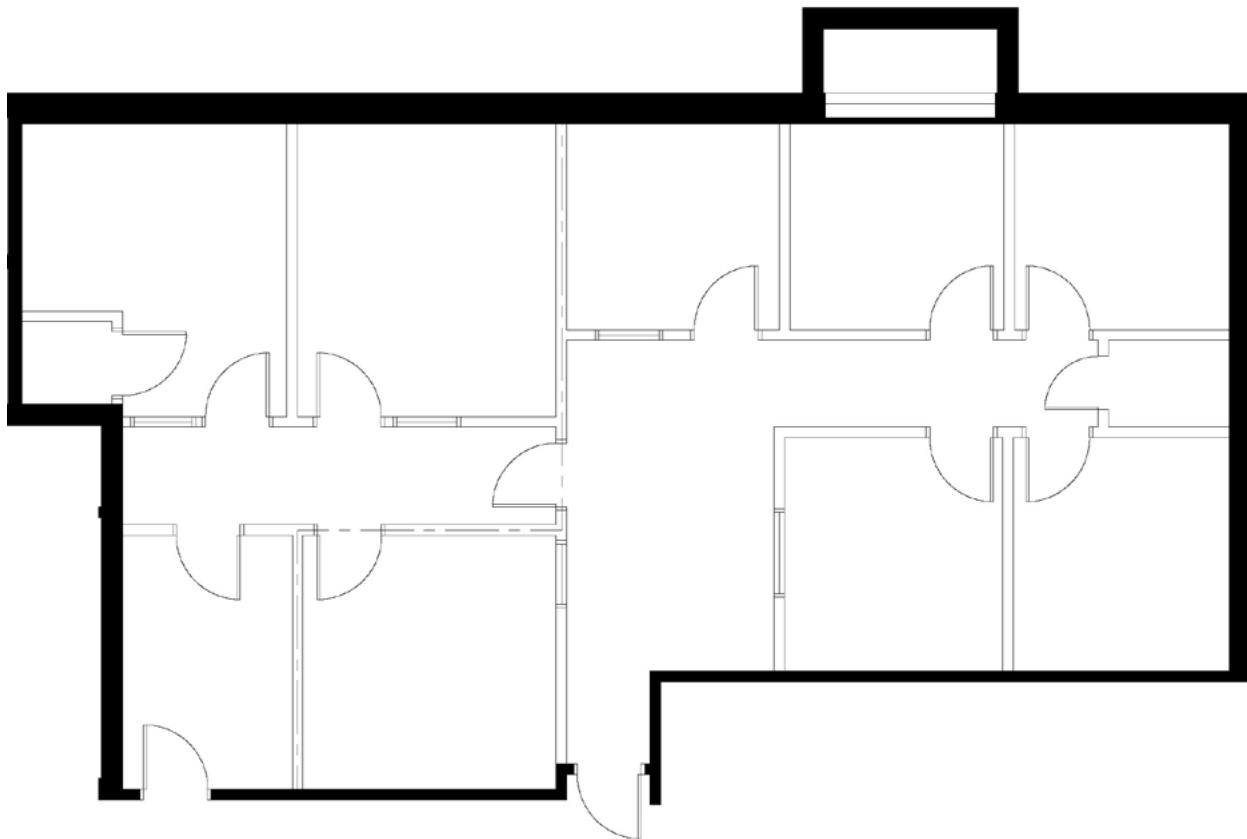


**KEY PLAN - 1ST FLOOR**

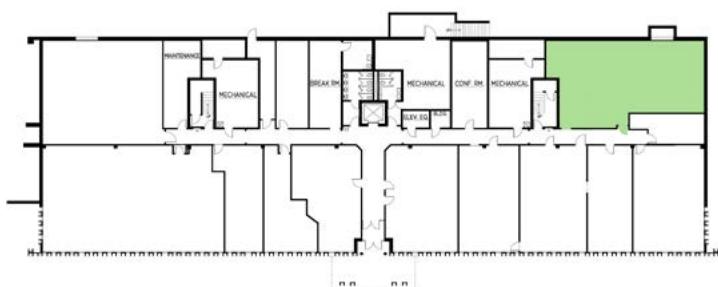


**FLOOR  
PLAN**

**SUITE 170/175 - 2,050 RSF**

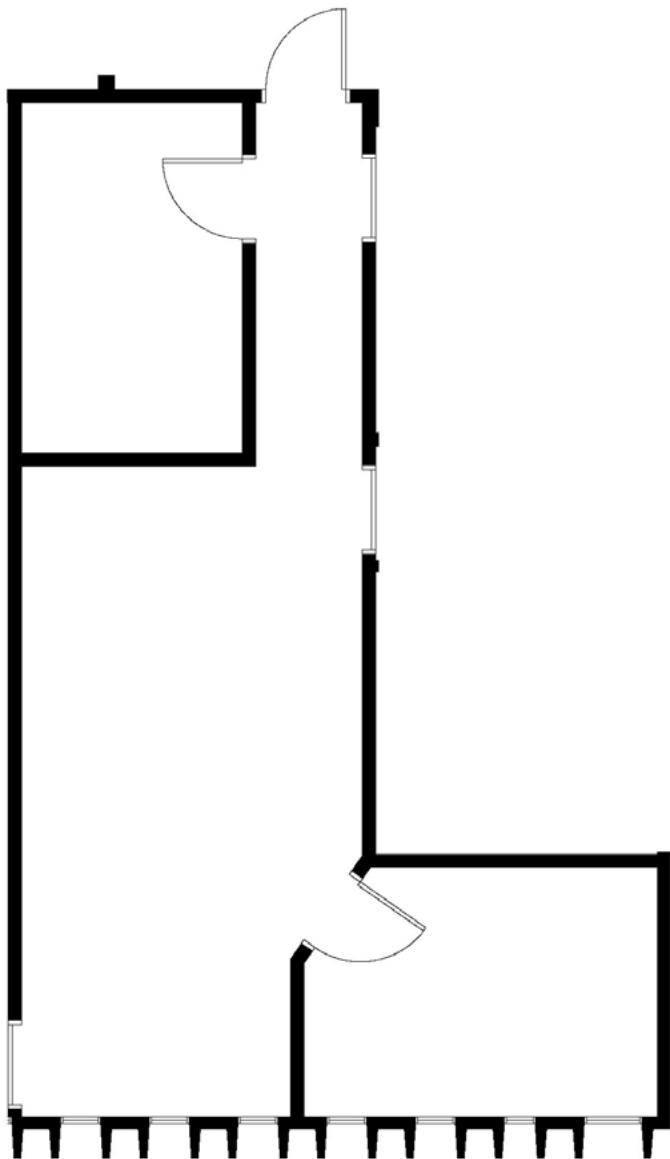


KEY PLAN - 1ST FLOOR

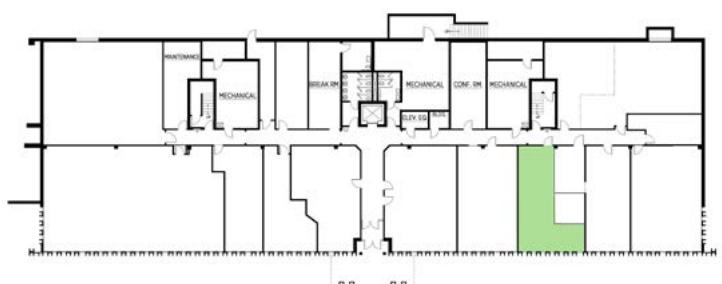


**FLOOR  
PLAN**

**SUITE 172 - 751 RSF**

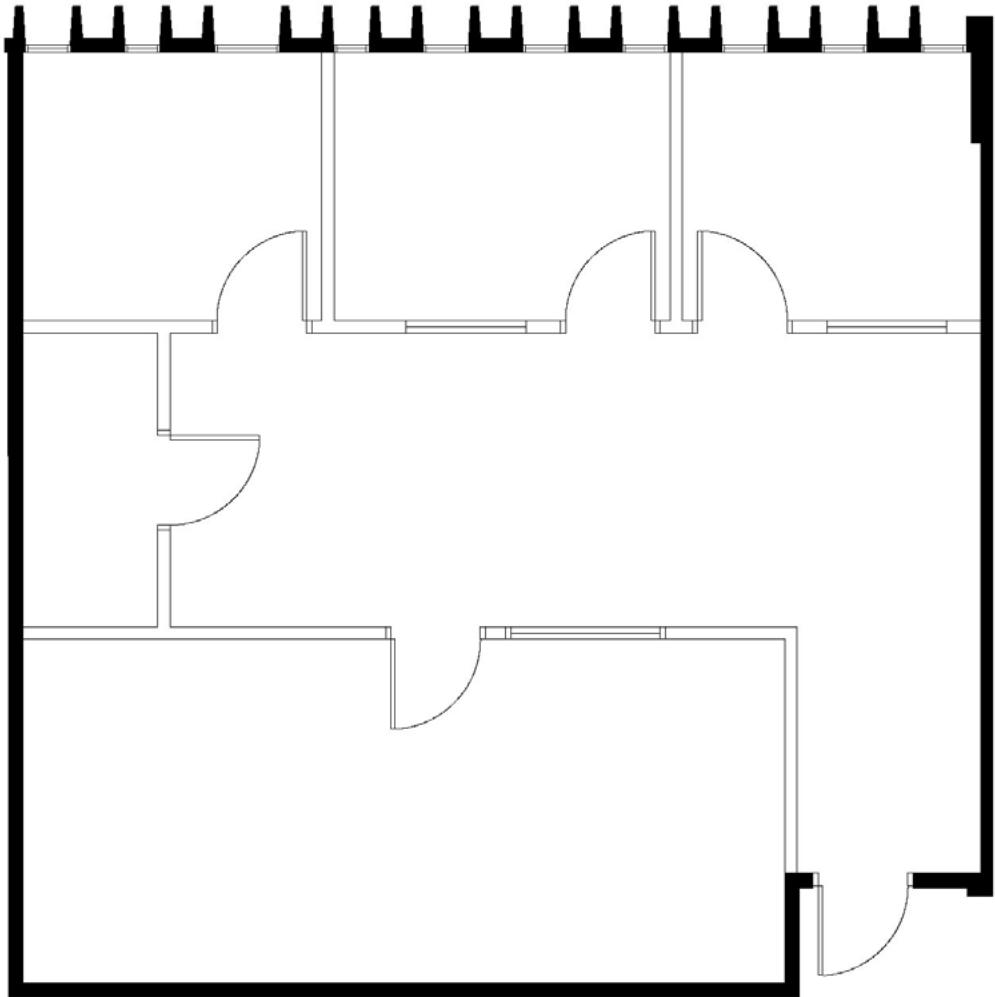


KEY PLAN - 1ST FLOOR



**FLOOR  
PLAN**

**SUITE 225 - 1,262 RSF**

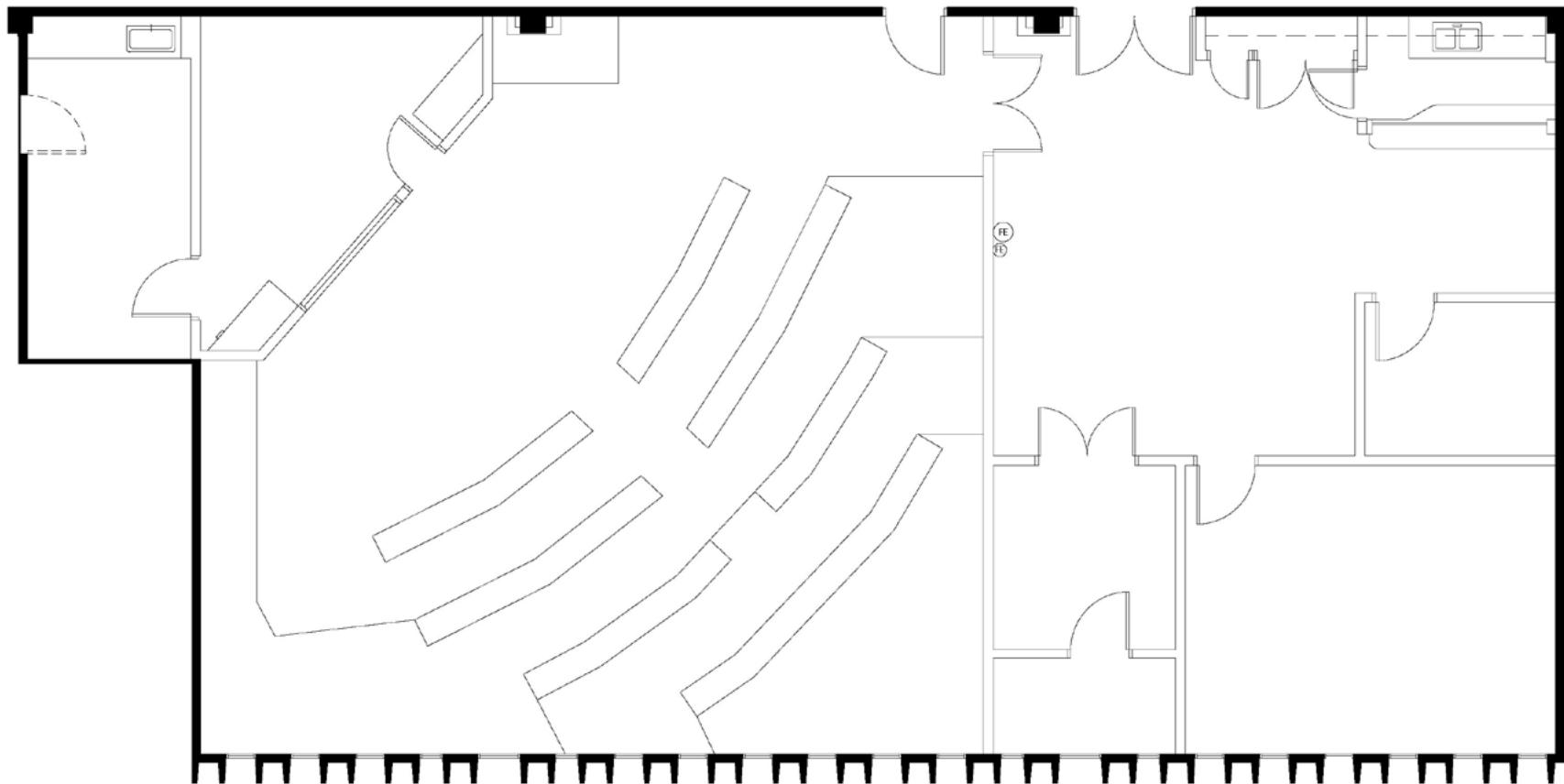


KEY PLAN - 1ST FLOOR



**FLOOR  
PLAN**

**SUITE 250 - 3,472 RSF**

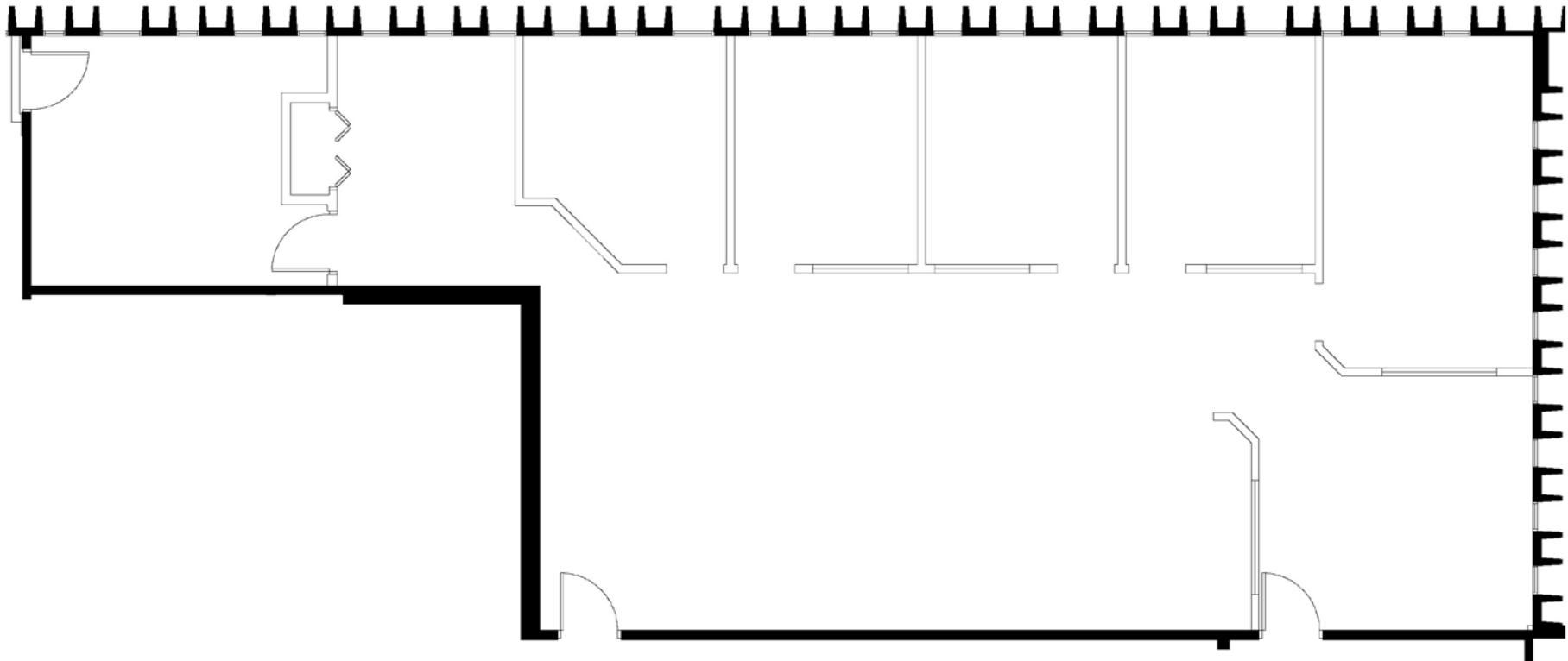


KEY PLAN - 2ND FLOOR



**FLOOR  
PLAN**

**SUITE 295 - 2,474 RSF**

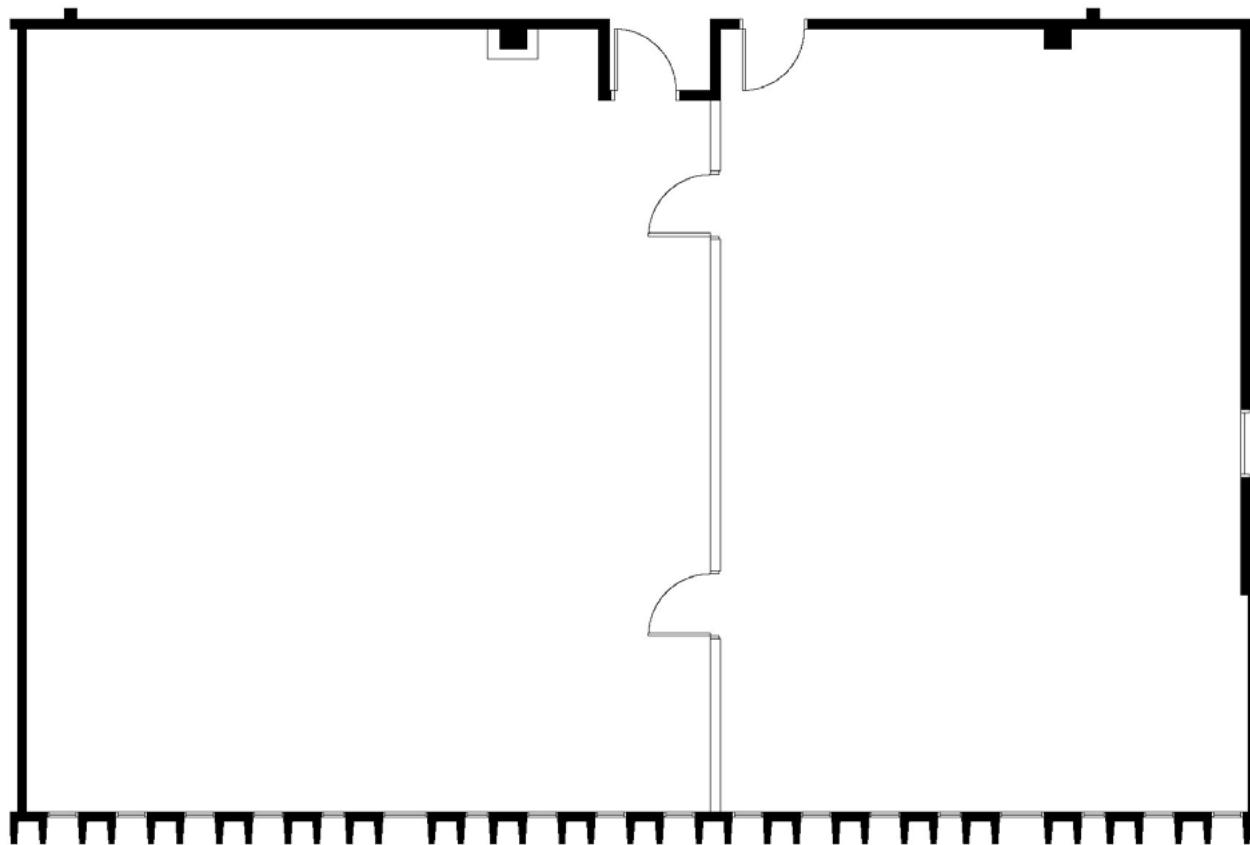


KEY PLAN - 2ND FLOOR

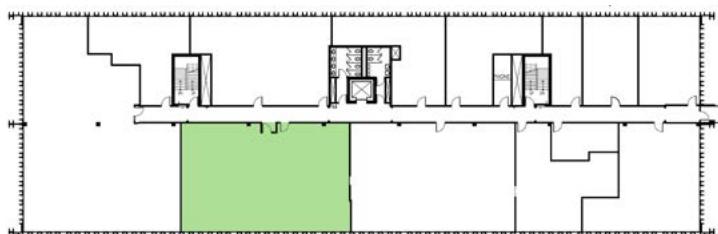


**FLOOR  
PLAN**

**SUITE 315/325 - 2,780 RSF**

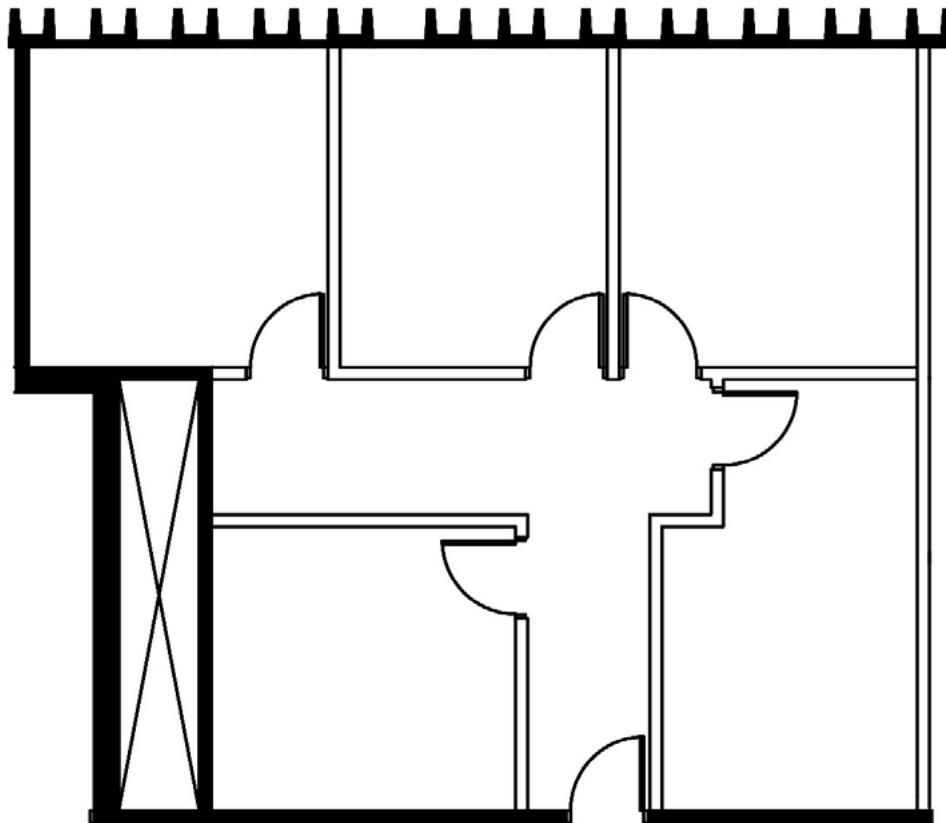


KEY PLAN - 3RD FLOOR



**FLOOR  
PLAN**

**SUITE 320 - 1,255 RSF**

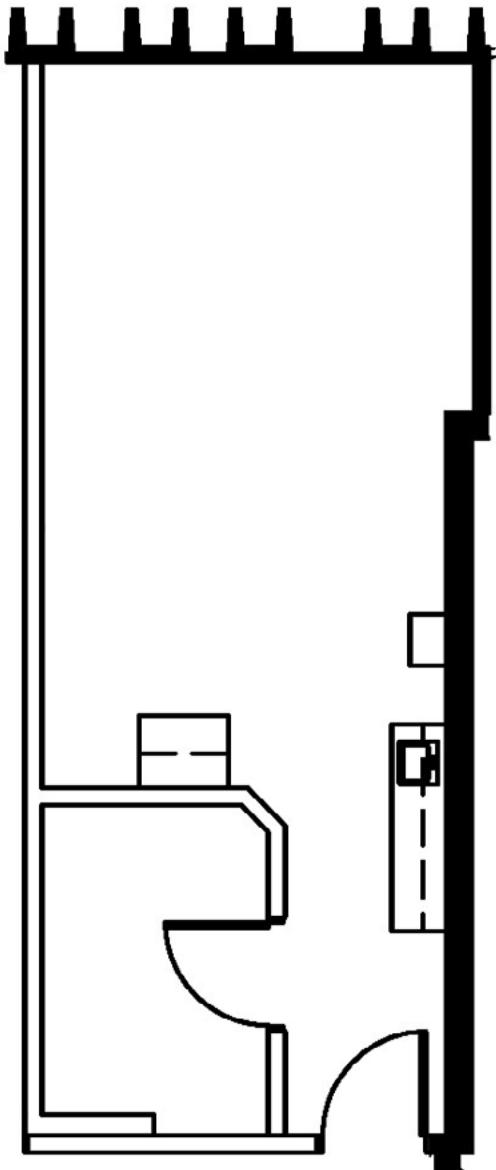


KEY PLAN - 3RD FLOOR

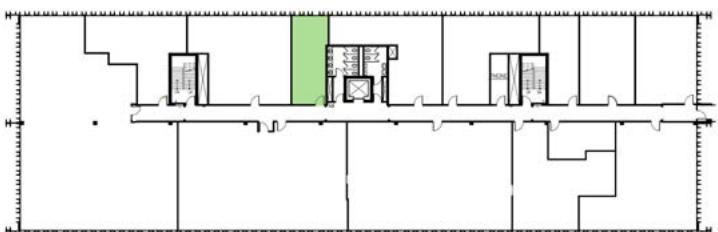


**FLOOR  
PLAN**

**SUITE 330 - 493 RSF**



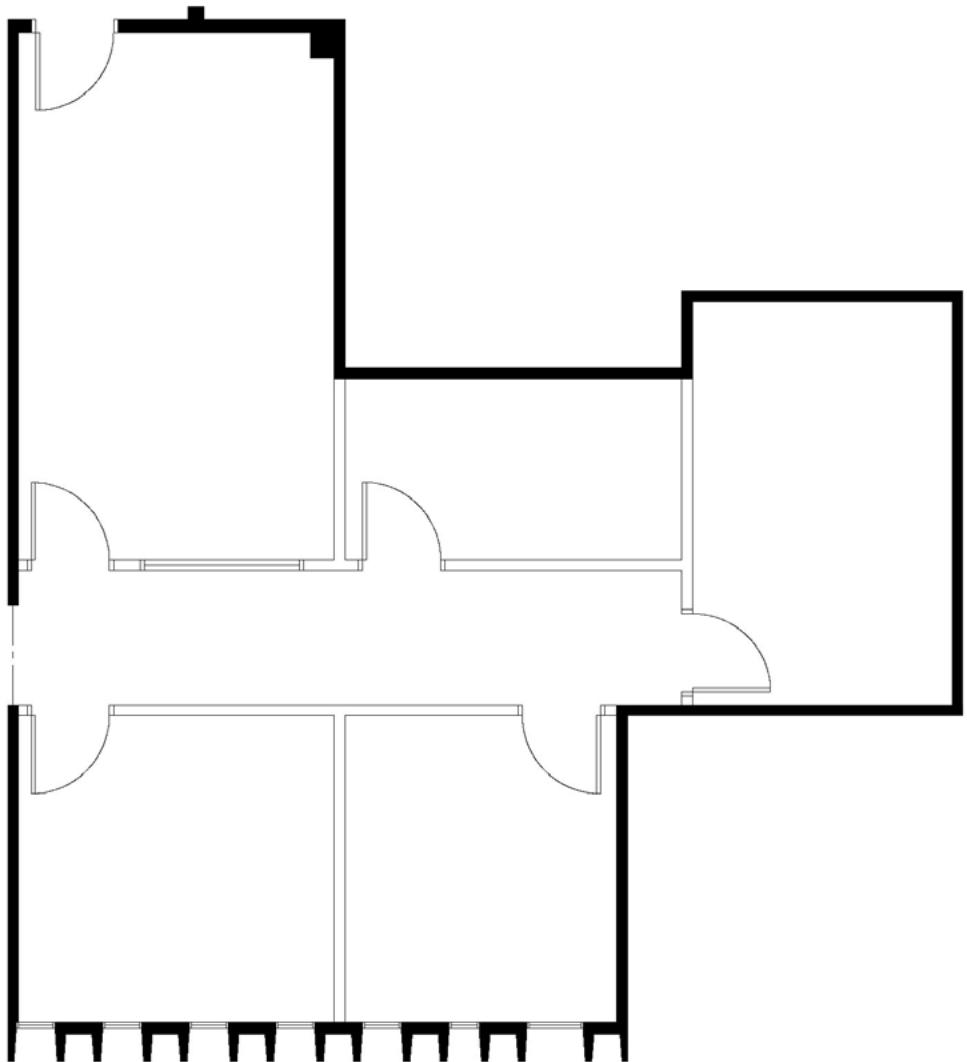
KEY PLAN - 3RD FLOOR



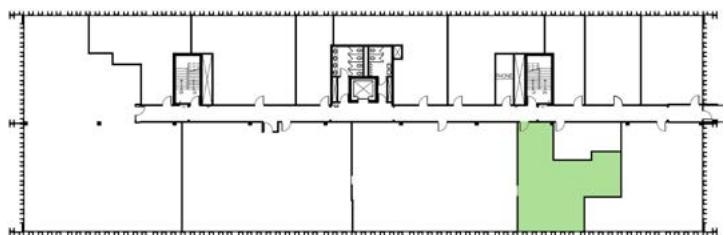
**FLOOR  
PLAN**

## SUITE 355 - 1,153 RSF

*Available 7/1/2026*

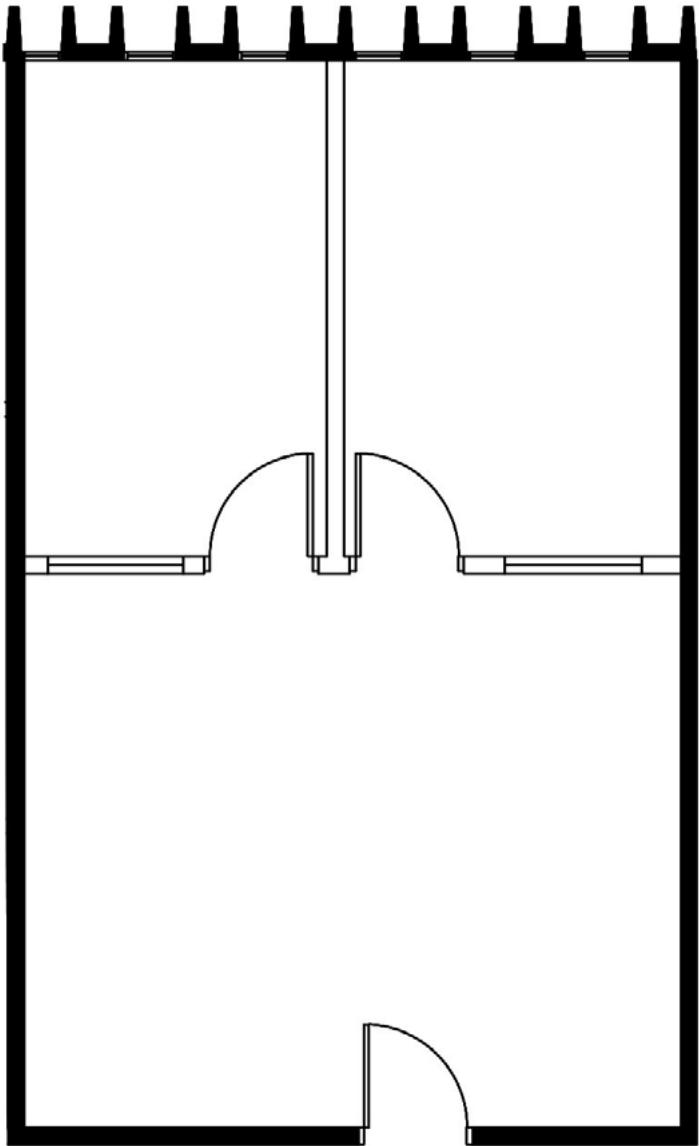


KEY PLAN - 3RD FLOOR

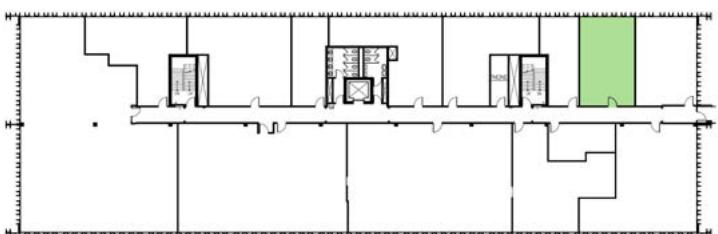


**FLOOR  
PLAN**

**SUITE 371 - 754 RSF**



**KEY PLAN - 3RD FLOOR**

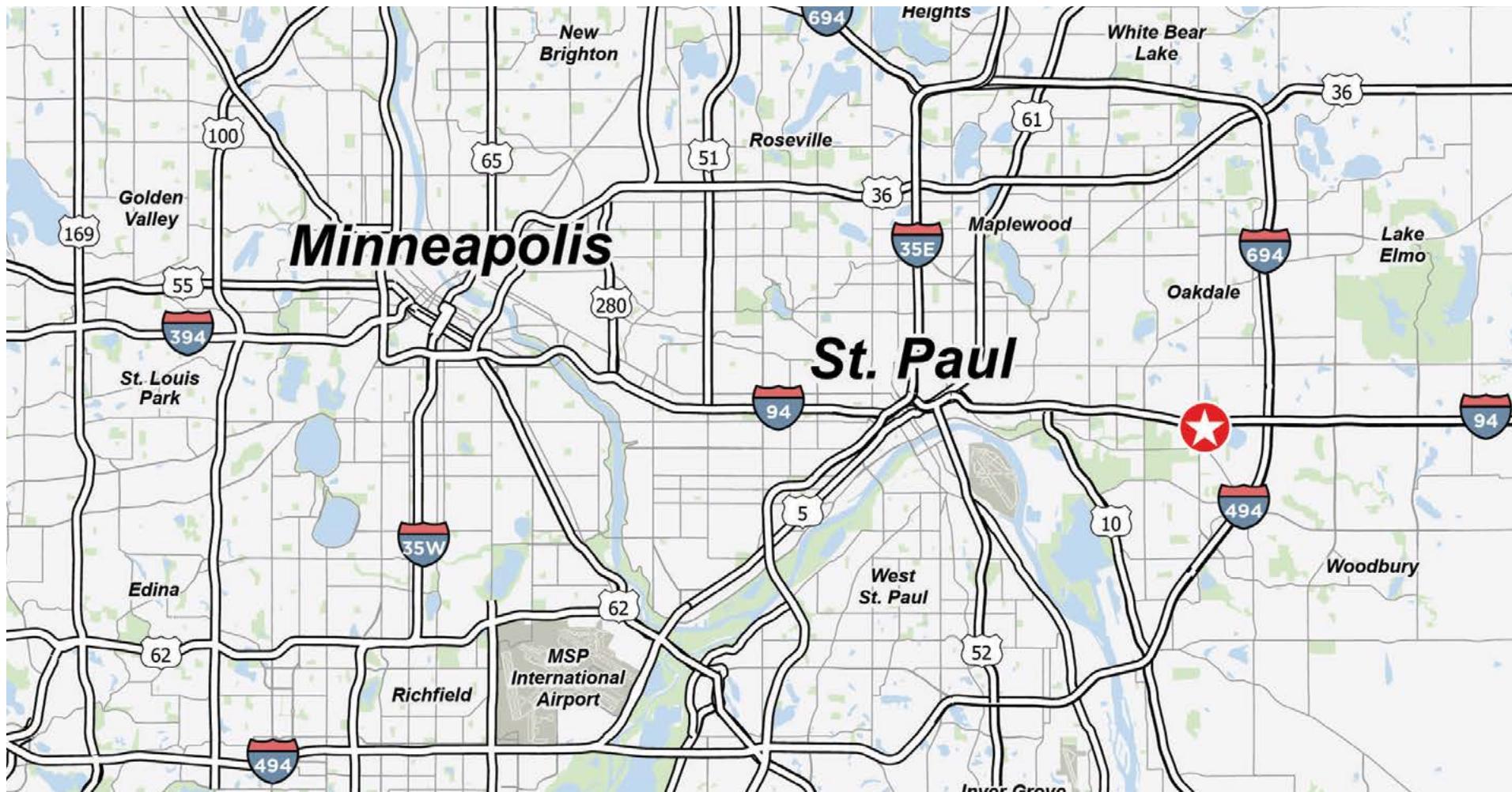


**FLOOR  
PLAN**





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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