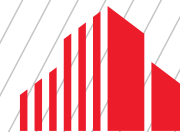


FOR LEASE
UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



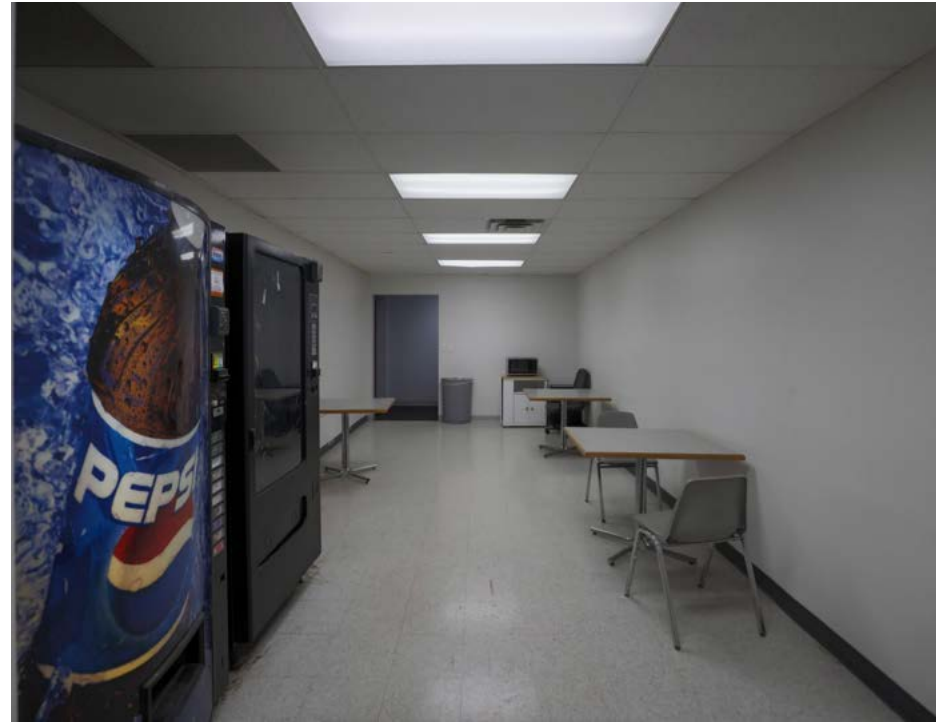
CENTURY OFFICE PARK

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		

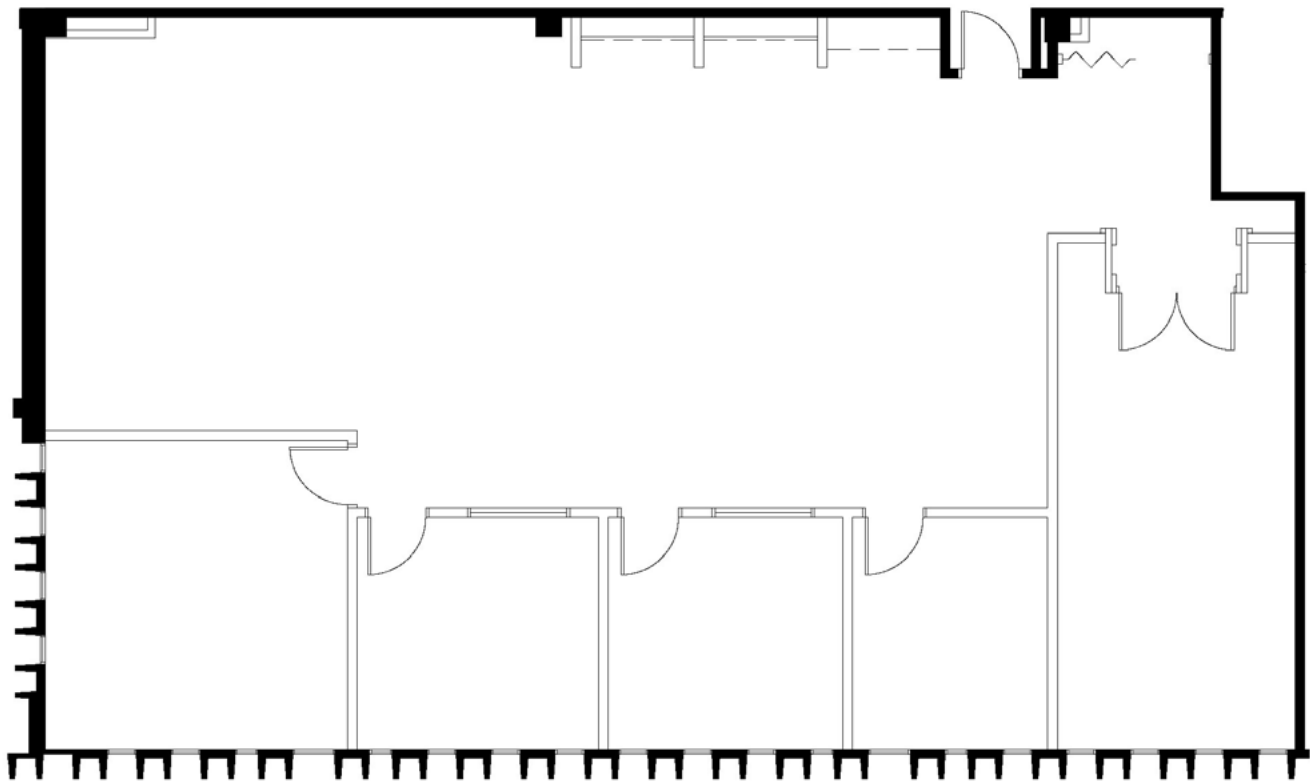


PROPERTY AVAILABILITIES

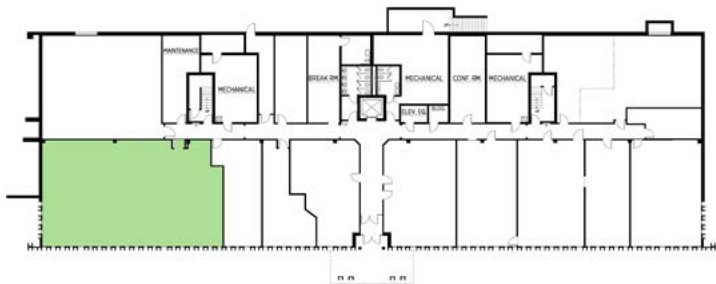
Suite Number	Rentable Square Footage
110	3,022
140	707
160	1,024
170/175	2,050
172	751
225	1,262
250	3,472
295	2,474
315/325	2,780
320	1,255
330	493
355	1,153 <i>Avail. 7/1/2026</i>
371	754



SUITE 110 - 3,022 RSF

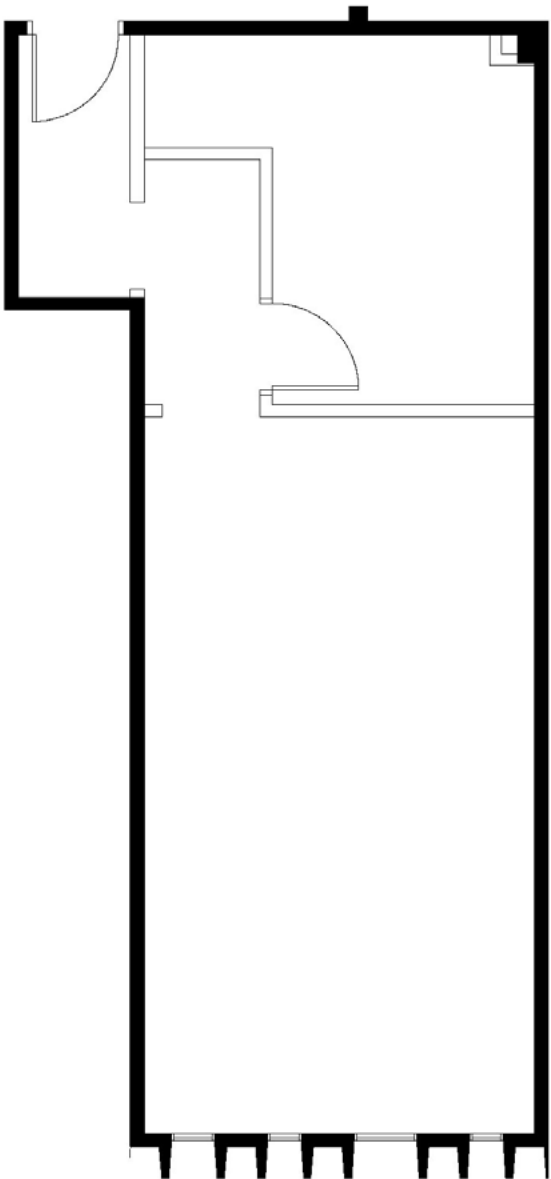


KEY PLAN - 1ST FLOOR

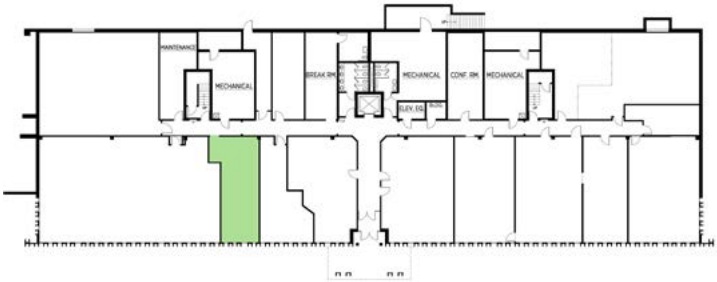


FLOOR
PLAN

SUITE 140 - 707 RSF

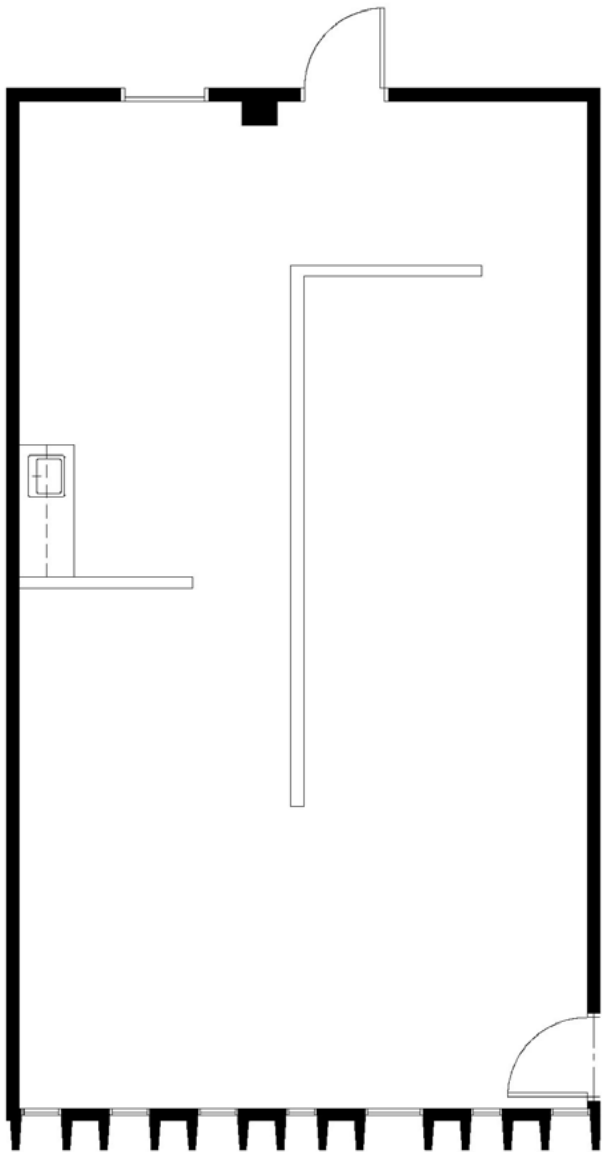


KEY PLAN - 1ST FLOOR



FLOOR
PLAN

SUITE 160 - 1,024 RSF

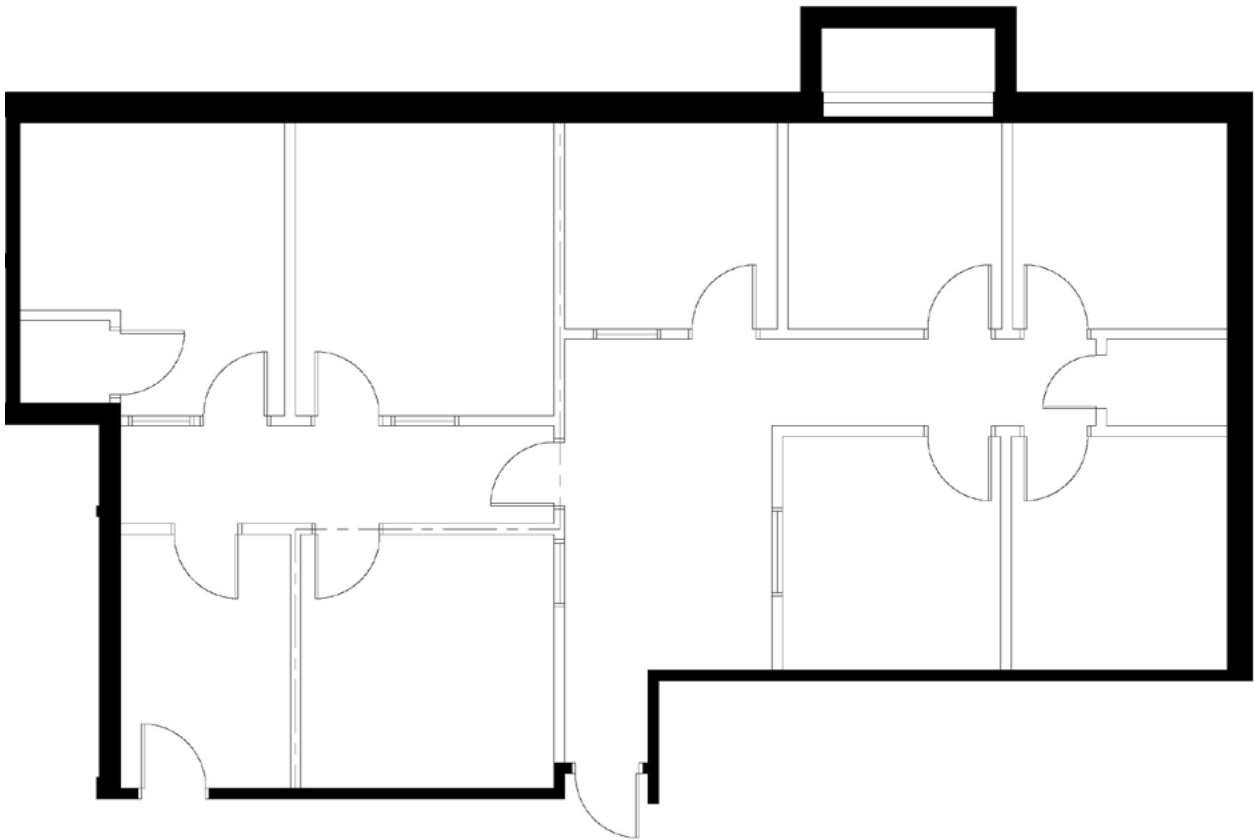


KEY PLAN - 1ST FLOOR

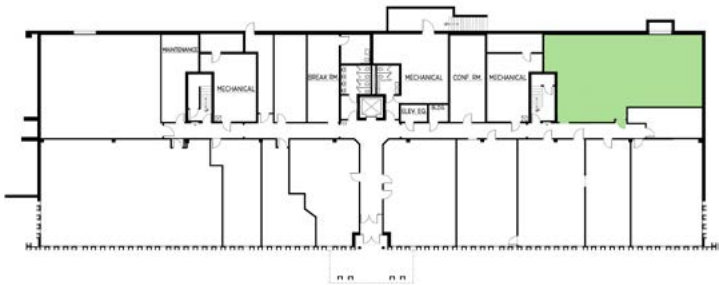


FLOOR
PLAN

SUITE 170/175 - 2,050 RSF

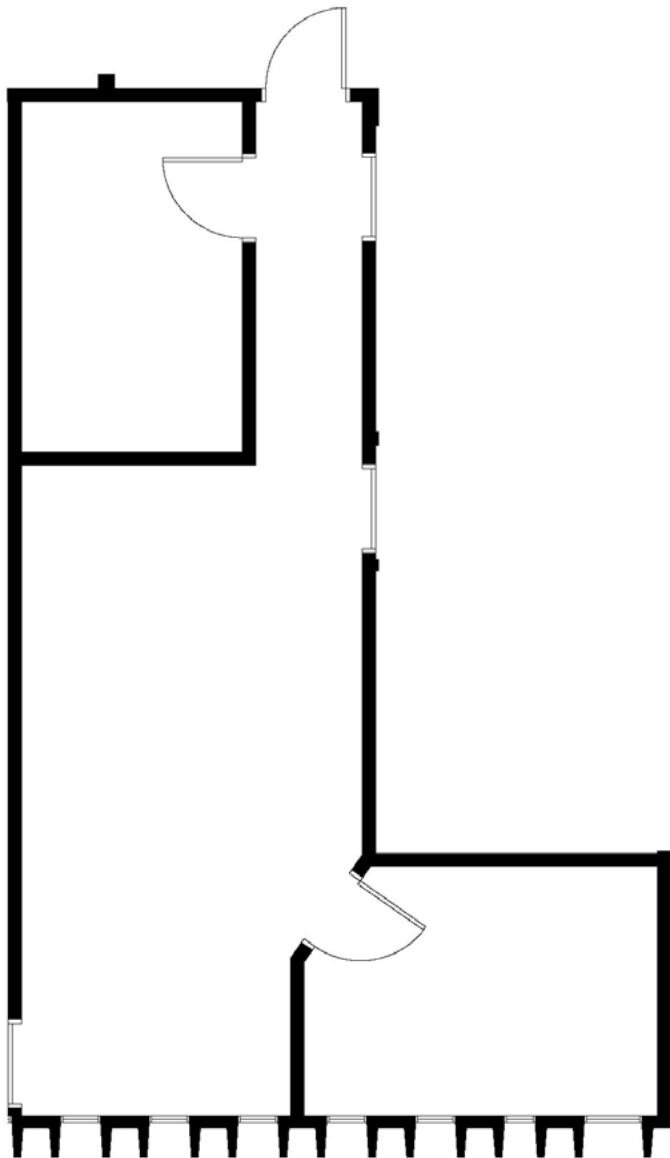


KEY PLAN - 1ST FLOOR

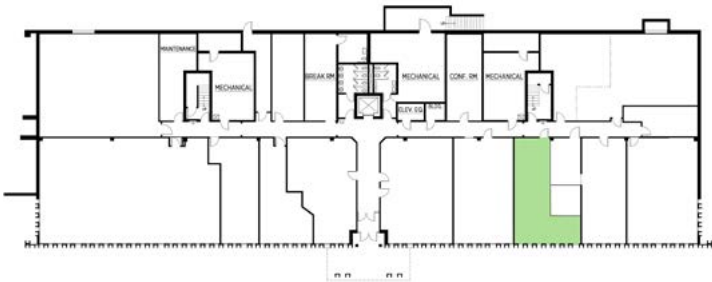


FLOOR
PLAN

SUITE 172 - 751 RSF

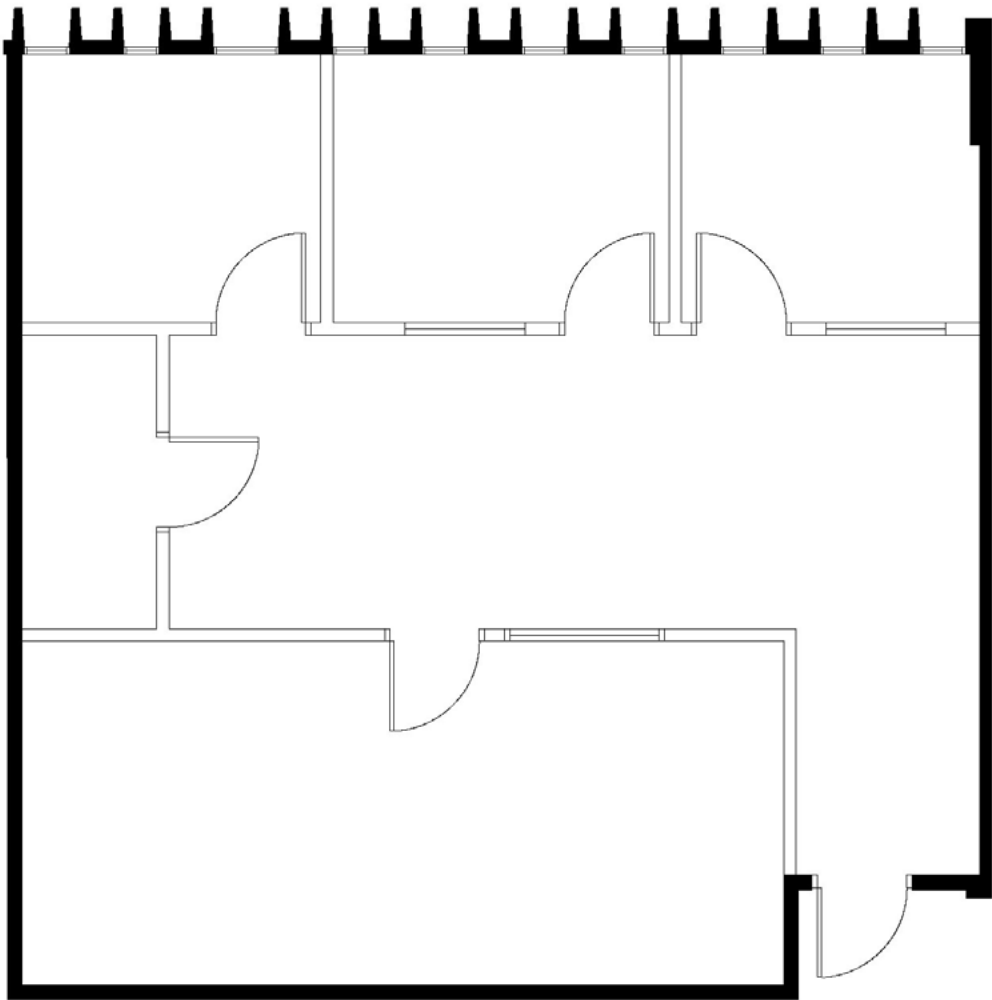


KEY PLAN - 1ST FLOOR



FLOOR
PLAN

SUITE 225 - 1,262 RSF

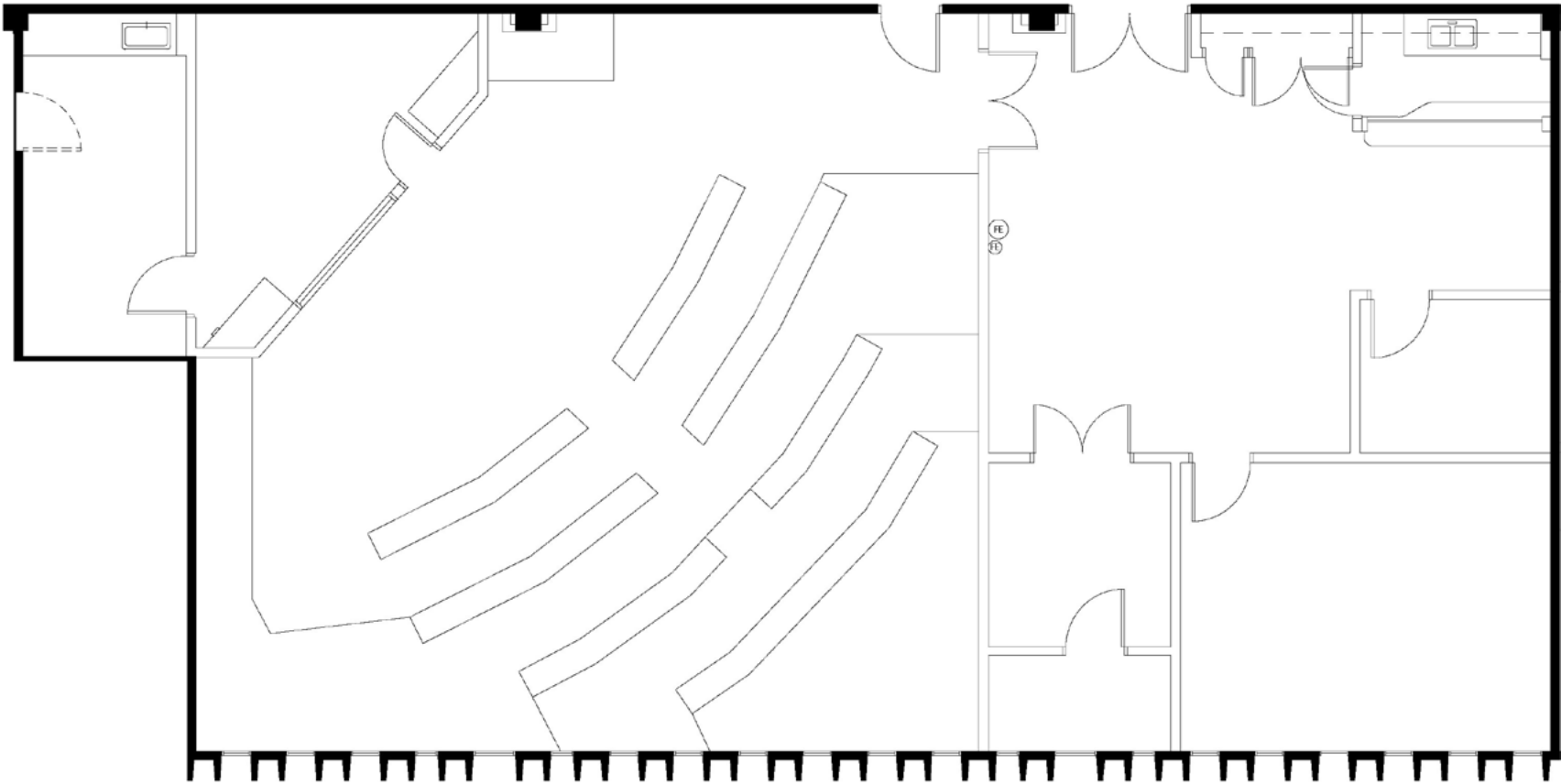


KEY PLAN - 1ST FLOOR

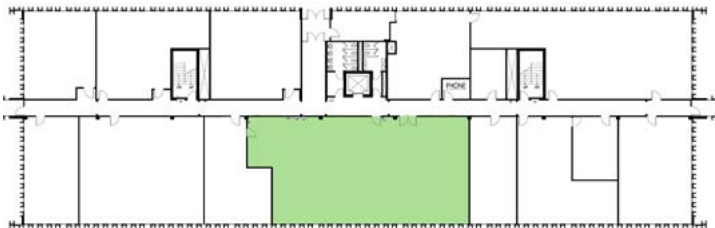


FLOOR
PLAN

SUITE 250 - 3,472 RSF

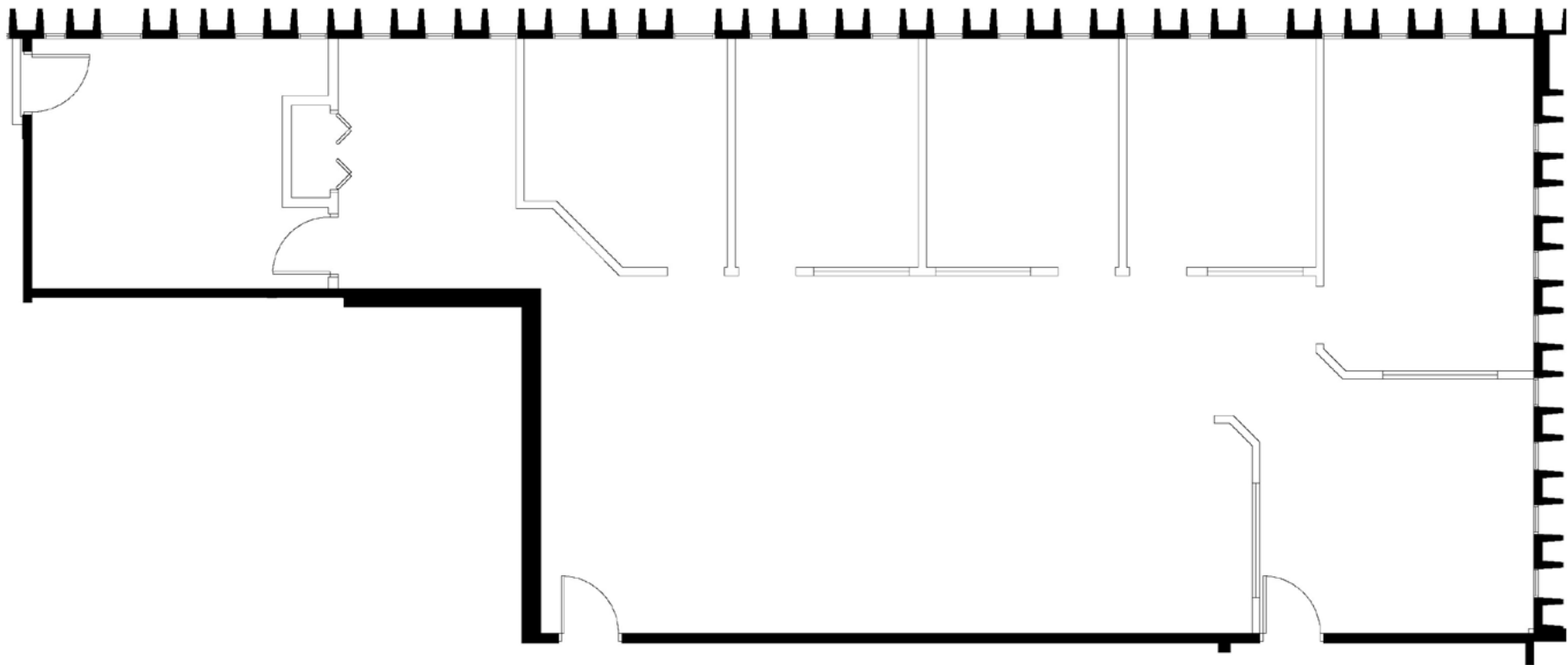


KEY PLAN - 2ND FLOOR



FLOOR
PLAN

SUITE 295 - 2,474 RSF

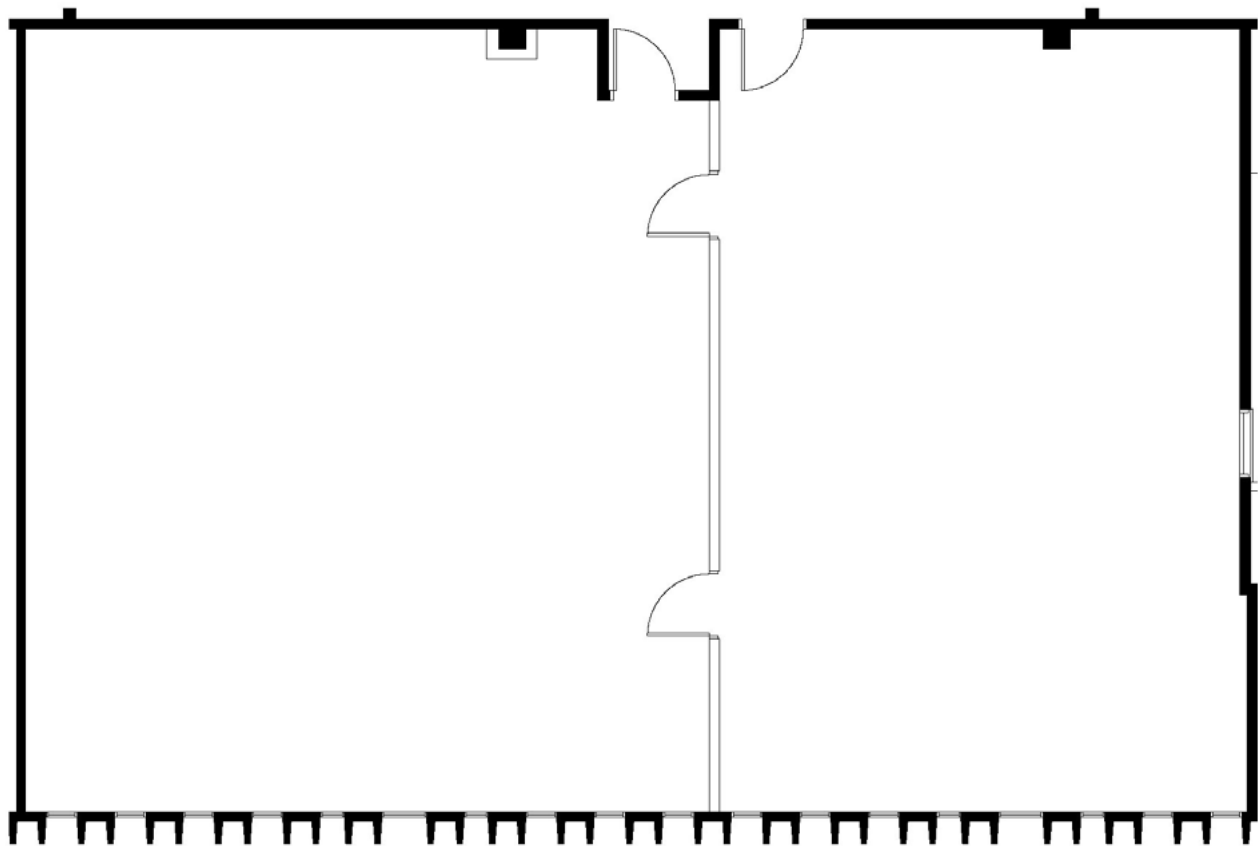


KEY PLAN - 2ND FLOOR

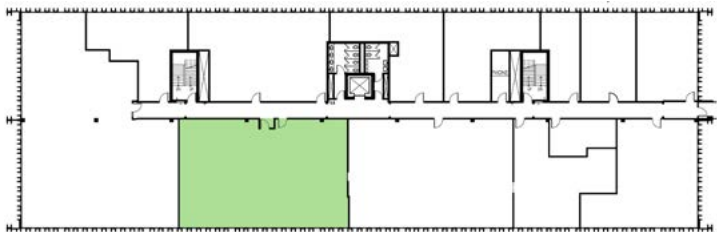


FLOOR
PLAN

SUITE 315/325 - 2,780 RSF

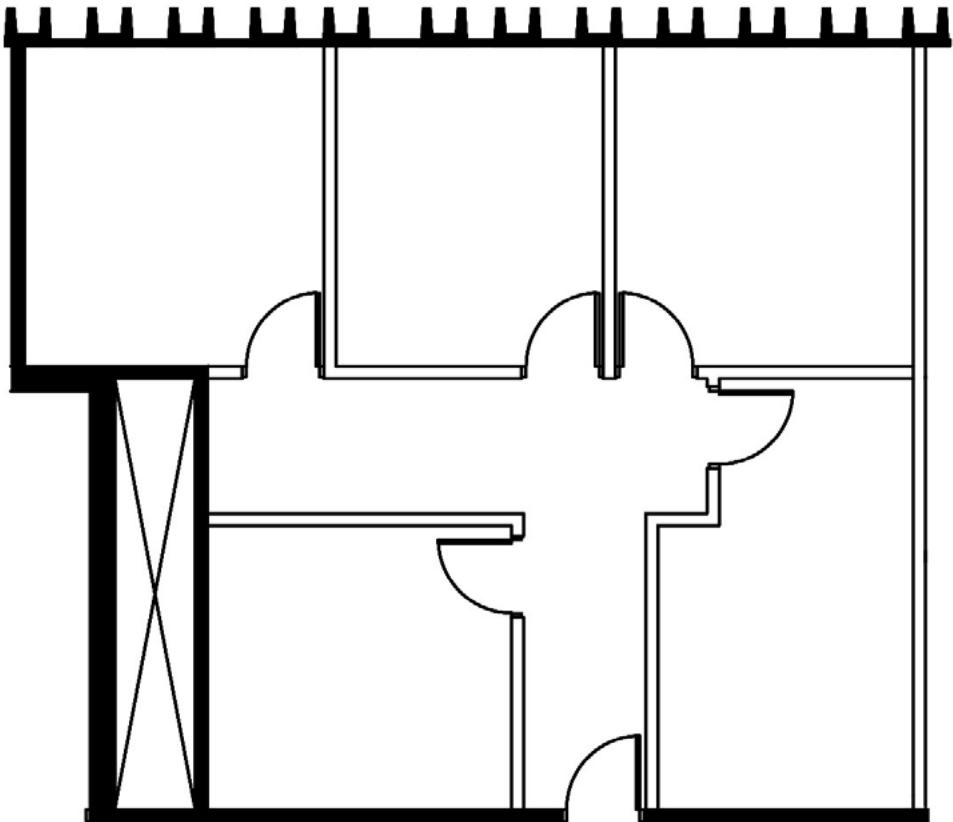


KEY PLAN - 3RD FLOOR



FLOOR
PLAN

SUITE 320 - 1,255 RSF

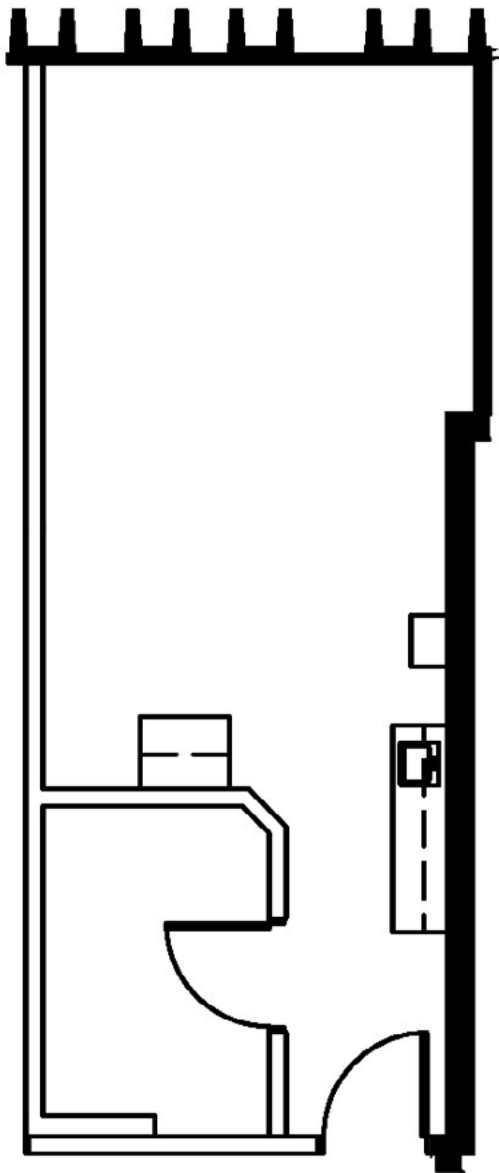


KEY PLAN - 3RD FLOOR



FLOOR
PLAN

SUITE 330 - 493 RSF



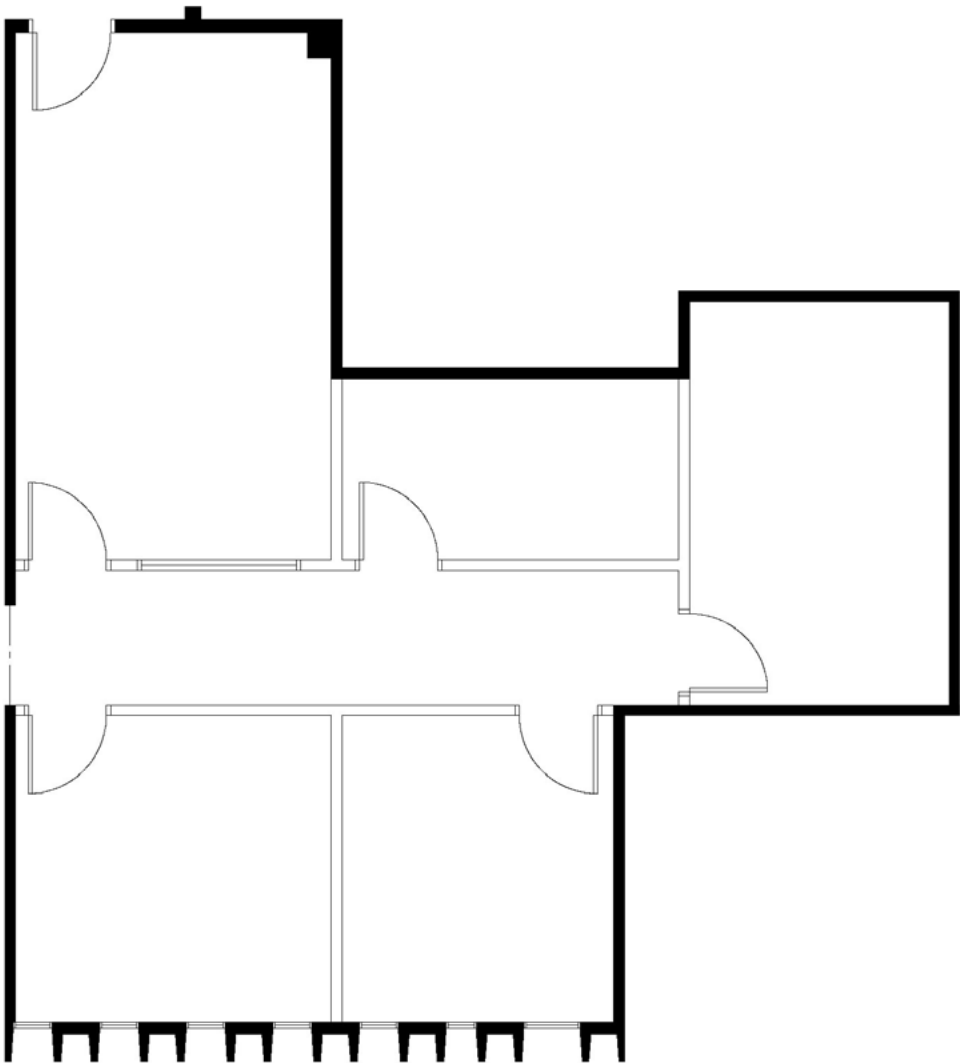
KEY PLAN - 3RD FLOOR



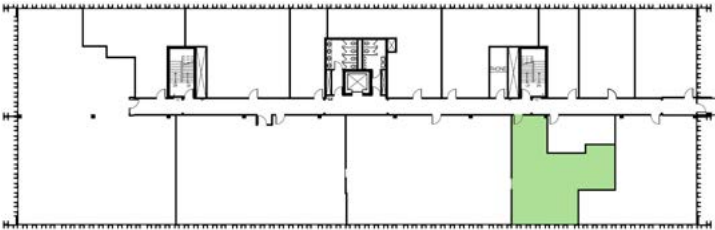
FLOOR
PLAN

SUITE 355 - 1,153 RSF

Available 7/1/2026

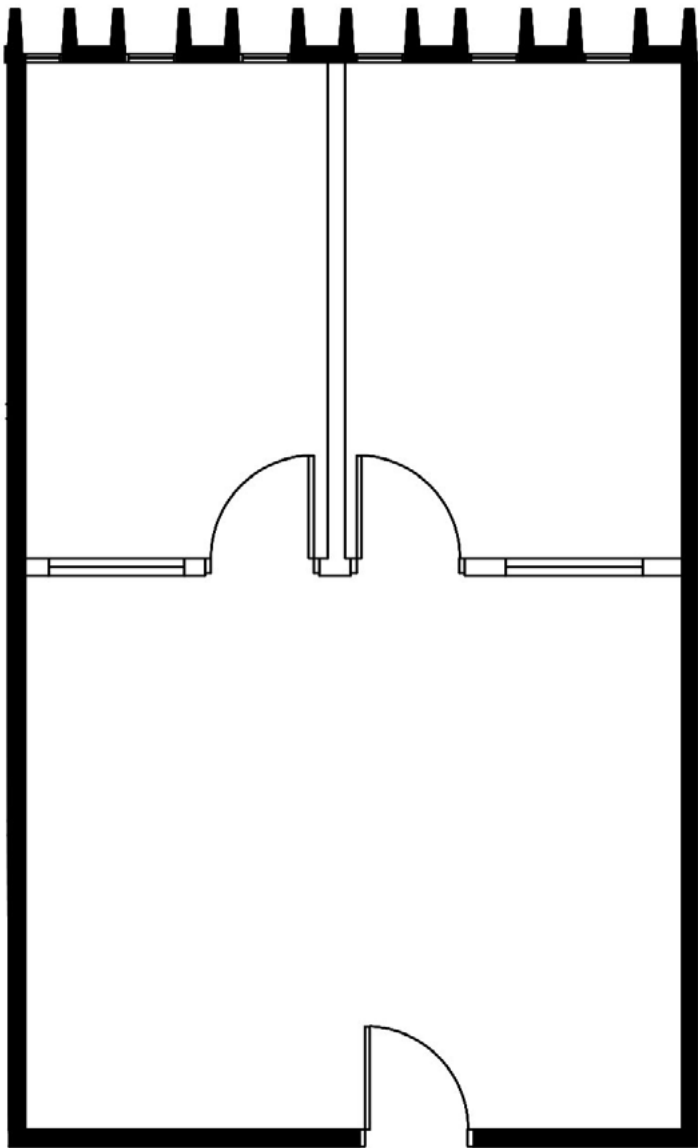


KEY PLAN - 3RD FLOOR

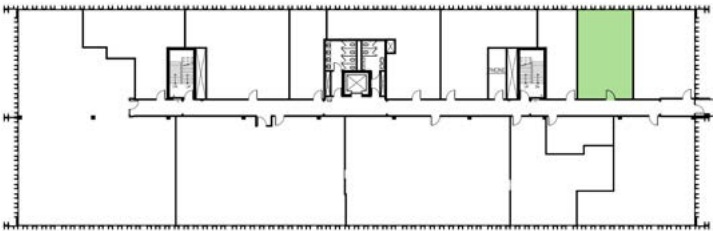


FLOOR
PLAN

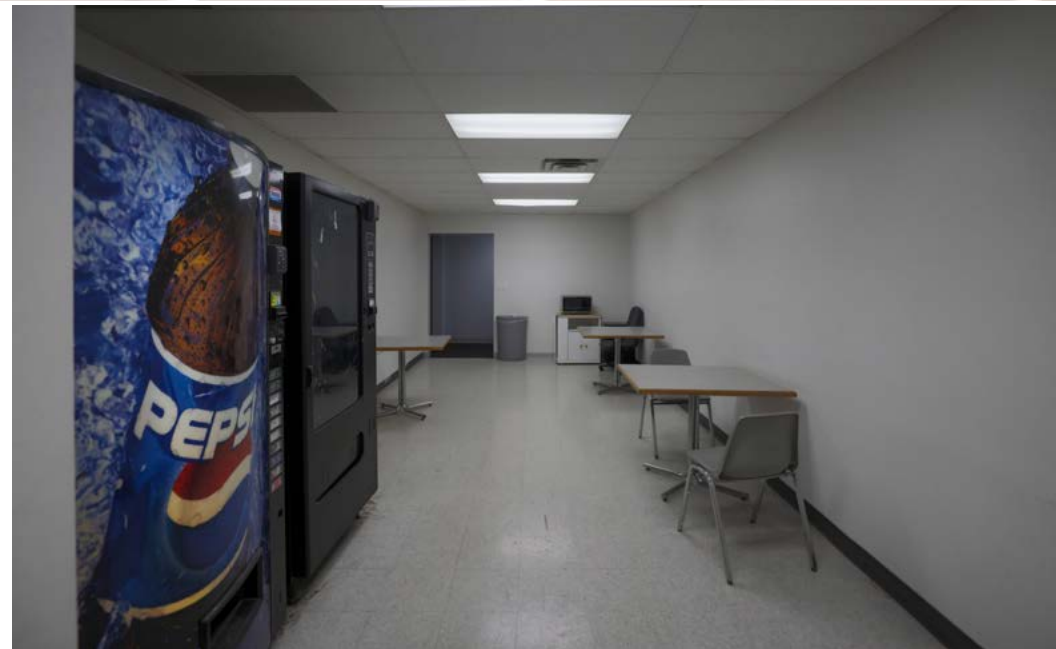
SUITE 371 - 754 RSF



KEY PLAN - 3RD FLOOR

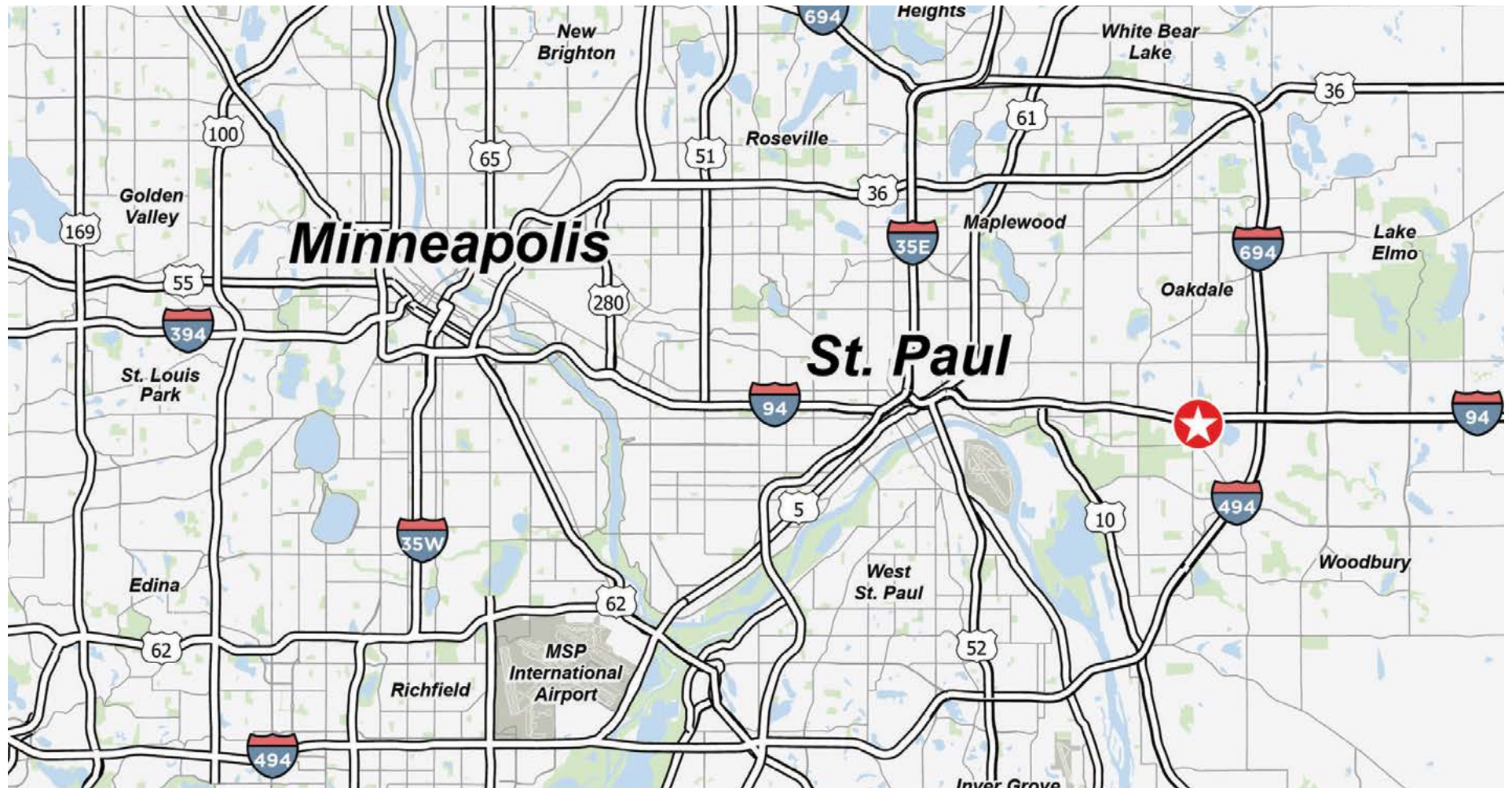


FLOOR
PLAN





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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