



# Technology + Office Campus

I-694 and Highway 5 | Oakdale, MN 55128



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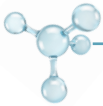
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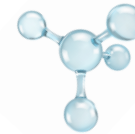
Mobile: 651 734 5468



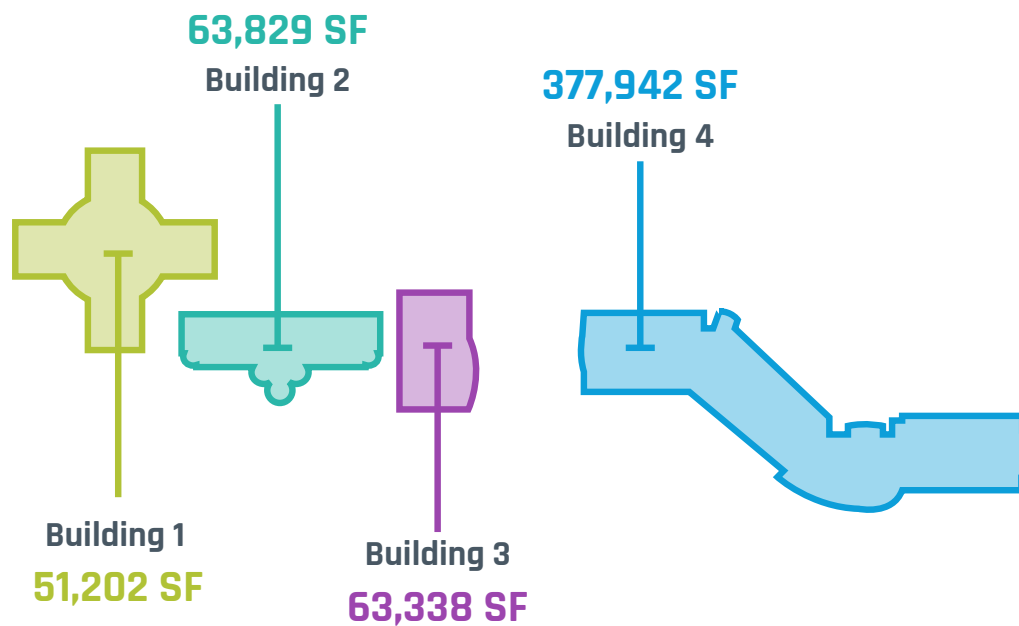


# Campus Overview

4Front | Technology + Office Campus  
Central Location. Cutting Edge Innovation.



Situated on a beautiful 122 acre site, the 4Front Campus offers a leading edge algorithm formulated to attract and retain talented employees.



CAMPUS MAP

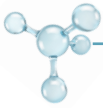
## Four Buildings 550,000 Total Square Feet

### Campus Highlights

- Highly visible and accessible from I-694 and Highway 14
- Award-winning design with modern, updated finishes throughout
- 10,000 - 90,000 contiguous square feet available
- Up to 80,000 square feet of finished lab space
- New, local long-term ownership (Slumberland)
- **Incubology**, a world-class high tech incubator

[4Front Video](#)



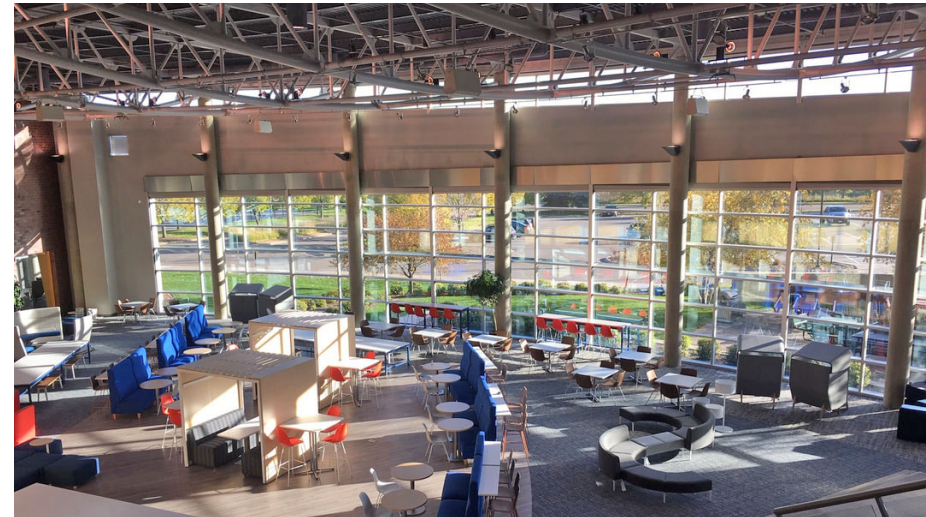


# Campus Amenities

## Class A Amenities

**4FRONT** offers superior campus amenities designed to **attract** and **retain** talented employees.

- Large open cafeteria and patio dining area
- Updated lounge areas
- Coffee Bar
- Fitness center with lockers and showers
- Fully equipped conference facilities
- Climate controlled walkways
- Open office areas
- Abundant free parking
- Bike and motorcycle parking
- Green space with outdoor garden and nearly 2 miles of walking trails
- Beautiful 122 acre setting
- Electric car charging stations
- High Speed Internet
- Comcast | Century Link | Direct TV
- 24/7 security with on-site personnel
- FedEx and UPS pick-up, drop-off and secure package holding areas





# Campus Amenities

## Building Equipment and Services

- 24/7 on-site personnel
- Building security system
- Access card tracking
- Security cameras
- On-site property management
- On-site mechanical and electrical services
- Back-up generators capability
- HVAC controlled data centers
- Loading docks

## Laboratory Space

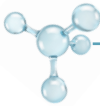
- Wet/Dry laboratory space
- Temperature/Humidity test chambers
- Flammable storage area
- Chemical ordering, delivery and tracking
- Hazardous waste management

## Location

- Just minutes to major corporations including 3M, Medtronic, H.B. Fuller, Land O'Lakes, Abbott
- 5 minutes to abundant retail amenities in Woodbury
- Within 20 miles of MSP International Airport
- 10 miles to downtown St. Paul
- 20 miles to downtown Minneapolis
- Convenient freeway access
- Close proximity to hotels and restaurants







# Building 4 Overview

## General Overview

**Address** 3510 Hopkins Pl N, Oakdale, MN 55128

**Year Built** 1998

**Net Rentable Area**

Office	127,494 SF
Meeting Rooms	30,877 SF
Common Area	114,010 SF
Lab (Wet & Dry)	105,561 SF
<b>Total</b>	<b>377,942 SF</b>

**Gross Building Area** 397,786 SF

**Occupancy** 71%

**Floors** 4

**R/U Factor** 15%

**Incubology** **World-Class High Tech Incubator**

A high quality, move-in environment will support:

- Start-ups
- Established companies searching for innovative, collaborative space
- IT and software developers looking for dedicated high tech working space

[Click for Details:  
Building 4 - Mechanical &  
Interior Information](#)

## Construction Overview

**Developer** Imation

**Parcel Number** 170292114005 - Washington County, MN

**Foundation** Concrete spread footings and foundation walls

**Parking** 1,133 stalls

**Parking Ratio** 3.10 / 1,000 SF

**Loading Dock** Main dock has three (3) bays (with dock levelers) for shipping and receiving. One bay for trash compactor and recycling. One single dock (with dock levelers) for receiving and shipping chemicals.

**Roof Structure** Steel roof decking over standard steel bar joists supported by steel columns; rigid insulation and a built up roof.

**Exterior** Brick veneer cavity walls over cold formed steel framing

**Framing** Brick veneer cavity walls over cold formed steel framing

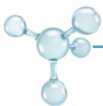
**Roof** 4-ply built-up roof

**Floors** 5" slab between 16" deep concrete joists. 100 psf Live Load.

**Windows** 1" sealed insulating glazing units with argon filled 1/2" air space and low-e coating. Aluminum glazing frames.

**Ceiling Heights** 9' and 10' with painted/exposed structure in lab and other areas. 14' clear to deck.

**Stairwells** Five (5) emergency egress stairwells. One (1) monumental feature staircase at lobby and cafeteria.



# Building 4 Incubology

## World-Class High Tech Incubator

### The fully developed space will consist of:

- Dedicated state-of-the-art wet and dry labs
- Clean rooms
- Individual offices
- IT development and collaborative sharing spaces

### A high quality, move-in environment will support:

- Start-ups
- Established companies searching for innovative, collaborative space
- IT and software developers looking for dedicated high tech working space

### Incubology brings:

- Pharma, biotech, medtech, nanotech, chemistry, IT and related

### Clean Room Facilities

- Access to a 800+ square foot, Class 100 Clean Room
- Access to 2,000+ square foot, Class 10,000 Clean Room
- Gowning area attached to clean room
- 1 ton hoist to move equipment
- Process chilled water, vibration isolation pads and pedestals
- Emergency back-up power
- Compressed air and N2
- Spot ventilation duct

### Synthetic Chemistry Facilities

- 9 separate rooms with facilities for wet chemistry work
- Labs range in area from 150 to 2,500 square feet
- Each lab has facilities for DI water, N2 gas, air chilled water, flammable and non-flammable chemicals storage, safety equipment such as fire extinguishers and eye wash stations
- Safety showers are available along the corridor
- One lab is specially suited for scale-up work and has a walk-in floor to ceiling hood
- Facilities for receiving and shipping chemicals
- Access controlled central chemicals storage area with spill containment

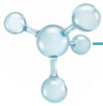
### Analytical Facilities

- All labs and tenants have access to Central Analytical Lab's equipment and Chemical and Physical characterization
- Chemical analysis includes FTIR, Raman, UV-Vis, GC, GC-MS, HPLC, GPC, XRF and EDS
- Physical analysis including mechanical properties, surface analysis (Wyko and AFM), Thermal Analysis (DMA, DSC, TMA), surface area, porosity etc.
- Microscopy including optical microscopy, SEM, AFM, Laser confocal microscopy
- Numerous environmental and walk-in environmental chambers with data access (temperature and humidity control)

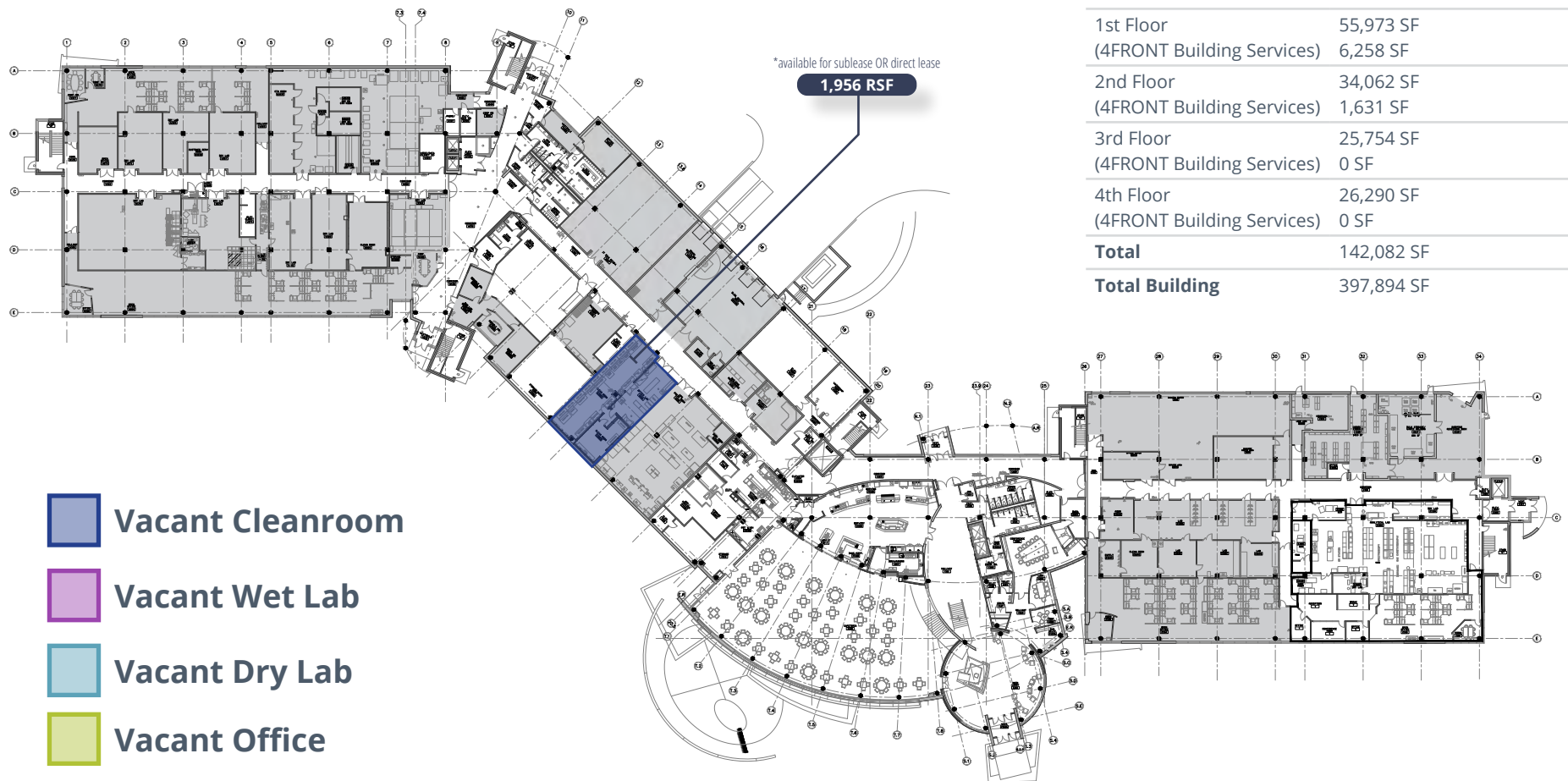
### Chemical Compounding Facility

- Access to a specially constructed 4,000+ square foot compounding area with conductive floors
- Walls specially constructed to blow out in case of an accident
- Floors constructed to contain and channel spills to central location
- Explosion proof electrical wiring and switches
- Change room with showers and lockers adjacent to compounding room





# Building 4 First Floor Plan



## Total Usable Area

1st Floor	51,086 SF
2nd Floor	63,401 SF
3rd Floor	70,861 SF
4th Floor	70,467 SF
Total	255,815 SF

## Total Common Area

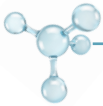
1st Floor	55,973 SF
(4FRONT Building Services)	6,258 SF
2nd Floor	34,062 SF
(4FRONT Building Services)	1,631 SF
3rd Floor	25,754 SF
(4FRONT Building Services)	0 SF
4th Floor	26,290 SF
(4FRONT Building Services)	0 SF

<b>Total</b>	<b>142,082 SF</b>
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<b>Total Building</b>	<b>397,894 SF</b>
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- Vacant Cleanroom
- Vacant Wet Lab
- Vacant Dry Lab
- Vacant Office

Currently Available: 1,956 RSF



# Building 4 Second Floor Plan



## Total Usable Area

1st Floor	51,086 SF
2nd Floor	63,401 SF
3rd Floor	70,861 SF
4th Floor	70,467 SF
Total	255,815 SF

## Total Common Area

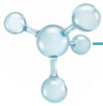
1st Floor	55,973 SF
(4FRONT Building Services)	6,258 SF
2nd Floor	34,062 SF
(4FRONT Building Services)	1,631 SF
3rd Floor	25,754 SF
(4FRONT Building Services)	0 SF
4th Floor	26,290 SF
(4FRONT Building Services)	0 SF

**Total** 142,082 SF

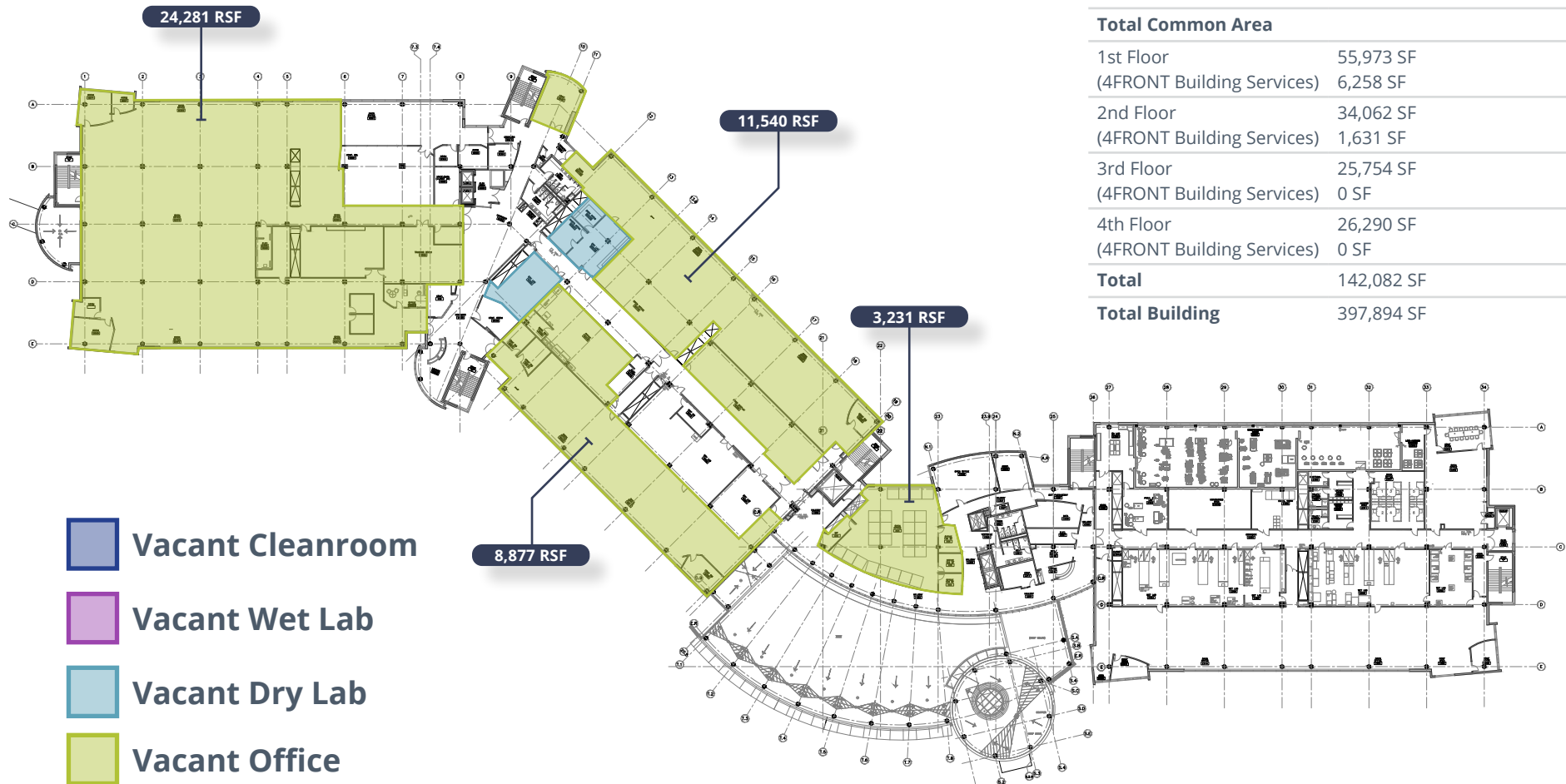
**Total Building** 397,894 SF

\*available for sublease OR direct lease





# Building 4 Third Floor Plan



## Total Usable Area

1st Floor	51,086 SF
2nd Floor	63,401 SF
3rd Floor	70,861 SF
4th Floor	70,467 SF
Total	255,815 SF

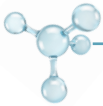
## Total Common Area

1st Floor	55,973 SF
(4FRONT Building Services)	6,258 SF
2nd Floor	34,062 SF
(4FRONT Building Services)	1,631 SF
3rd Floor	25,754 SF
(4FRONT Building Services)	0 SF
4th Floor	26,290 SF
(4FRONT Building Services)	0 SF

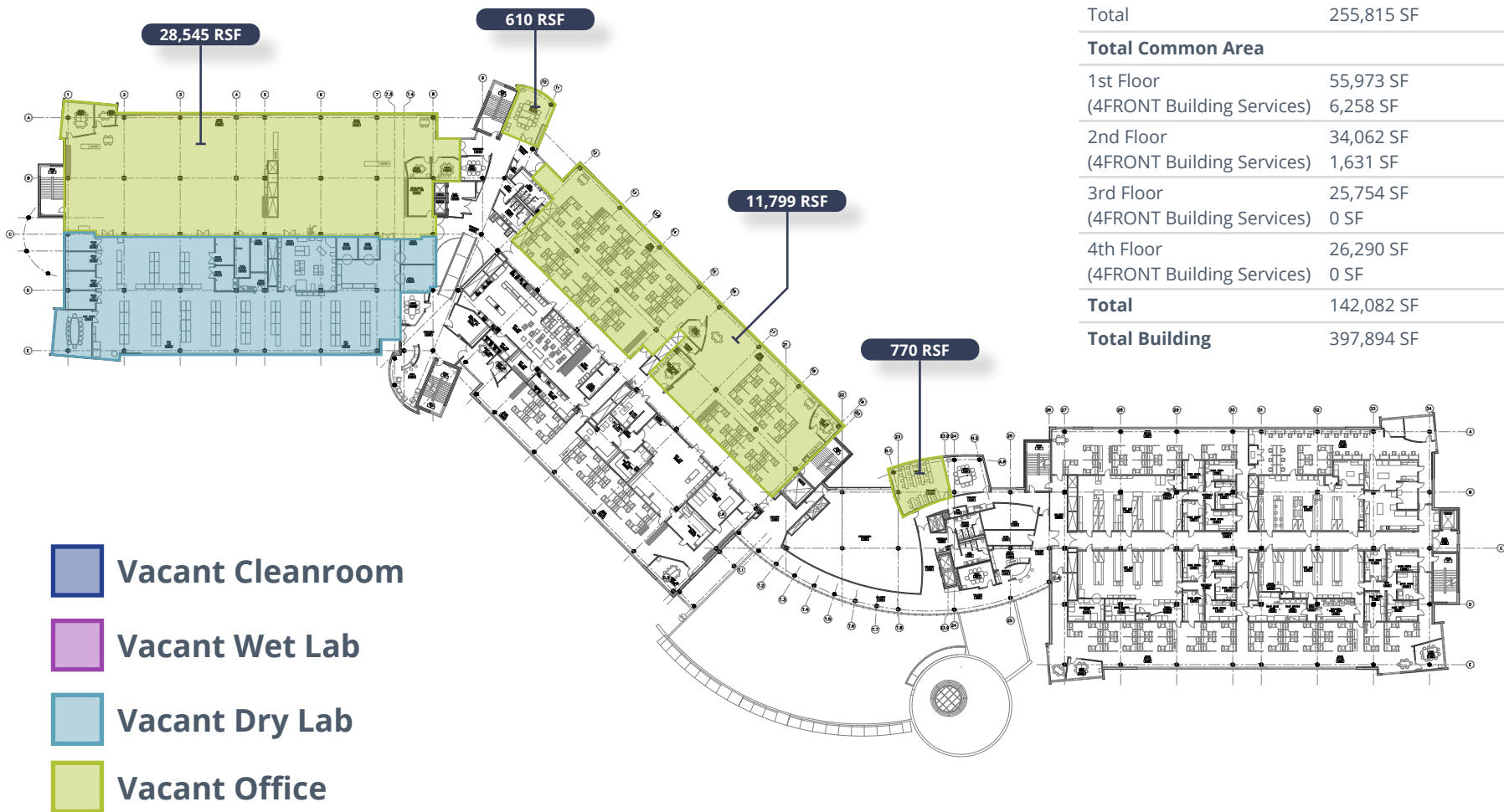
**Total** 142,082 SF

**Total Building** 397,894 SF

Currently Available: 47,929 RSF



# Building 4 Fourth Floor Plan



## Total Usable Area

1st Floor	51,086 SF
2nd Floor	63,401 SF
3rd Floor	70,861 SF
4th Floor	70,467 SF
Total	255,815 SF

## Total Common Area

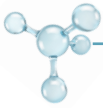
1st Floor	55,973 SF
(4FRONT Building Services)	6,258 SF
2nd Floor	34,062 SF
(4FRONT Building Services)	1,631 SF
3rd Floor	25,754 SF
(4FRONT Building Services)	0 SF
4th Floor	26,290 SF
(4FRONT Building Services)	0 SF

**Total** 142,082 SF

**Total Building** 397,894 SF

Currently Available: 41,724 RSF





# Building 3 Overview

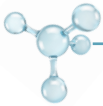
## General Overview

<b>Address</b>	3505 High Point Dr N, Oakdale, MN 55128
<b>Year Built</b>	1997
<b>Net Rentable Area</b>	55,077 SF
<b>Gross Building Area</b>	63,338 SF
<b>Occupancy</b>	92%
<b>Floors</b>	3

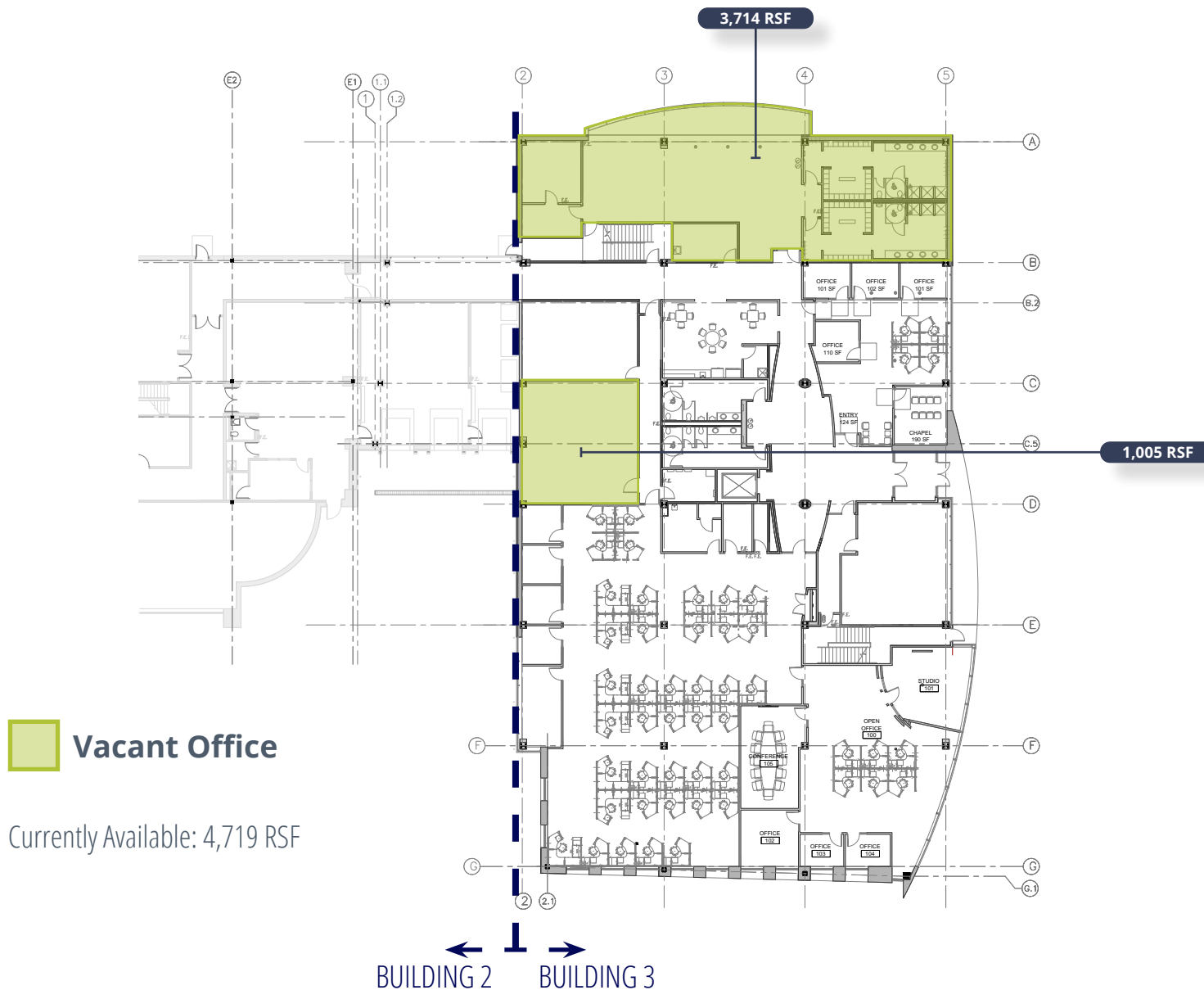


## Construction Overview

<b>Developer</b>	Imation
<b>Parcel Number</b>	170292113005 - Washington County, MN
<b>Foundation</b>	Conventional concrete spread footings and foundation walls
<b>Parking</b>	304 stalls
<b>Parking Ratio</b>	4.82 / 1,000 SF
<b>Loading Dock</b>	3 dock doors; each door has a doc-leveler
<b>Exterior</b>	Brick veneer cavity walls over cold formed steel framing
<b>Framing</b>	Structural steel columns, beams and joists
<b>Roof</b>	4-ply built-up roof (original)
<b>Floors</b>	4.5" concrete over 3" composite 22 guage metal deck with 80 per square foot live load. Top floor is designed for 100 per square foot live load.
<b>Windows</b>	1" sealed insulating glazing units with argon filled 1/2" air space and low-e coating. Aluminum glazing frames.
<b>Ceiling Heights</b>	9'
<b>Stairwells</b>	Two (2) emergency egress stairwells



# Building 3 First Floor Plan

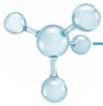


## Total Usable Area

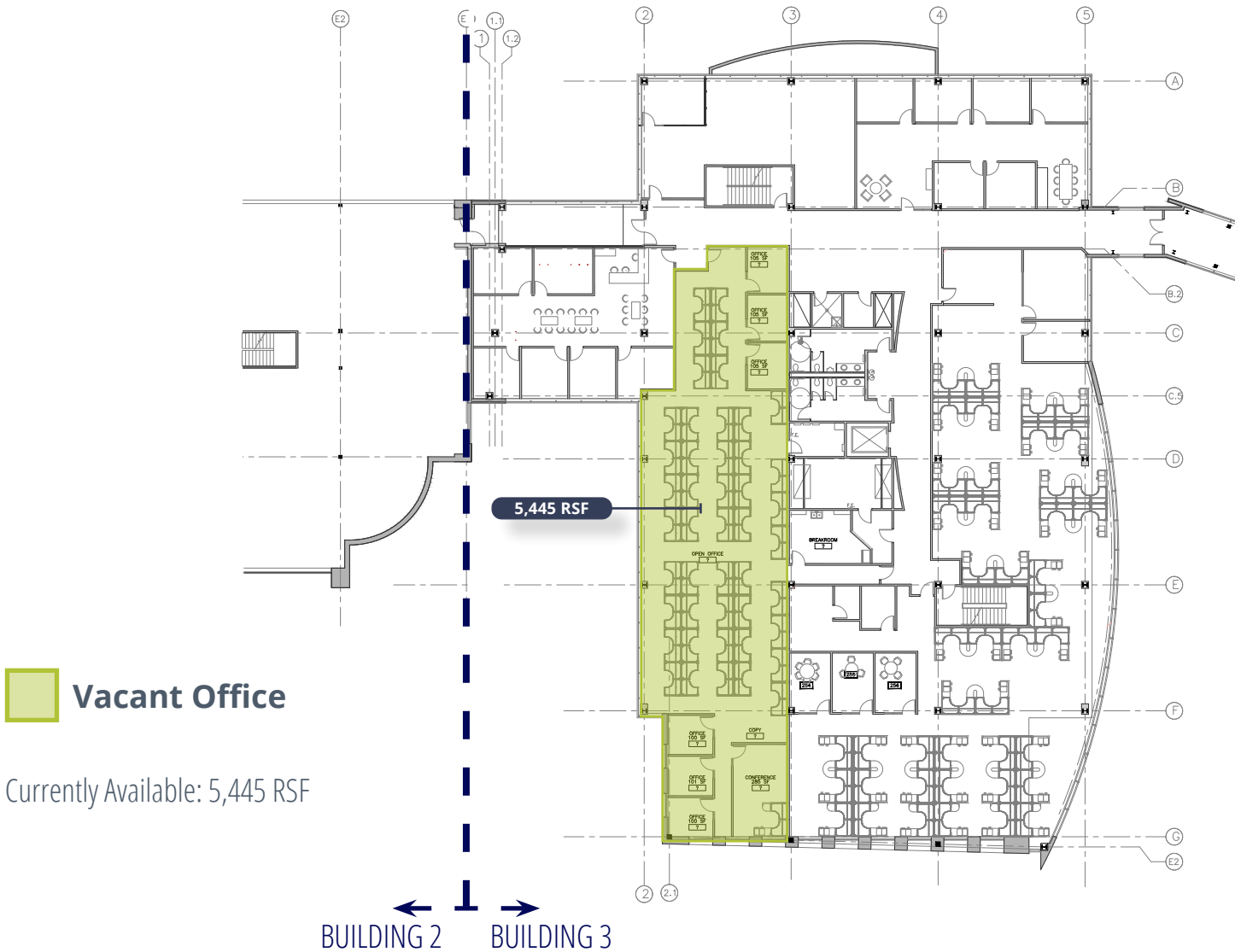
1st Floor	14,272 SF
2nd Floor	16,712 SF
3rd Floor	14,696 SF
Total	45,680 SF

## Total Common Area

1st Floor	5,837 SF
(4FRONT Building Services)	0 SF
2nd Floor	5,275 SF
(4FRONT Building Services)	0 SF
3rd Floor	4,636 SF
(4FRONT Building Services)	0 SF
Total	15,748 SF
Total Building	61,428 SF

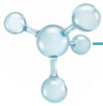


# Building 3 Second Floor Plan



Total Usable Area	
1st Floor	14,272 SF
2nd Floor	16,712 SF
3rd Floor	14,696 SF
Total	45,680 SF
Total Common Area	
1st Floor	5,837 SF
(4FRONT Building Services)	0 SF
2nd Floor	5,275 SF
(4FRONT Building Services)	0 SF
3rd Floor	4,636 SF
(4FRONT Building Services)	0 SF
Total	15,748 SF
Total Building	61,428 SF





## Building 2 Overview

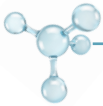
### General Overview

<b>Address</b>	3505 High Point Dr N, Oakdale, MN 55128
<b>Year Built</b>	1986
<b>Net Rentable Area</b>	58,854 SF
<b>Gross Building Area</b>	63,829 SF
<b>Occupancy</b>	50 %
<b>Floors</b>	2

### Construction Overview

<b>Developer</b>	Opus developer and builder
<b>Parcel Number</b>	170292113004 - Washington County, MN
<b>Foundation</b>	Conventional concrete spread footings and foundation walls
<b>Parking</b>	294 stalls
<b>Parking Ratio</b>	5.0/1,000 SF
<b>Loading Dock</b>	N/A
<b>Exterior</b>	Brick veneer cavity walls over cold formed steel framing
<b>Framing</b>	Structural steel columns, beams and joists
<b>Roof</b>	4-ply built-up roof (original)
<b>Floors</b>	4.5" concrete over 1.5" composite 22 gauge metal deck with 80 per sf live load
<b>Windows</b>	1" sealed insulating glazing units with 1/2" air space and overall u-value of 0.10. Aluminum glazing frames.
<b>Ceiling Heights</b>	8'-6" and 8'-10"
<b>Stairwells</b>	Two internal stairwells. One feature staircase located in lobby.





# Building 2 First Floor Plan

## Total Usable Area

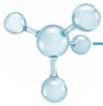
1st Floor	14,260 SF
2nd Floor	27,802 SF
Total	42,062 SF

## Total Common Area

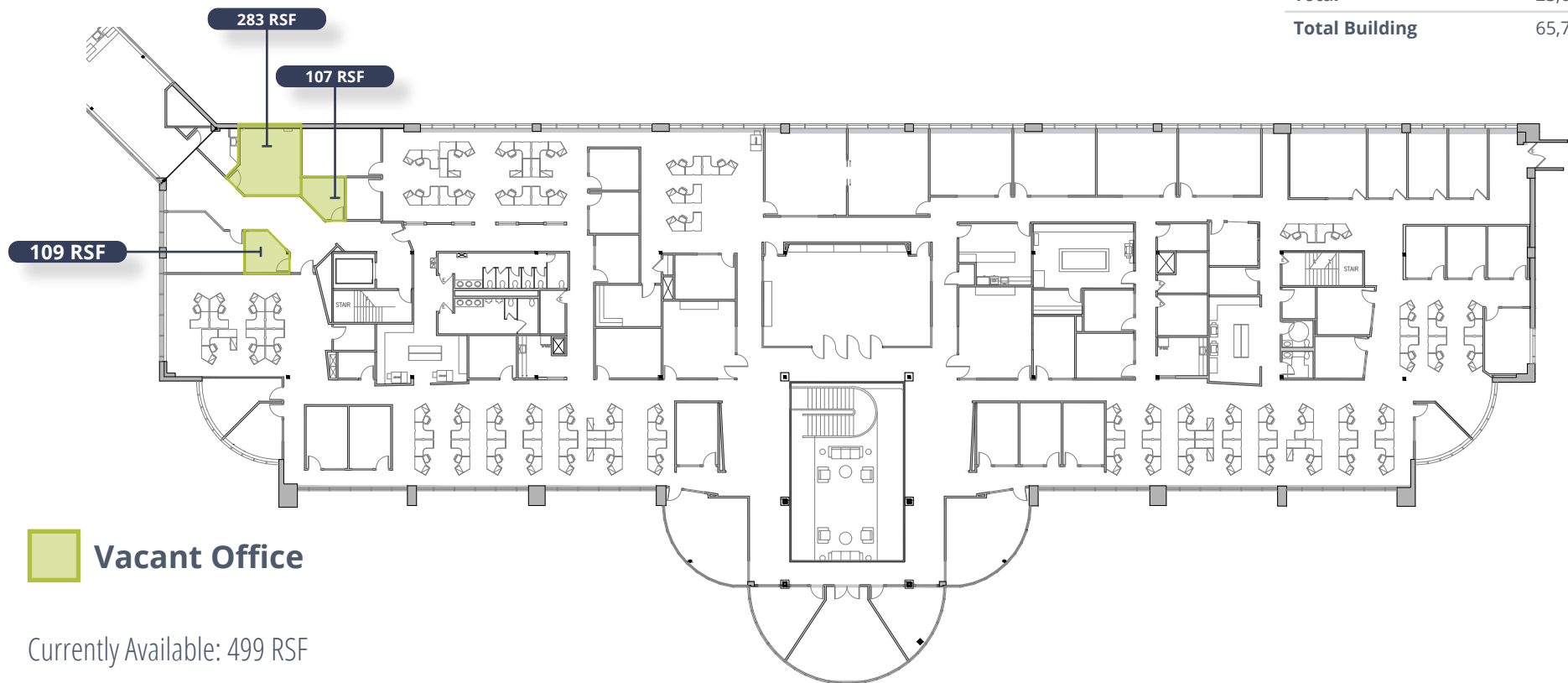
1st Floor	18,639 SF
(4FRONT Building Services)	2,981 SF
2nd Floor	5,006 SF
(4FRONT Building Services)	0 SF
Total	23,645 SF

**Total Building** 65,707 SF





## Building 2 Second Floor Plan



### Total Usable Area

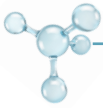
1st Floor	14,260 SF
2nd Floor	27,802 SF
Total	42,062 SF

### Total Common Area

1st Floor	18,639 SF
(4FRONT Building Services)	2,981 SF
2nd Floor	5,006 SF
(4FRONT Building Services)	0 SF
Total	23,645 SF

<b>Total Building</b>	<b>65,707 SF</b>
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# Building 1 Overview

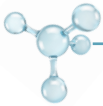
## General Overview

<b>Address</b>	3507 High Point Dr N, Oakdale, MN 55128
<b>Year Built</b>	1986
<b>Net Rentable Area</b>	49,373 SF
<b>Gross Building Area</b>	51,202SF
<b>Occupancy</b>	93%
<b>Floors</b>	1



## Construction Overview

<b>Developer</b>	Opus developer and bulder
<b>Parcel Number</b>	170292113004 - Washington County, MN
<b>Foundation</b>	Conventional concrete spread footings and foundation walls
<b>Parking</b>	247 stalls
<b>Parking Ratio</b>	5.0 / 1,000 SF
<b>Loading Dock</b>	N/A
<b>Exterior</b>	Brick veneer cavity walls over cold formed steel framing
<b>Framing</b>	Structural steel columns, beams and joists
<b>Roof</b>	4-ply built-up roof with skylights (original)
<b>Floors</b>	4" thick concrete slab on grade
<b>Windows</b>	1" sealed insulating glazing units 1/2" air space and overall U-value of 0.10. Aluminum glazing frames.
<b>Ceiling Heights</b>	8'-6" and 8'-10"
<b>Stairwells</b>	N/A



# Building 1 First Floor Plan

## Total Usable Area

1st Floor	40,226 SF
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## Total Common Area

1st Floor	10,944 SF
(4FRONT Building Services)	0 SF

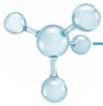
<b>Total</b>	<b>10,994 SF</b>
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<b>Total Building</b>	<b>51,170 SF</b>
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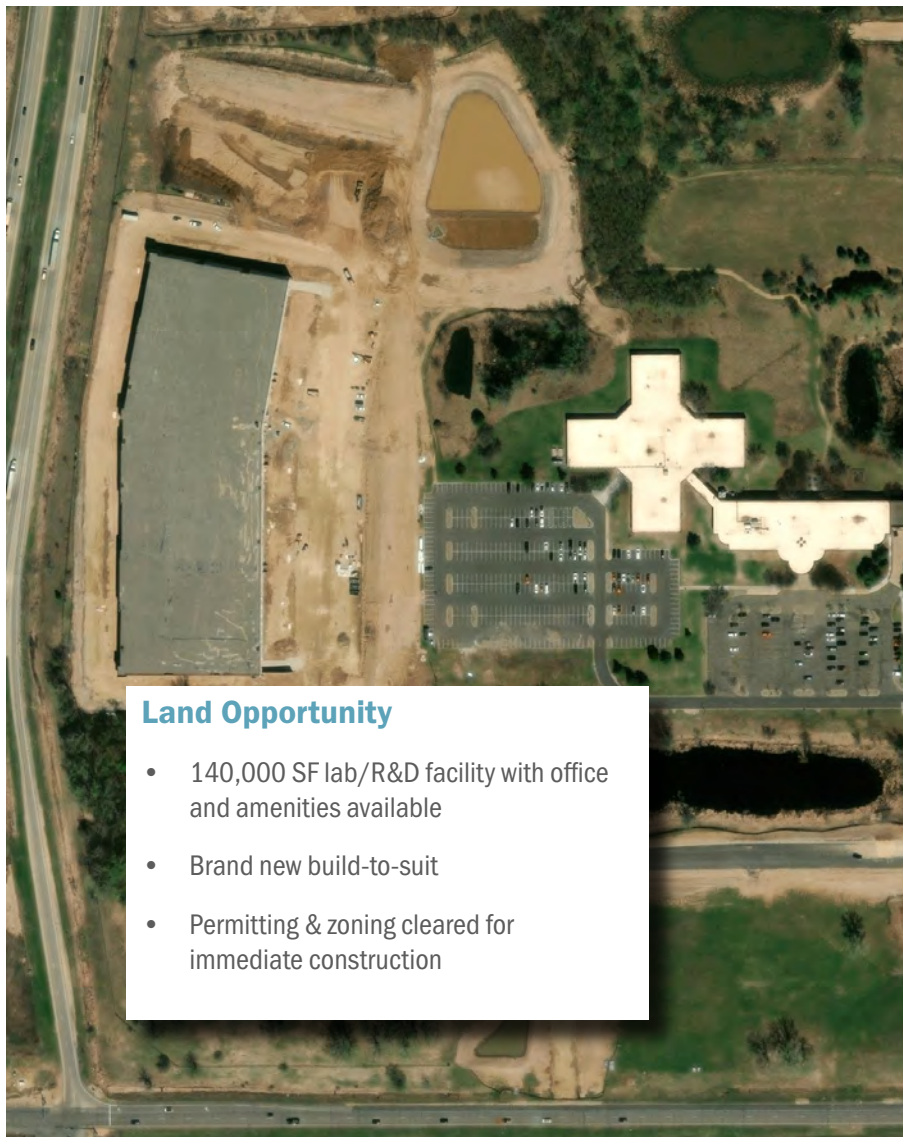


 **Vacant Office**

Currently Available: 812 RSF



# Building 4 Expansion Available



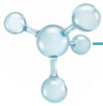
## Land Opportunity

- 140,000 SF lab/R&D facility with office and amenities available
- Brand new build-to-suit
- Permitting & zoning cleared for immediate construction



Portion of PID:  
17-029-21-14-0004





# Aerial







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