



I-694 and Highway 5 | Oakdale, MN 55128

4FRONT Technology + Office Campus

1,956 – 12,335 SF SUBLEASE OPPORTUNITY

Michael Anderstrom

Associate VP | Minneapolis-St. Paul

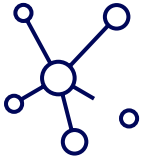
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Accelerating success.

4FRONT Technology + Office Campus



CAMPUS OVERVIEW

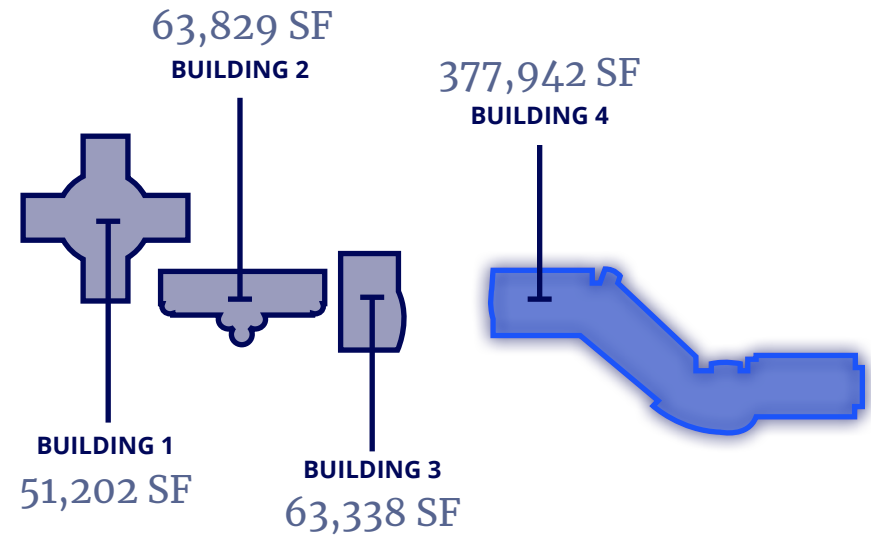
Central Location. Cutting Edge Innovation.

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

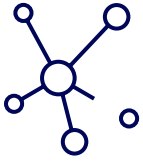
Four Buildings 550,000 Total Square Feet

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 Technology + Office Campus



CAMPUS AMENITIES

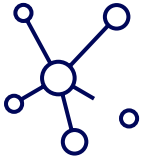
Class A Amenities

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



4FRONT Technology + Office Campus



CAMPUS HIGHLIGHTS

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

Equipment and Services

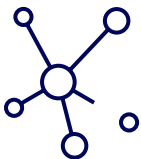
- 24/7 on-site personnel
- Building security system
- Access card tracking
- Security cameras
- On-site property management
- On-site mechanical and electrical services
- Back-up generators capability
- HVAC controlled data centers
- Loading docks

Laboratory Space

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



4FRONT Technology + Office Campus



BUILDING 4 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	
	Total	377,942 SF	
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:		
	<ul style="list-style-type: none">• Start-ups• Established companies searching for innovative, collaborative space• IT and software developers looking for dedicated high tech working space		

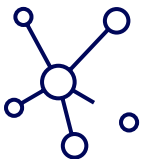


4FRONT BUILDING 4

SUBLEASE Opportunity

Space Available for SUBLEASE or DIRECT LEASE	1,956 – 12,335 RSF 2D 2,933 RSF North Wet Lab 2D 2,933 RSF South Wet Lab 2D 4,513 RSF South Office 1B 1,956 RSF Cleanroom Total 12,335 RSF
Lease Expiration	February 28, 2029
Date Available	January 1, 2026
Rate	Negotiable

4FRONT Technology + Office Campus



Space Available for
SUBLEASE or
DIRECT LEASE

1,956 – 12,335 RSF

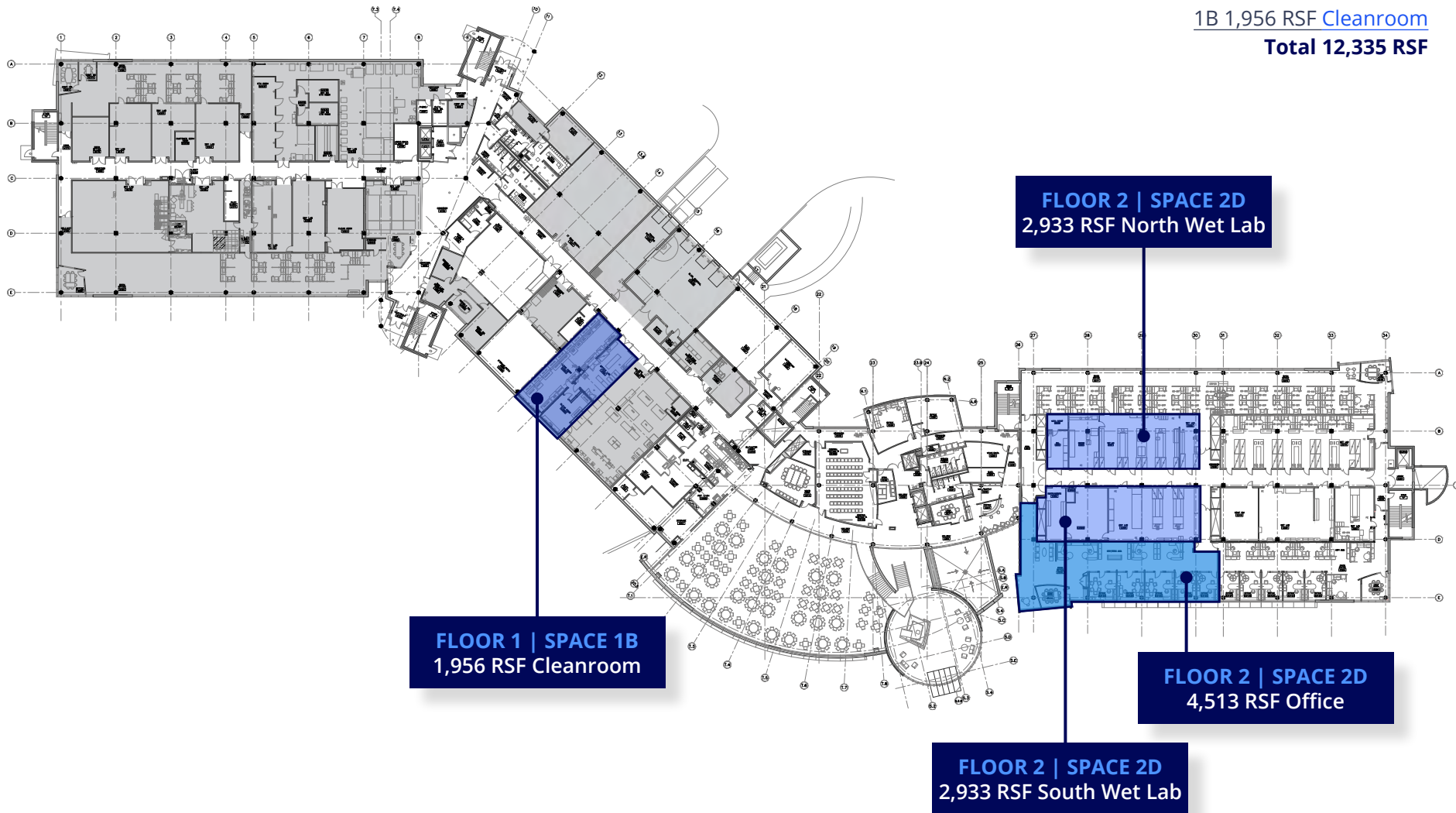
2D 2,933 RSF [North Wet Lab](#)

2D 2,933 RSF [South Wet Lab](#)

2D 4,513 RSF [South Office](#)

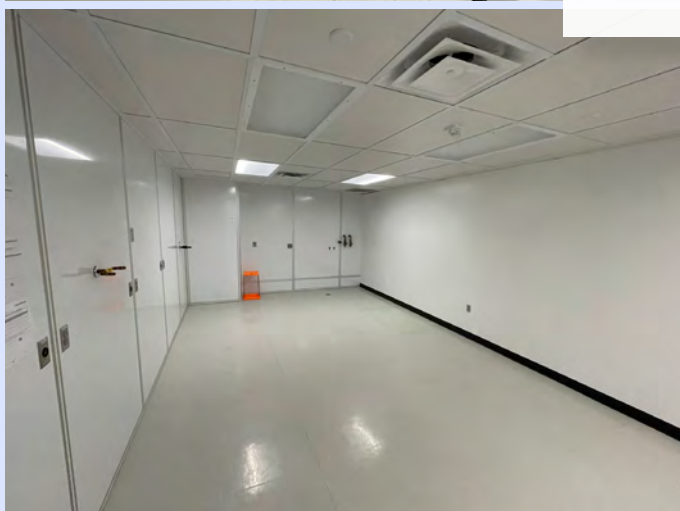
1B 1,956 RSF [Cleanroom](#)

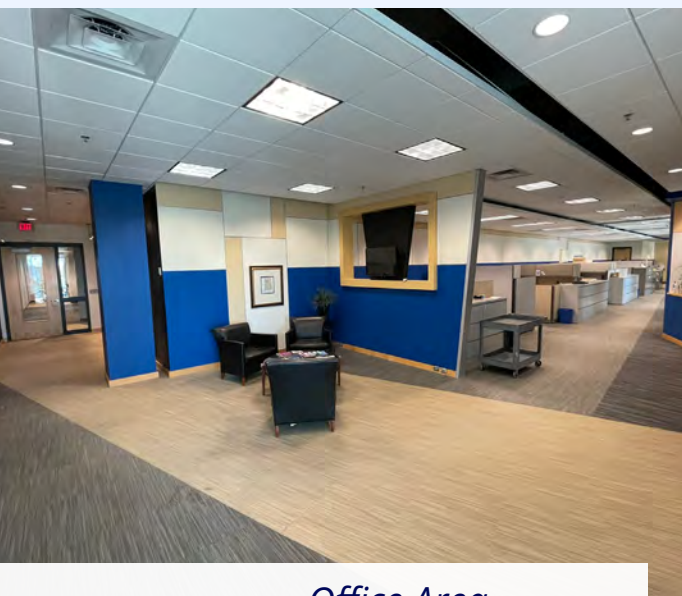
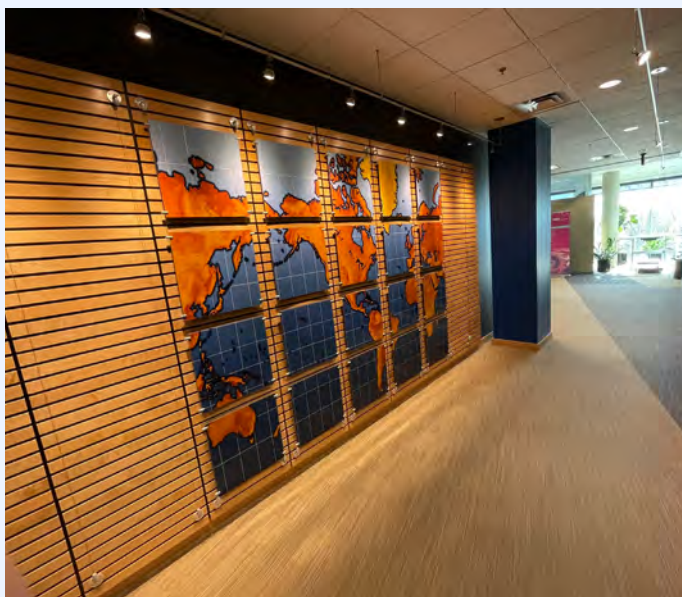
Total 12,335 RSF





Wet Labs and Cleanroom Areas





Office Area



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For more information, contact:



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