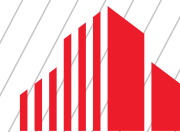


FOR LEASE

**UP TO 55,000 SF AVAILABLE**



**CUSHMAN &  
WAKEFIELD**



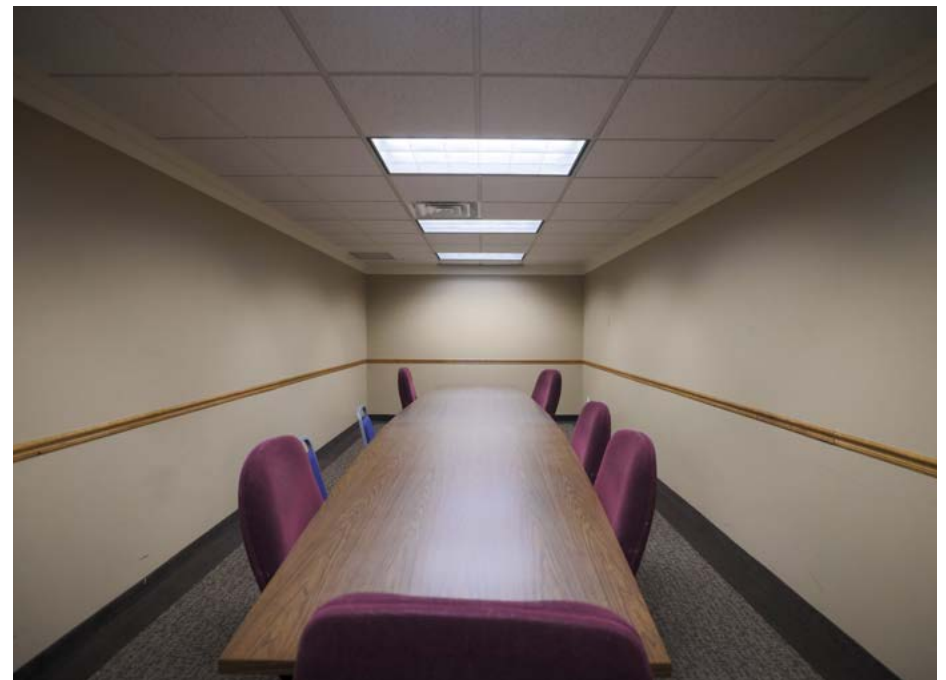
**CENTURY OFFICE PARK**

**6043 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		



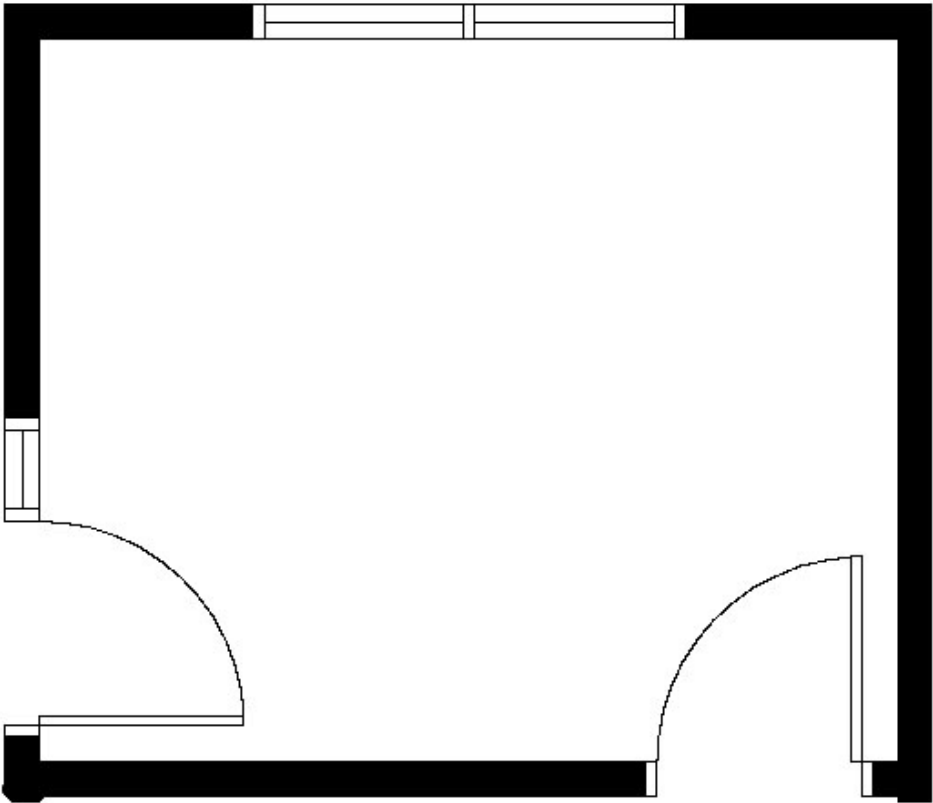
CENTURY OFFICE PARK - 6043 HUDSON ROAD | WOODBURY, MN

# PROPERTY AVAILABILITIES

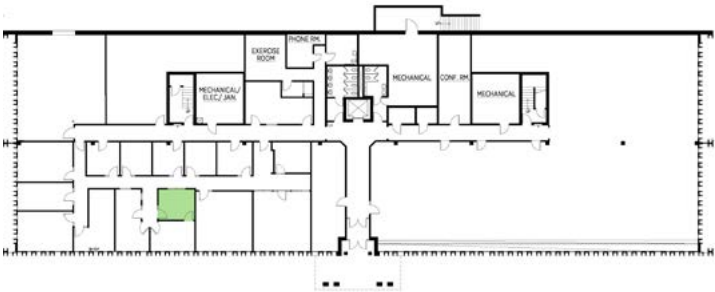
Suite Number	Rentable Square Footage
140L	211
300A	378
300C	353
300E	452
300G	492
330	2,918
355	701
370	694
372	336
399H	254





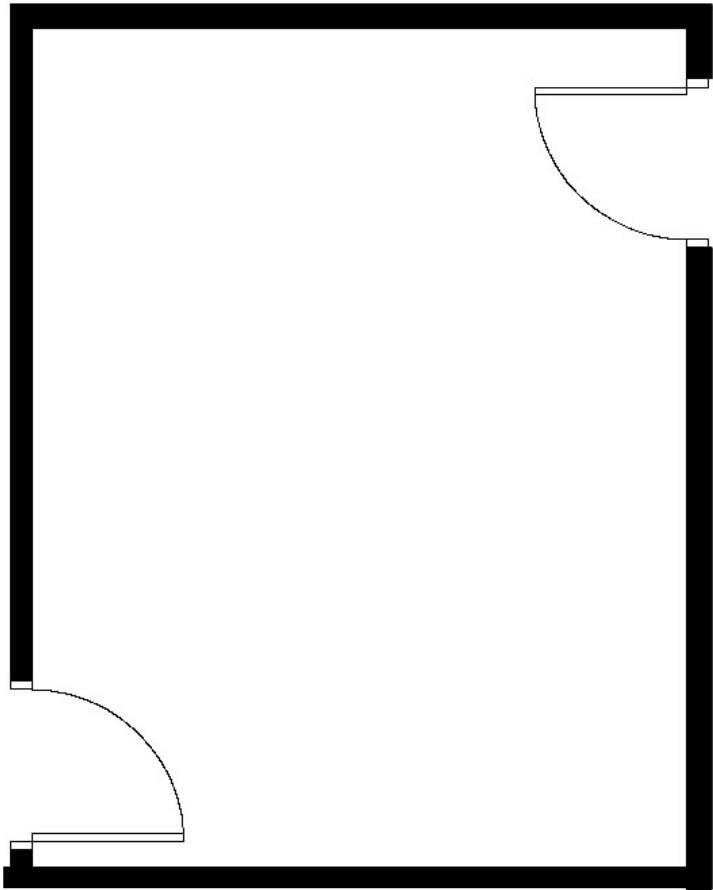


KEY PLAN - 1ST FLOOR

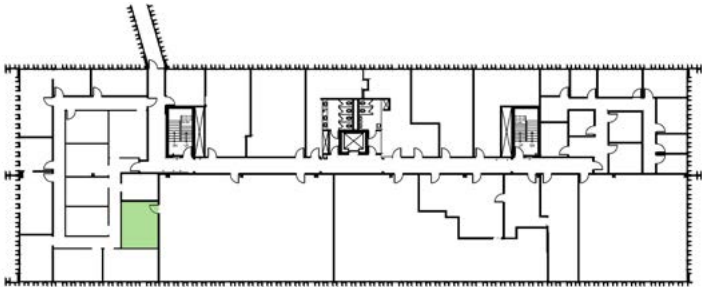


FLOOR  
**PLAN**

SUITE 300A - 378 RSF

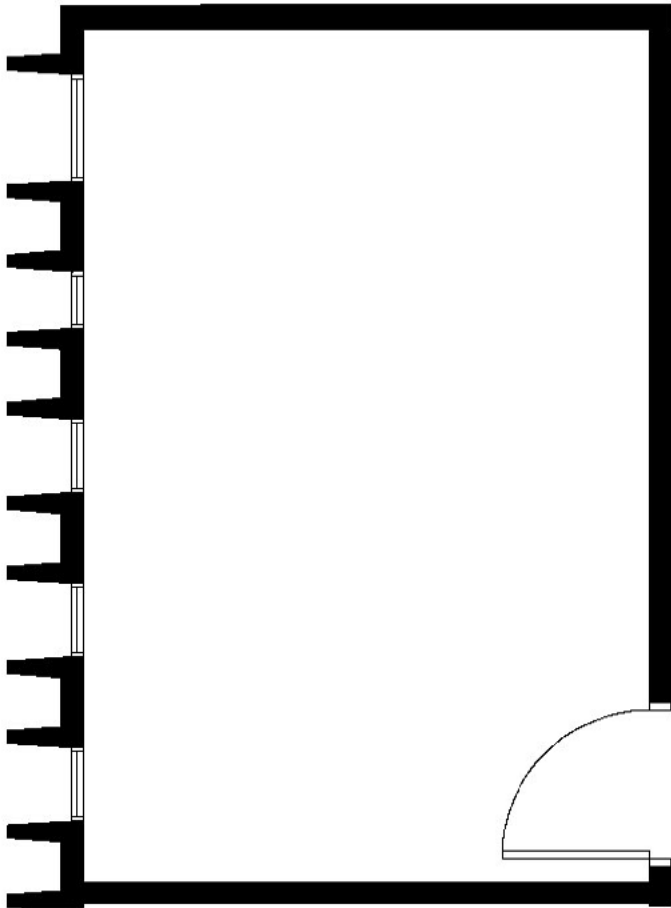


KEY PLAN - 3RD FLOOR

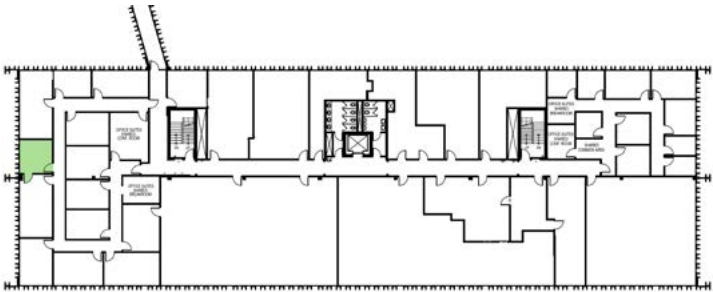


FLOOR  
**PLAN**

SUITE 300C - 353 RSF

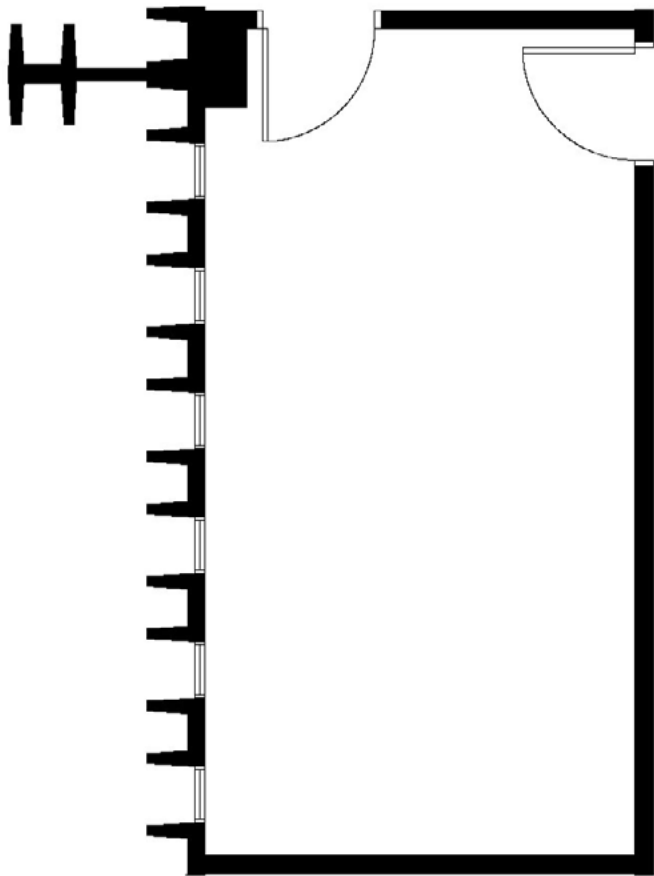


KEY PLAN - 3RD FLOOR

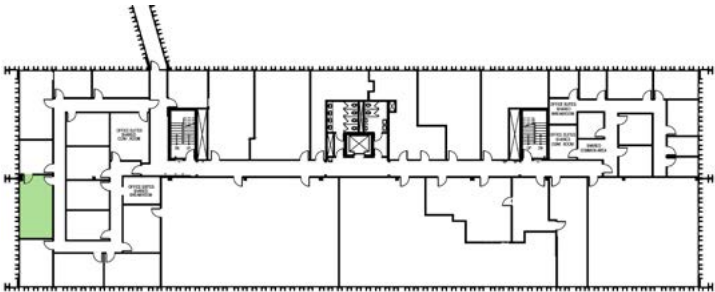


FLOOR  
PLAN

SUITE 300E - 452 RSF

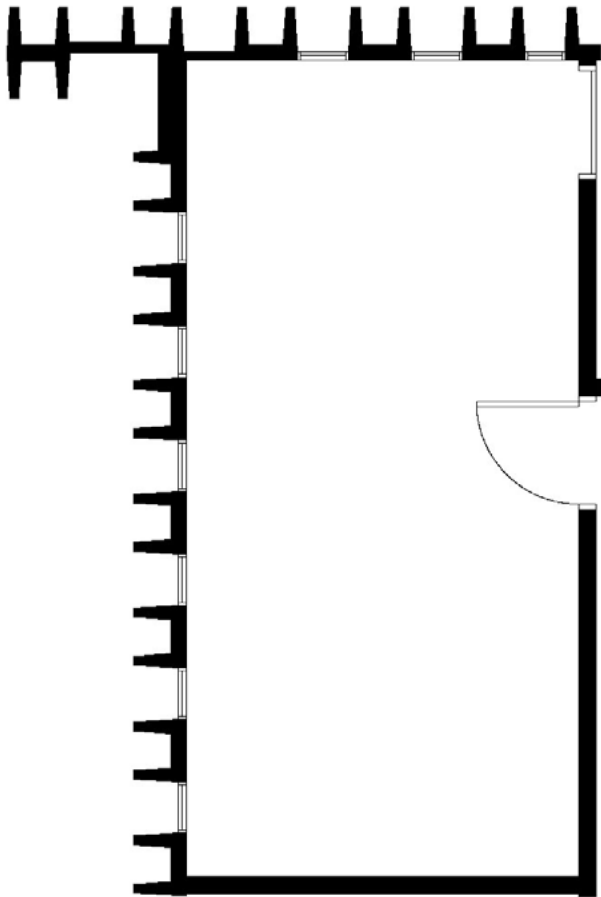


KEY PLAN - 3RD FLOOR

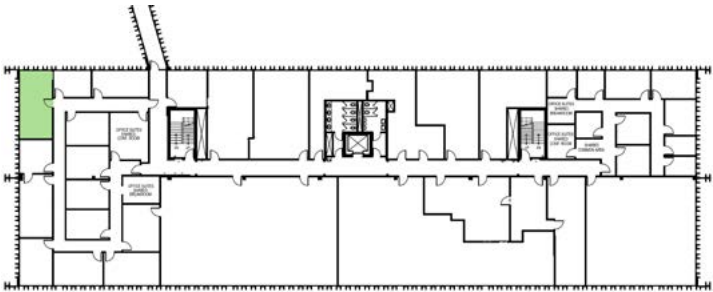


FLOOR  
PLAN

SUITE 300G - 492 RSF

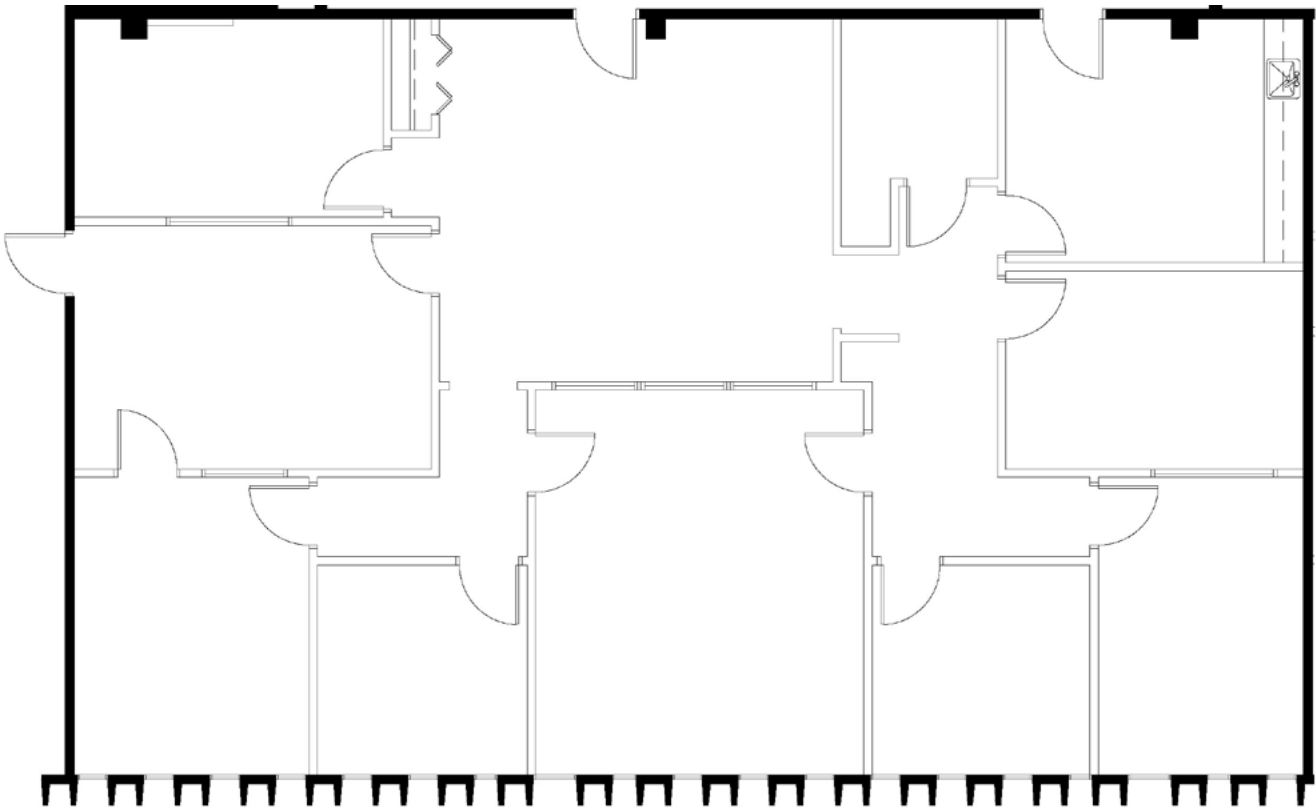


KEY PLAN - 3RD FLOOR

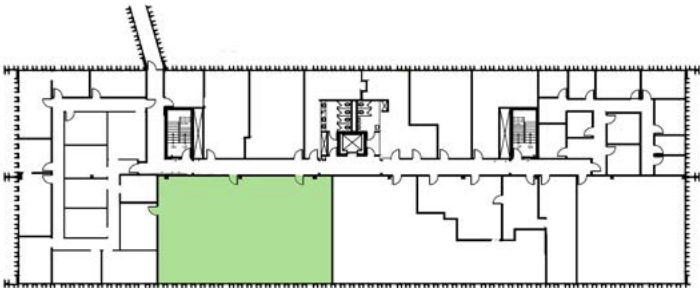


FLOOR  
PLAN



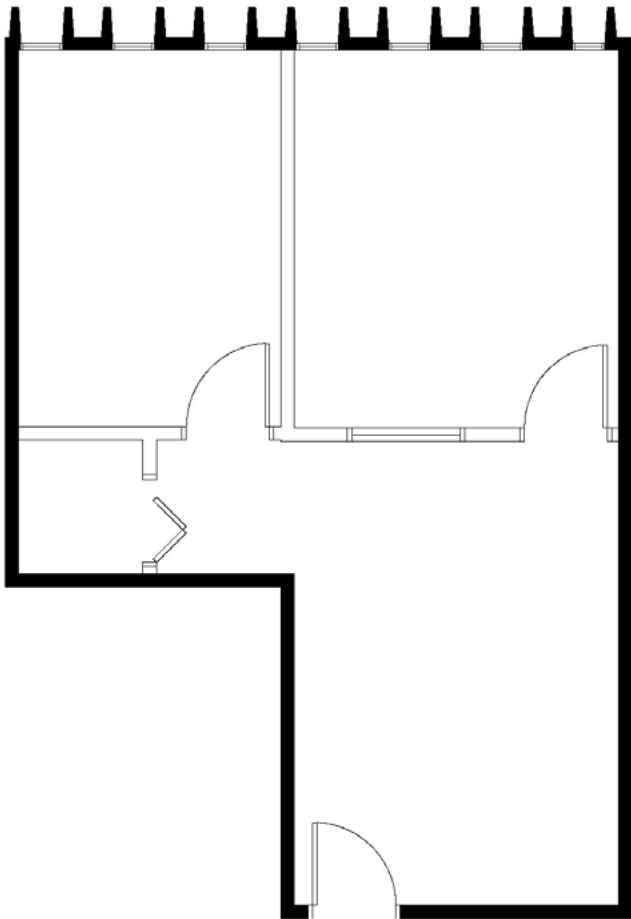


KEY PLAN - 3RD FLOOR

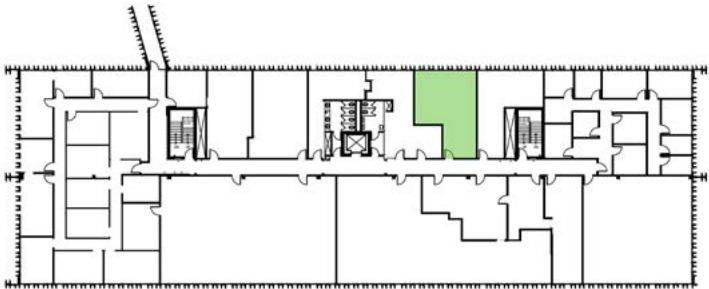


FLOOR  
PLAN

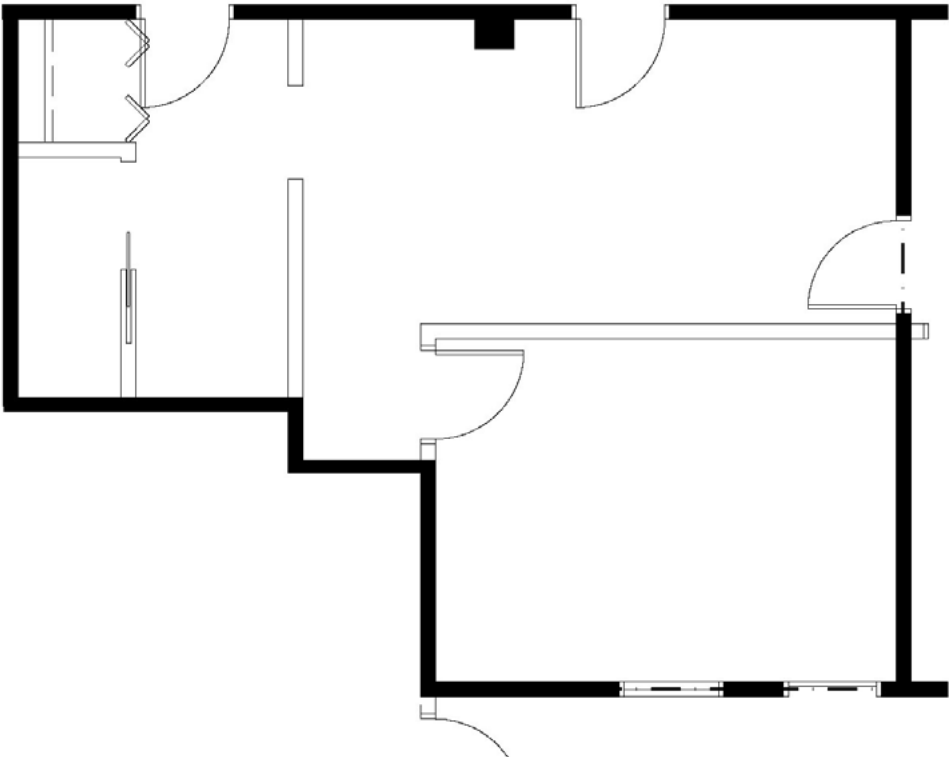
SUITE 355 - 701 RSF



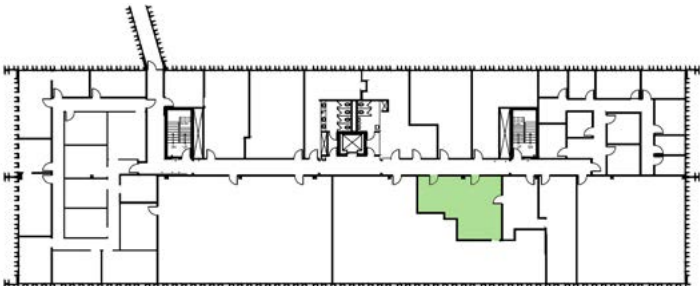
KEY PLAN - 3RD FLOOR



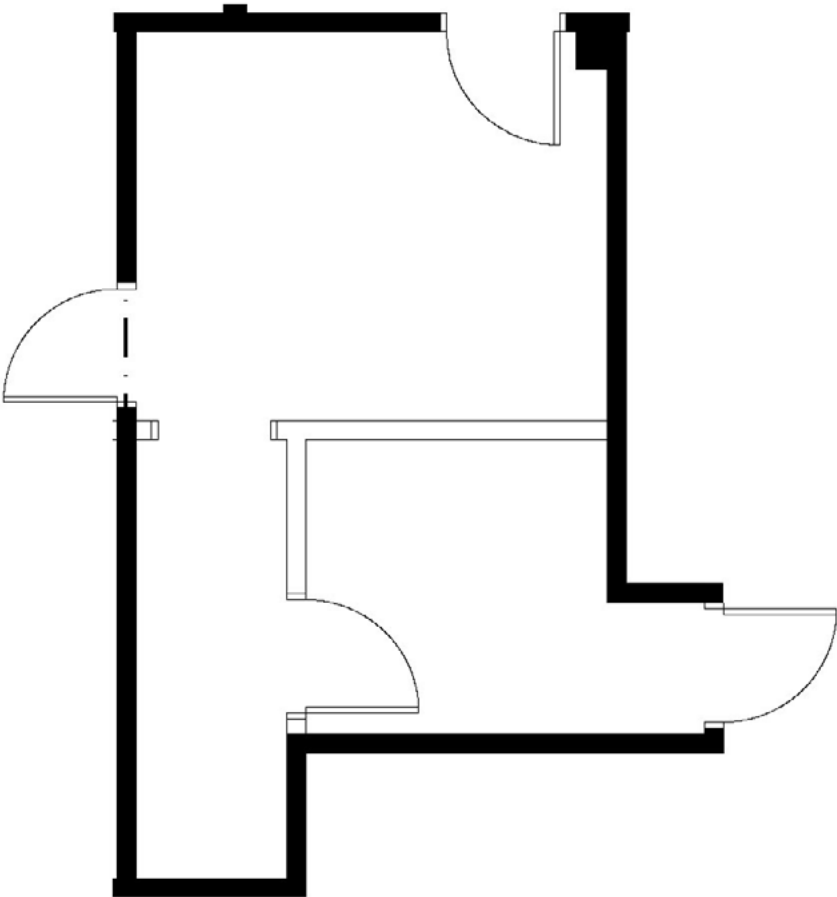
FLOOR  
PLAN



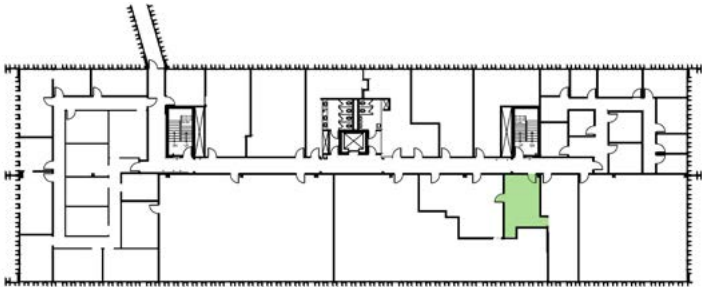
KEY PLAN - 3RD FLOOR



FLOOR  
PLAN

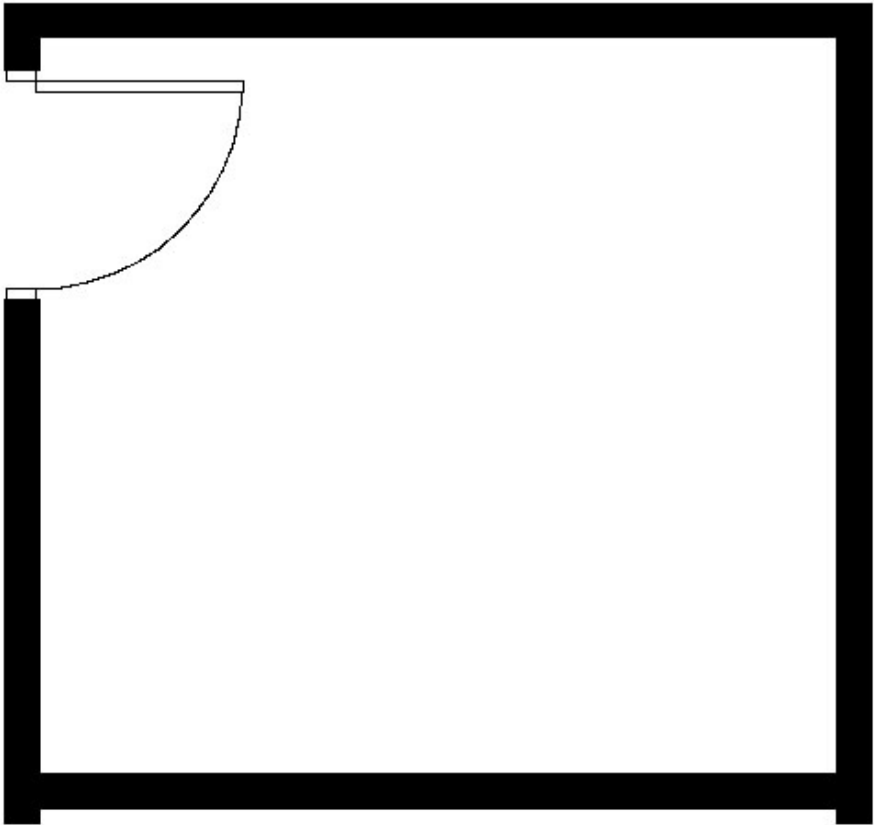


KEY PLAN - 3RD FLOOR

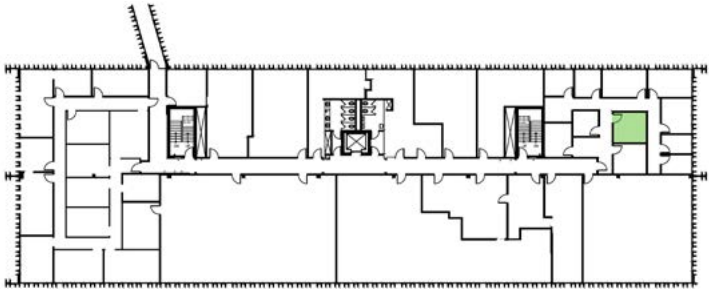


FLOOR  
**PLAN**

SUITE 399H - 254 RSF



KEY PLAN - 3RD FLOOR



FLOOR  
PLAN



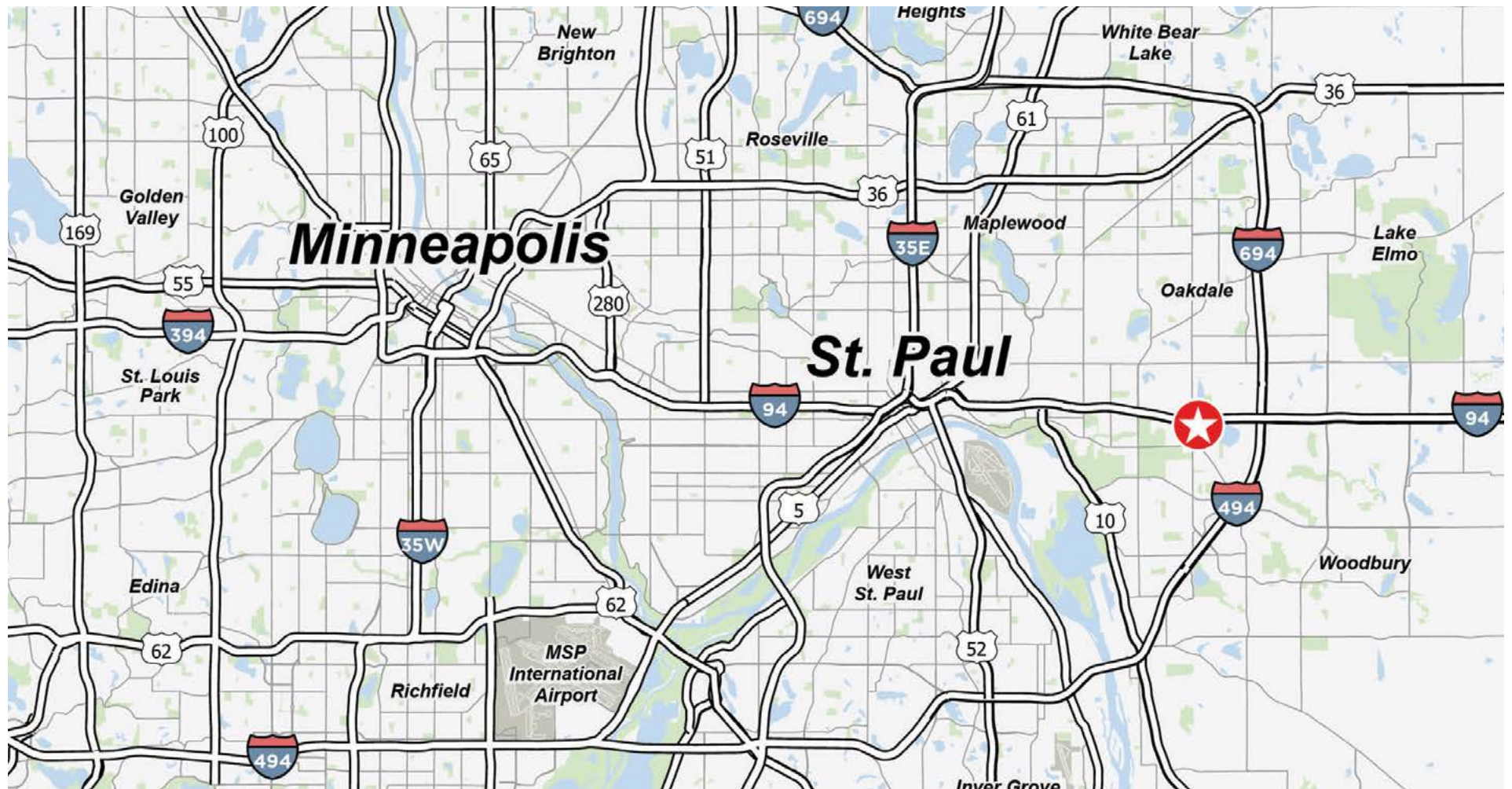






AERIAL  
**MAP**





## DEMOGRAPHICS (WITHIN 5 MILES)

**226,585**

Population

**\$81,703**

Median Household Income

**97,820**

Daytime Population

LOCATION  
**MAP**

# CONTACT INFORMATION

## **ANN STAHLEY**

Director  
ann.stahley@cushwake.com  
+1 651 248 6946

3500 American Blvd W | Suite 200  
Minneapolis, MN 55431  
cushmanwakefield.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.