

FOR LEASE  
UP TO 55,000 SF AVAILABLE



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

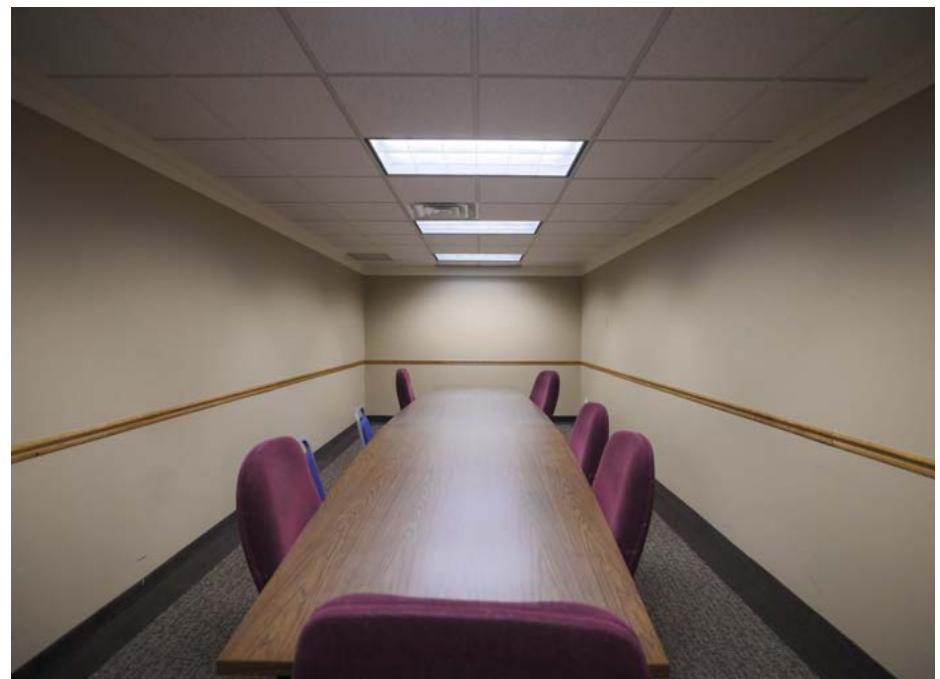
500 SF or less = \$18.00 PSF

**PARKING SPACES**

For lease @ \$100 per month

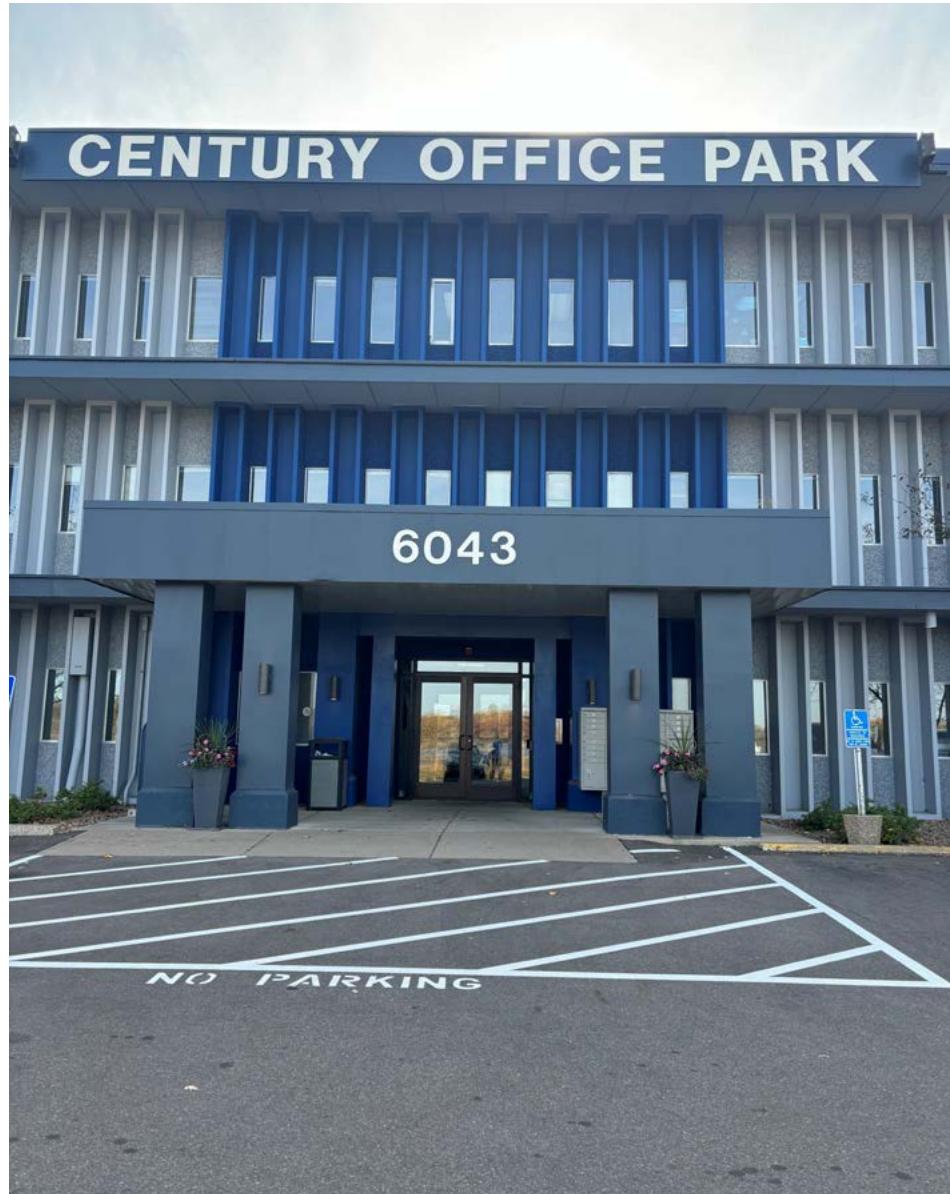
**STORAGE SPACE**

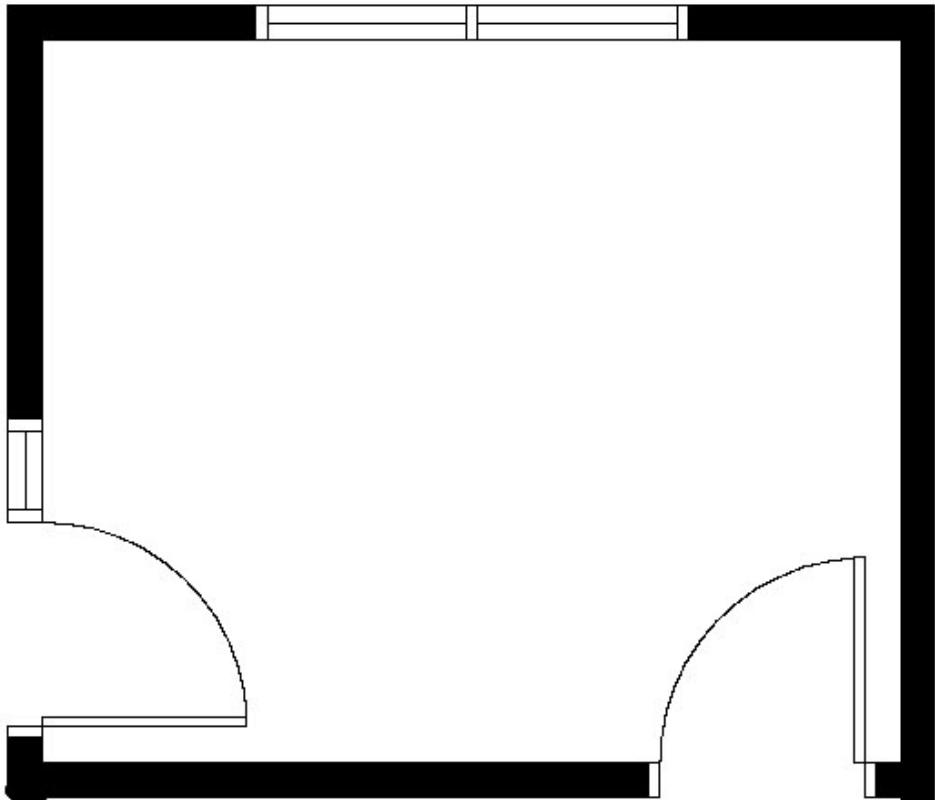
For lease - negotiable on price



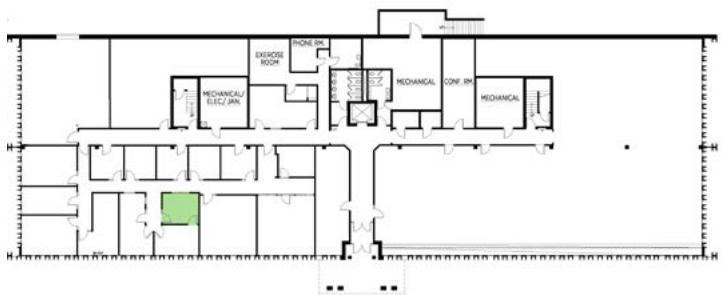
# PROPERTY AVAILABILITIES

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

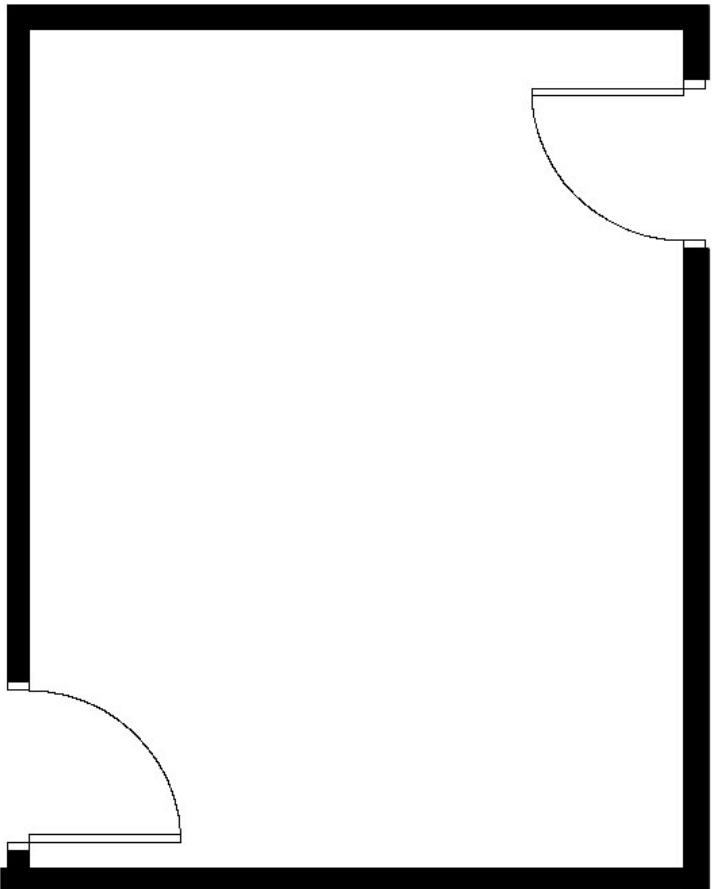




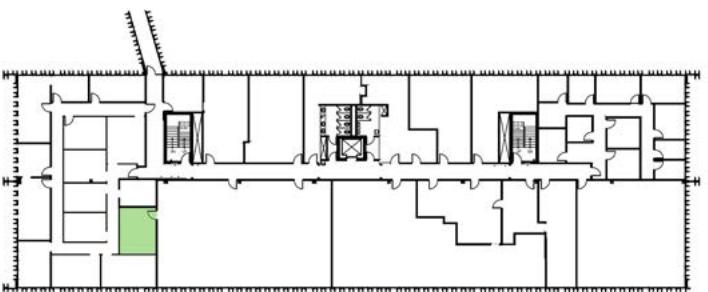
KEY PLAN - 1ST FLOOR



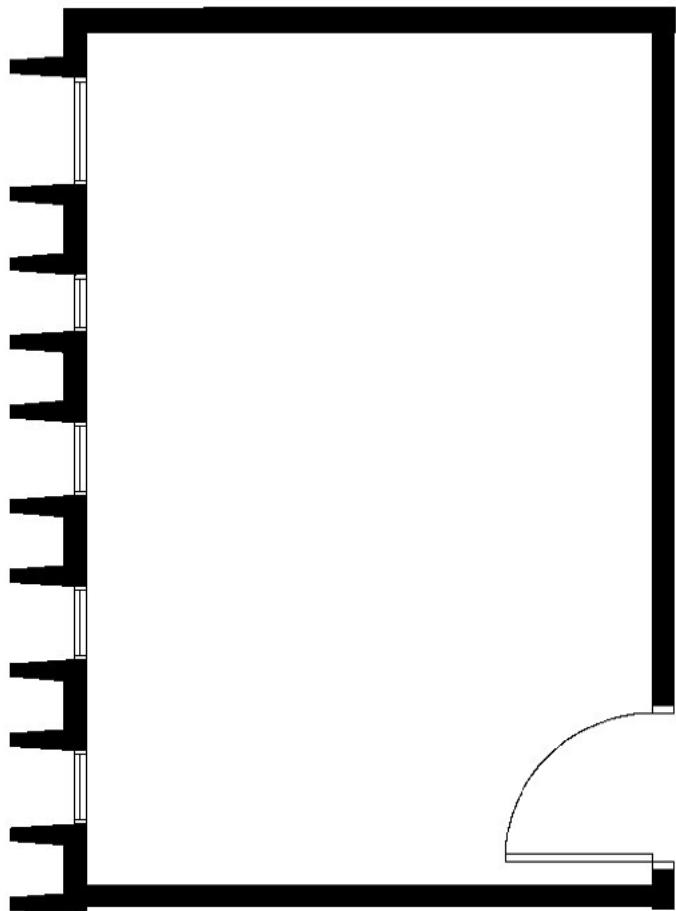
**FLOOR  
PLAN**



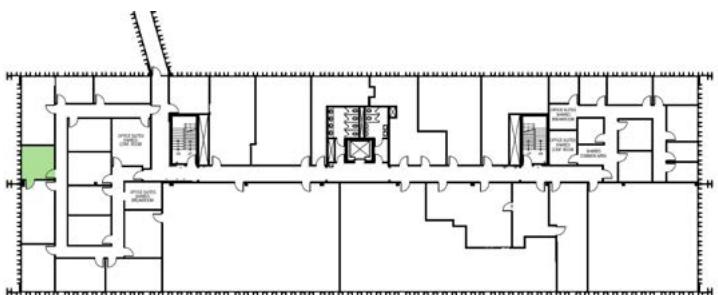
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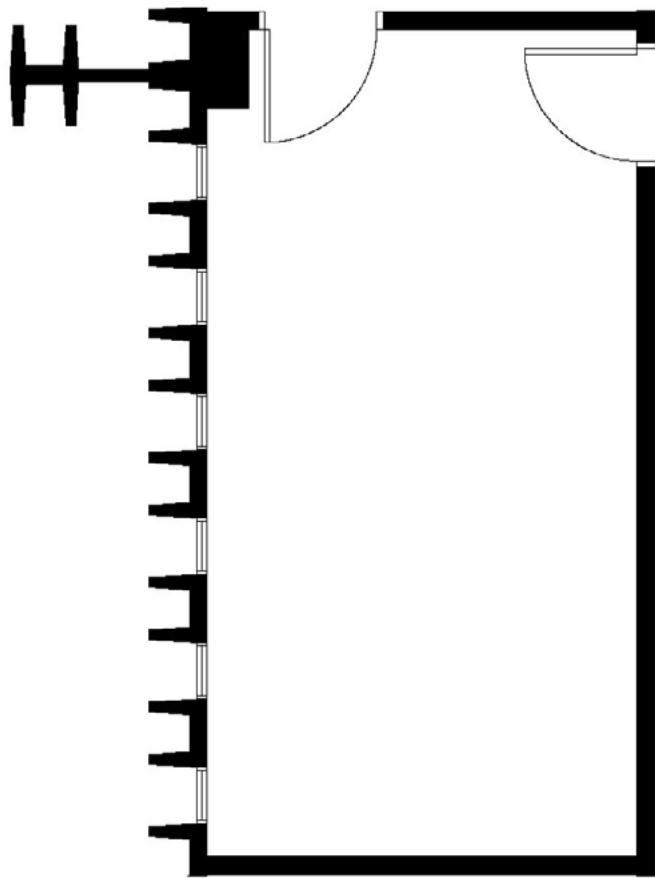
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PLAN**



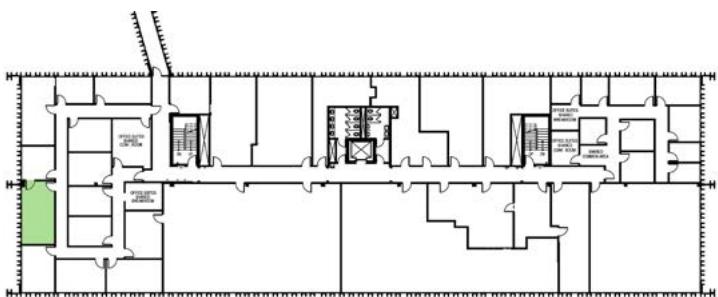
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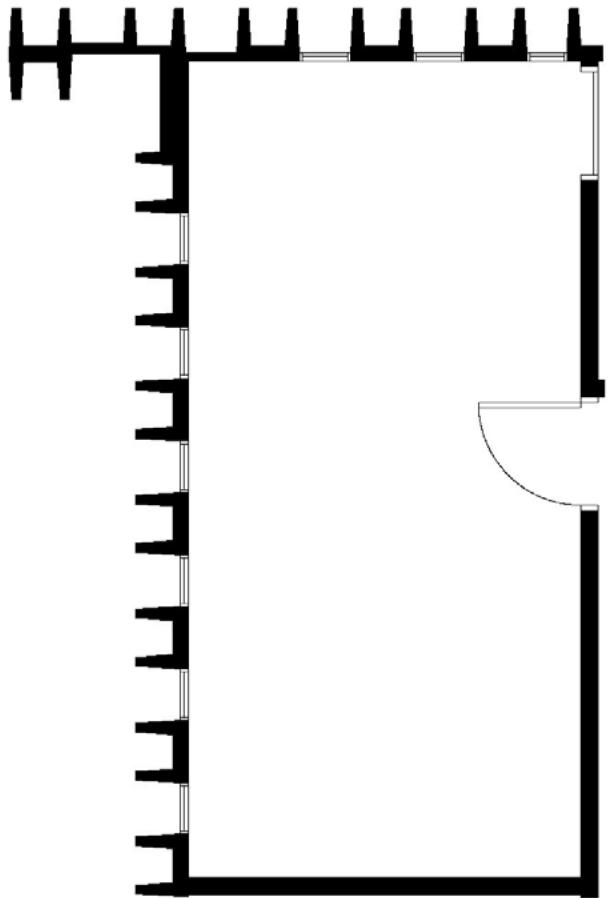
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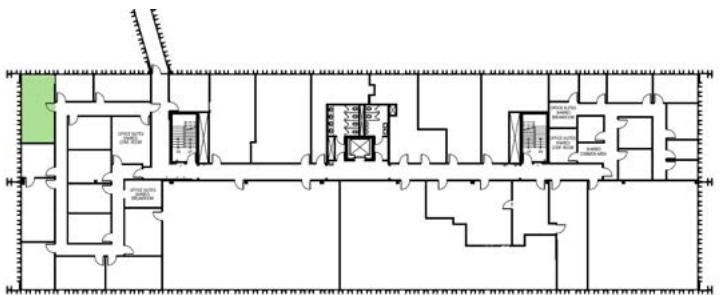
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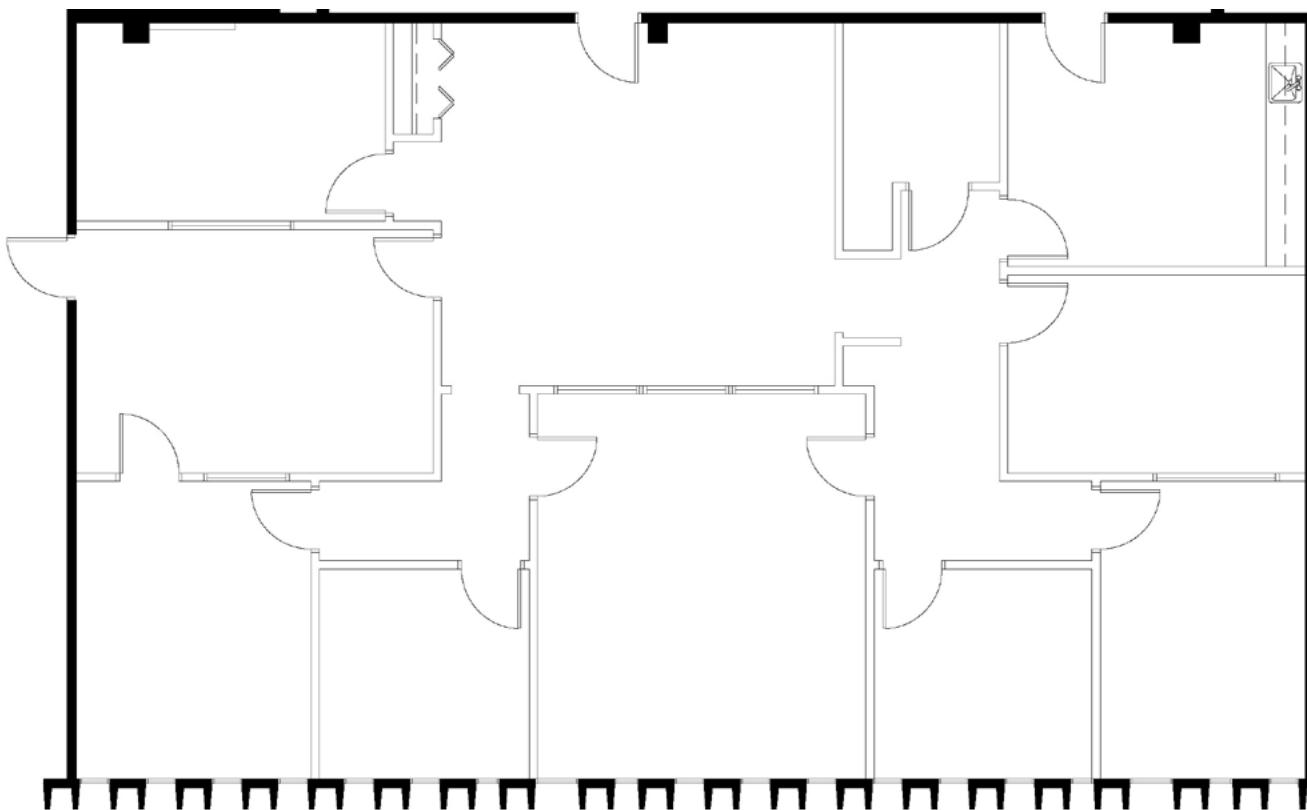
**FLOOR  
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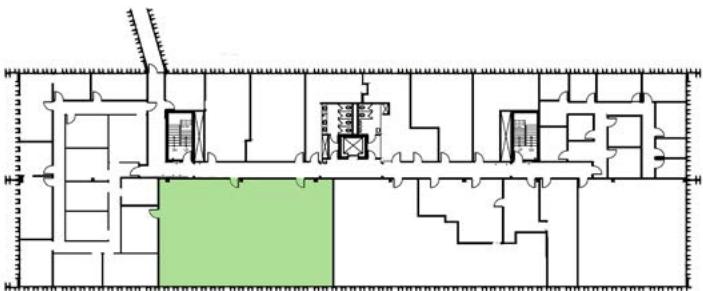
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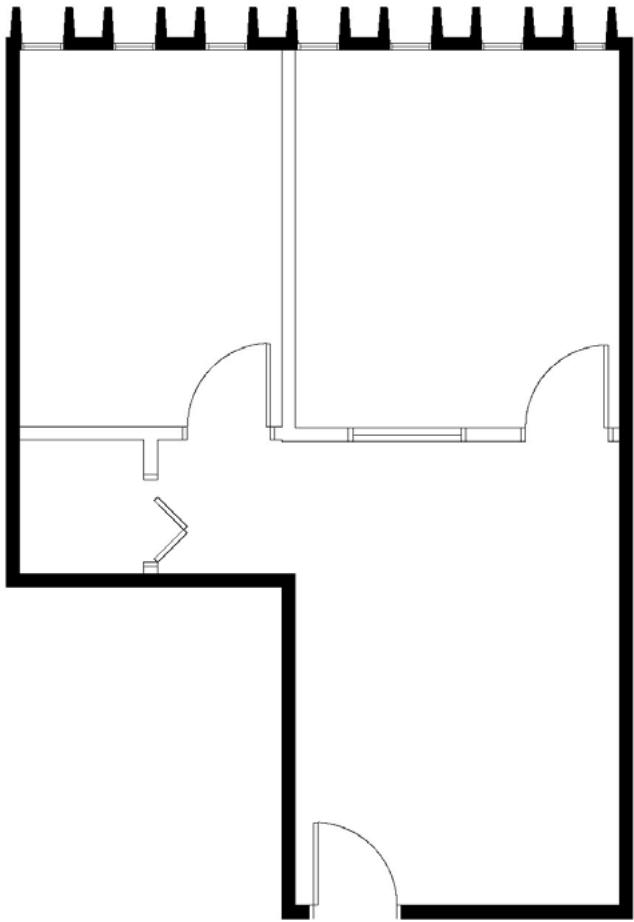
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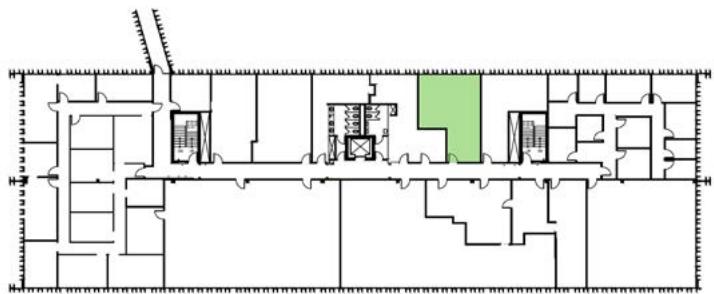
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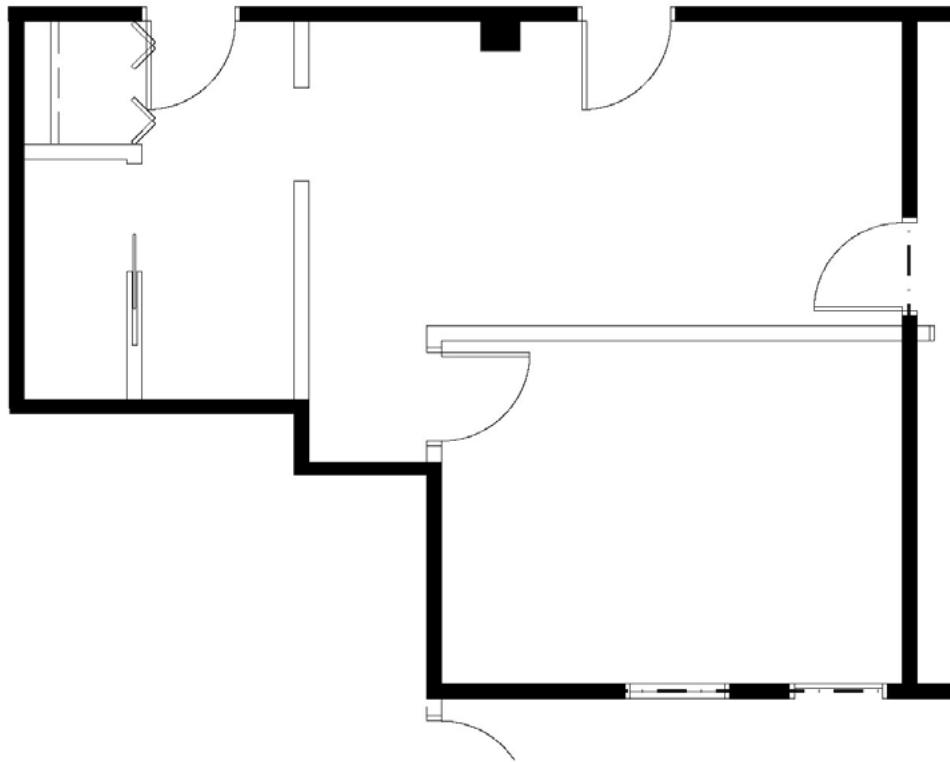
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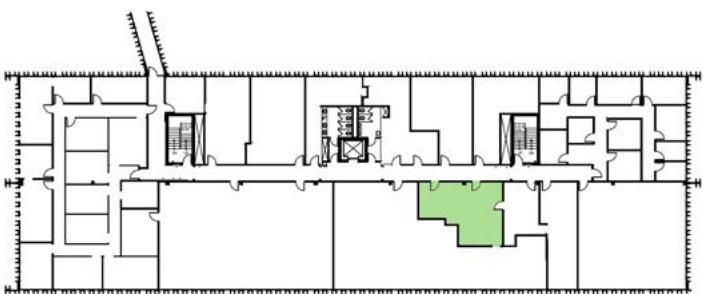
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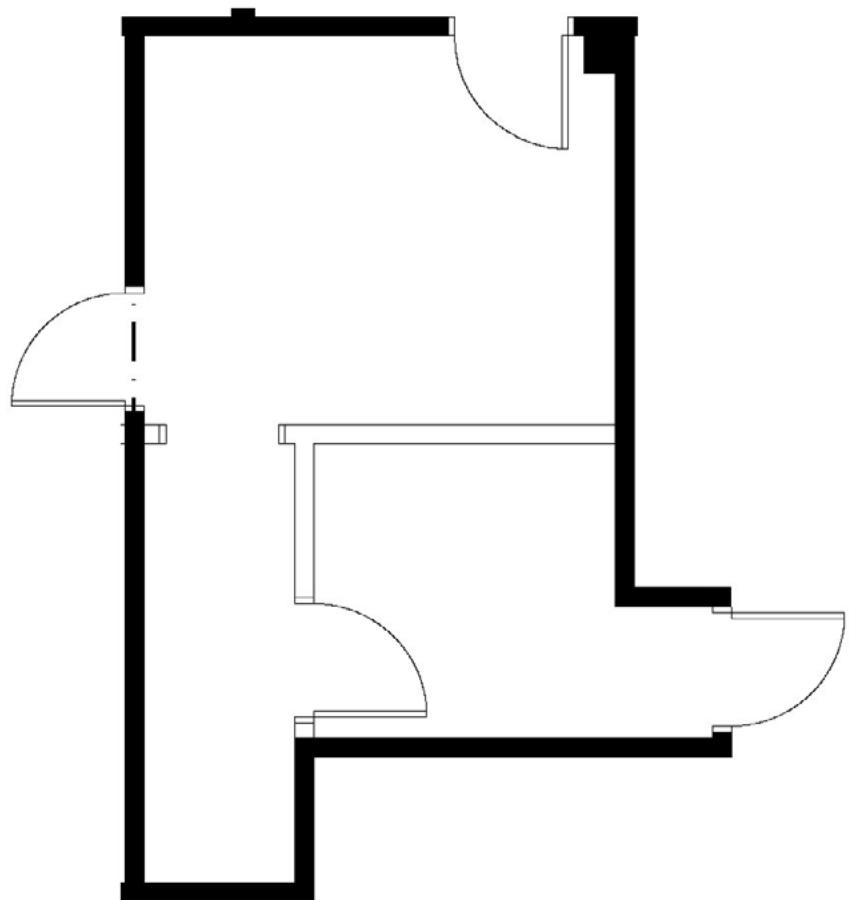
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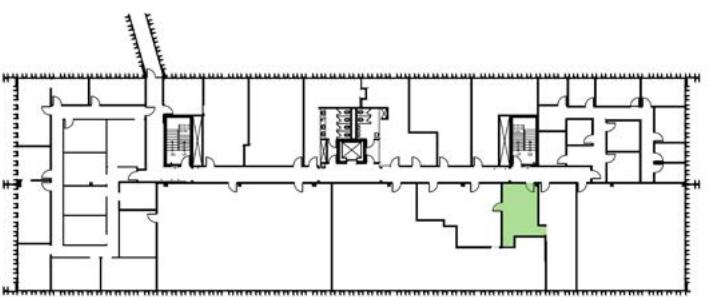
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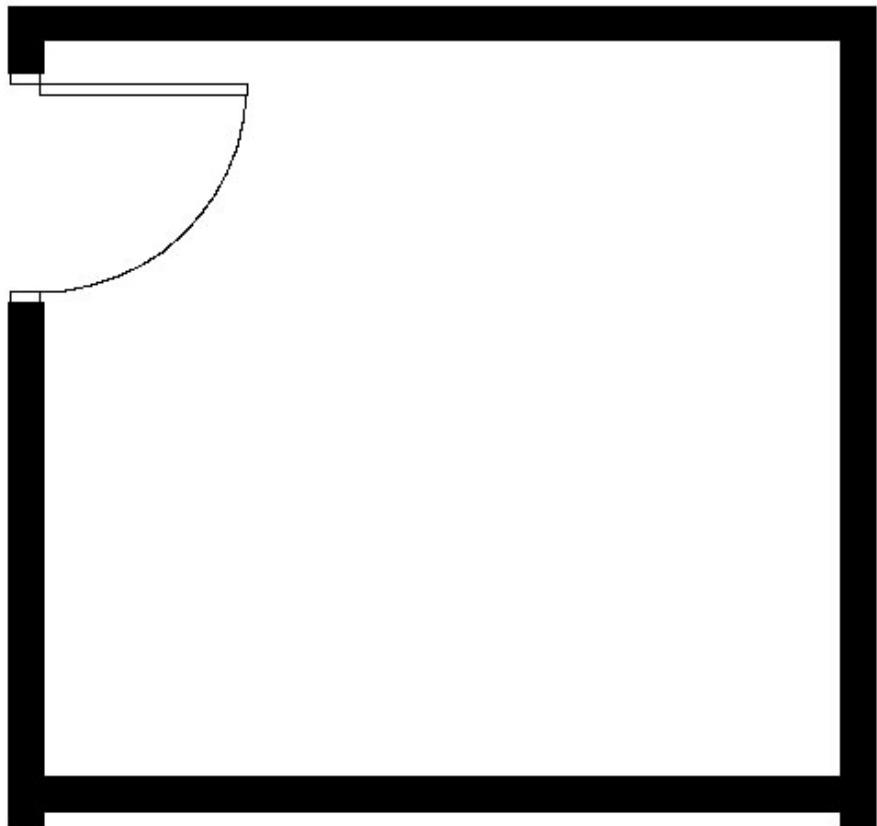
**FLOOR  
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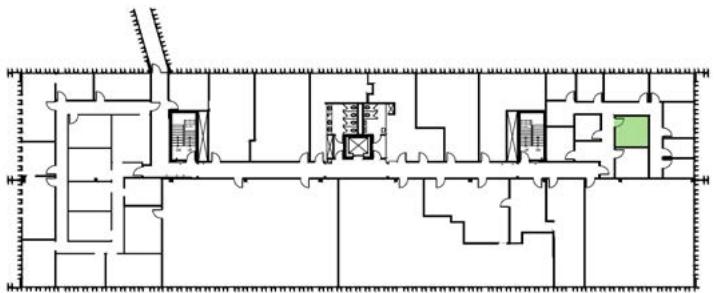
KEY PLAN - 3RD FLOOR



**FLOOR  
PLAN**



KEY PLAN - 3RD FLOOR

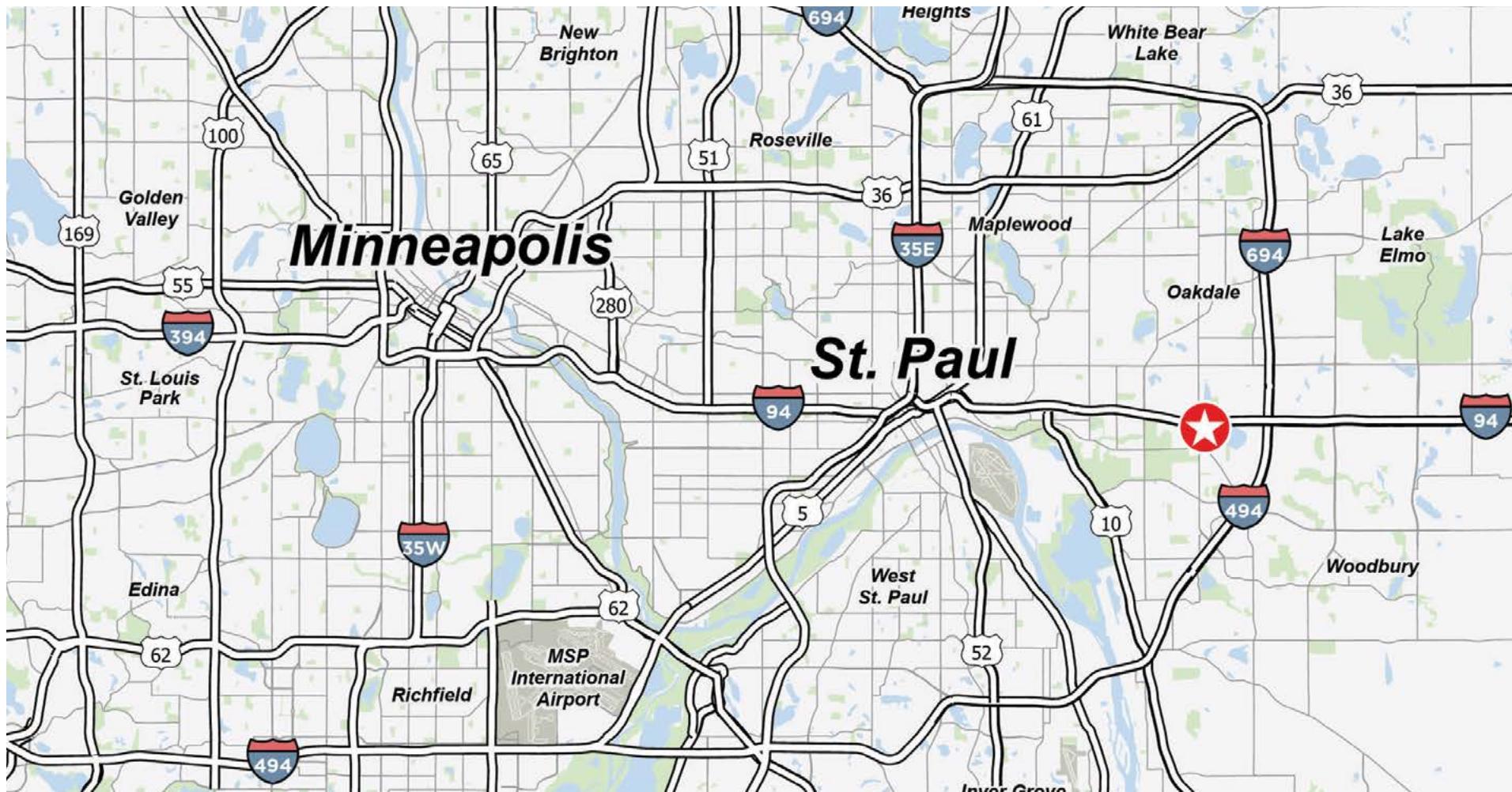


**FLOOR  
PLAN**





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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