



TRANSWESTERN

REAL ESTATE
SERVICES



NORTHPARK CORPORATE CENTER

ARDEN HILLS, MN 55112

NORTHPARK CORPORATE CENTER

PARK INFORMATION

Northpark Corporate Center has the best rates in the market with many recent improvements to the properties. The 97,819 square foot office park enjoys easy access to major highways such as Interstate 694 and Highway 51, that connect it to all points in the Minneapolis/St. Paul metropolitan area. Nearby amenities include hotels, restaurants and shopping, which add to the appeal of the location from a tenancy perspective.

PARK AMENITIES

- Updated building lobbies
- Beautiful park setting
- Ample surface parking, underground parking also available

COMPLETED IMPROVEMENTS

	<u>6 PINE TREE</u>	<u>8 PINE TREE</u>
New HVAC	✓	✓
Updated Bathrooms & Cooridors	✓	✓
Elevator Modernization	✓	✓
Common Area LED	✓	✓
Boiler Replacement	✓	

Total Capital Spend (including completed Tenant Improvements) = \$1.778MM





NORTHPARK CORPORATE CENTER

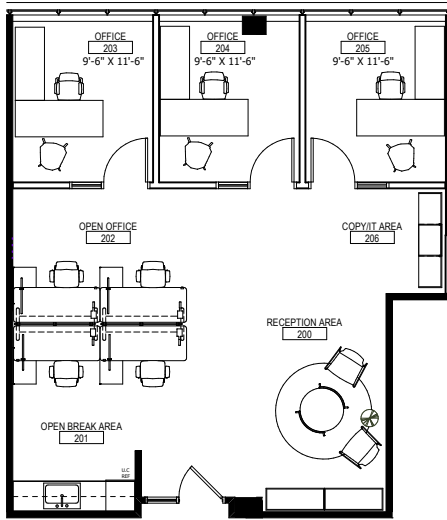


6 PINE TREE DRIVE

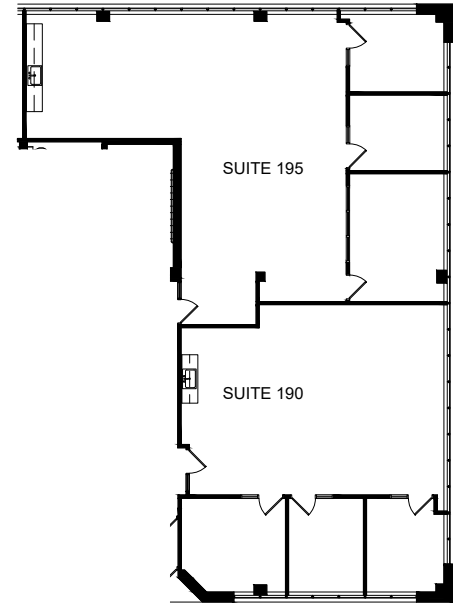
- Building Size: 48,518 SF
- 3-story
- Year Built / Renovated: 1984 / On-going
- Availability: 1,124 SF - 5,237 SF
- \$13.00 Net
- \$9.65 Estimated Operating Expenses & Taxes

3	SUITE 320 2,113 SF				
2			SUITE 245 1,124 SF		
				SUITE 290 4,474 SF	
1	SUITE 100 5,237 SF				SPEC SUITES 1,398 - 3,225 SF

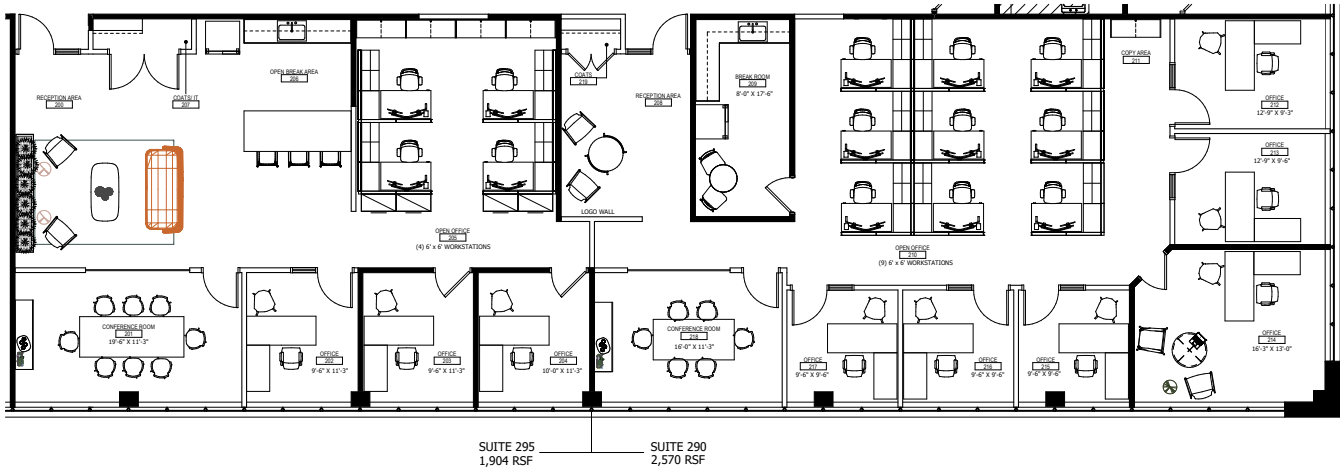
SPEC SUITE 245
1,124 SF



SPEC SUITE 190/195
1,398 - 3,225 SF



SPEC SUITE 290/295
1,904 - 4,474 SF

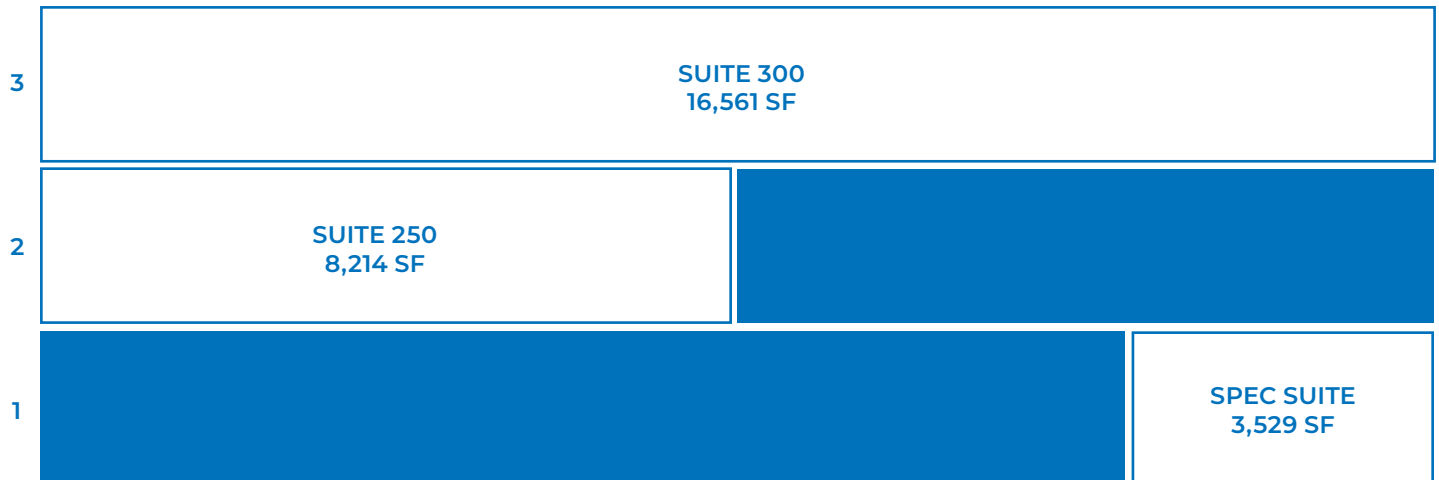


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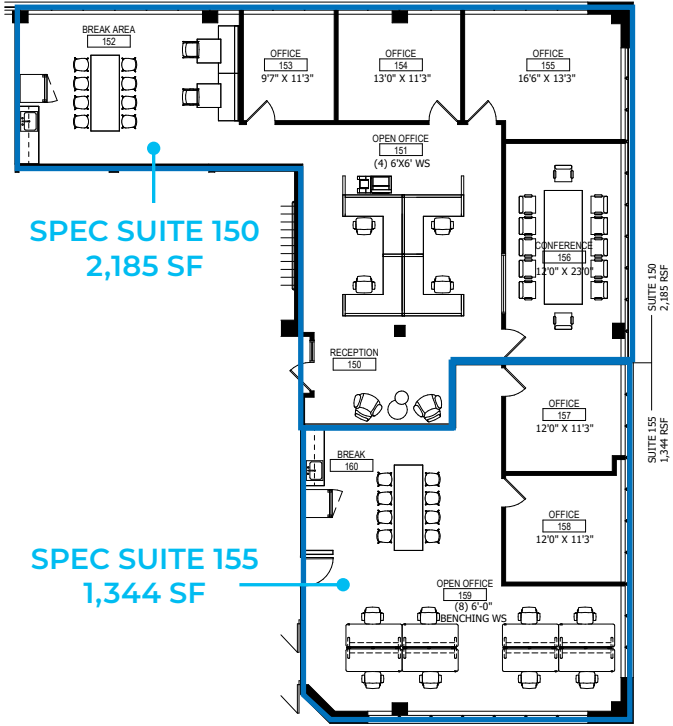


8 PINE TREE DRIVE

- Building Size: 49,301 SF
- 3-story
- Year Built / Renovated: 1984 / On-going
- Availability: 3,529 SF - 24,775 SF
- \$13.00 Net
- \$9.75 Estimated Operating Expenses & Taxes

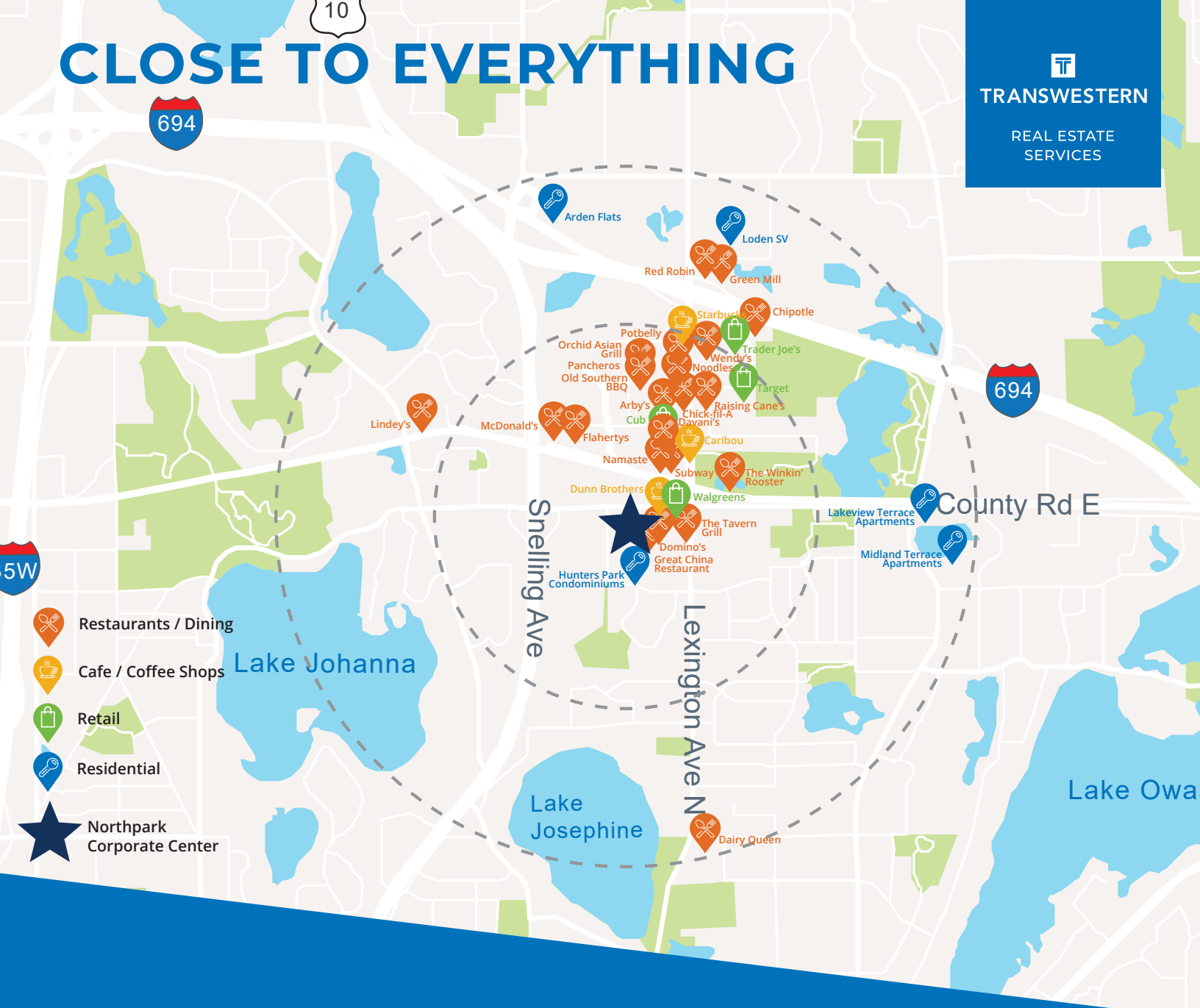


SPEC SUITE 150 & 155 - 3,529 SF



CLOSE TO EVERYTHING


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FRANK RICHIE

612.359.1674

frank.richie@transwestern.com

MIKE HONSA

612.359.1631

mike.honsa@transwestern.com

ERIC RAPP

612.359.1635

eric.rapp@transwestern.com

705 Marquette Avenue South, Suite 900, Minneapolis, MN 55402

| 612.343.4200

| www.transwestern.com