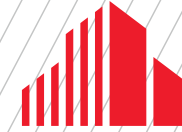


FOR LEASE

UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



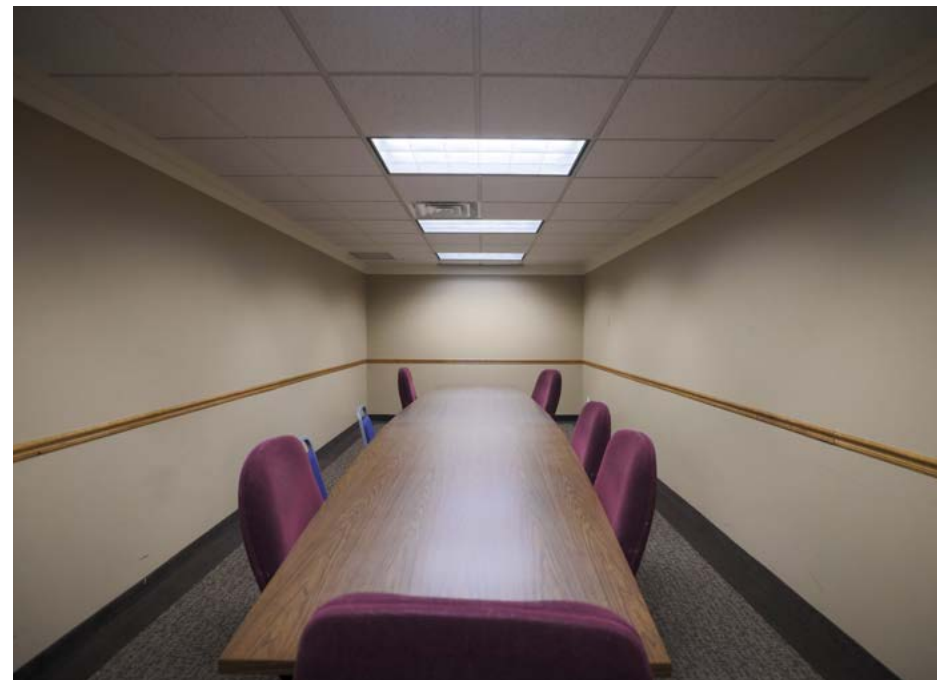
CENTURY OFFICE PARK

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

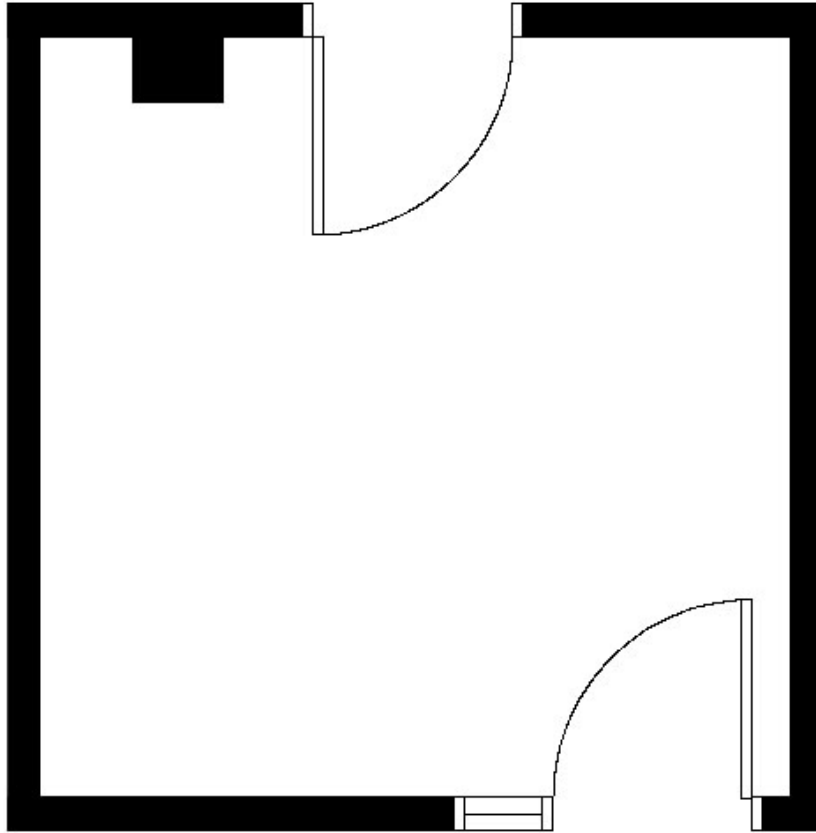
BUILDING SIZE	53,500SF
YEAR BUILT/RENOVATED	1969 / 2023
# OF FLOORS	Three (3)
AVAILABLE SQ. FT.	200 - 55,000 SF
MODIFIED GROSS LEASE RATE	2,501+ SF = \$14.00 PSF
	501 SF - 2,500 SF = \$16.00-\$17.00 PSF
	500 SF or less = \$18.00 PSF
PARKING SPACES	For lease @ \$100 per month
STORAGE SPACE	For lease - negotiable on price



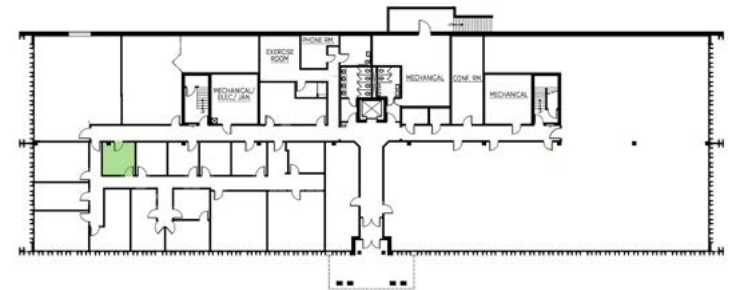
PROPERTY AVAILABILITIES

Suite Number	Rentable Square Footage
140J	210
200	961
300A	378
300C	353
300E	452
300G	492
300H	223
330	2,918
355	701
370	694
399G	163

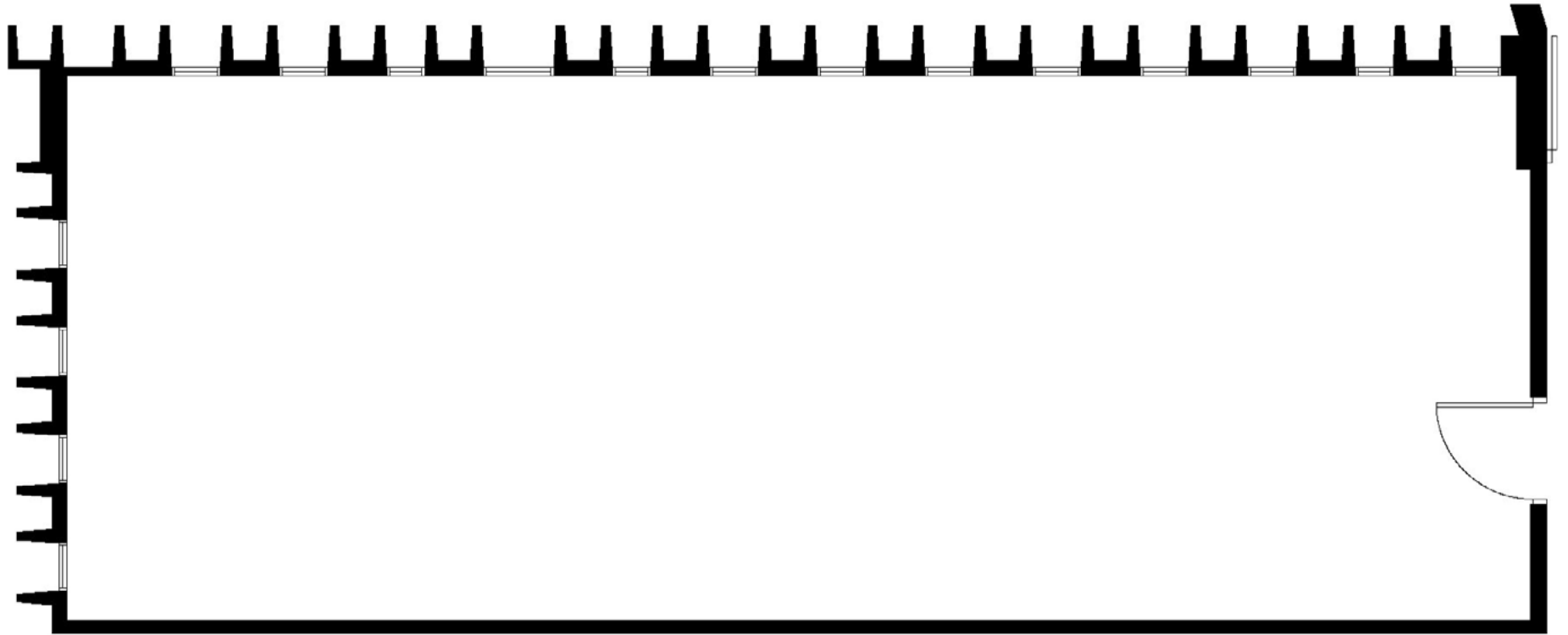




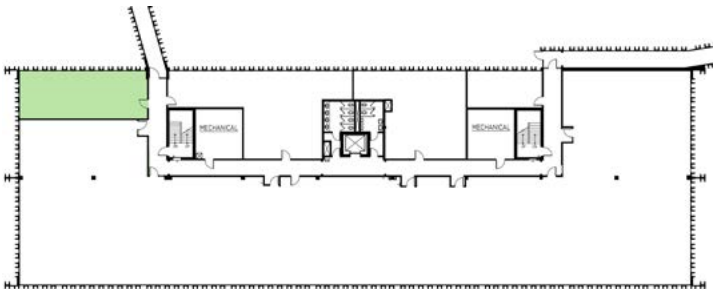
KEY PLAN - 1ST FLOOR



FLOOR
PLAN

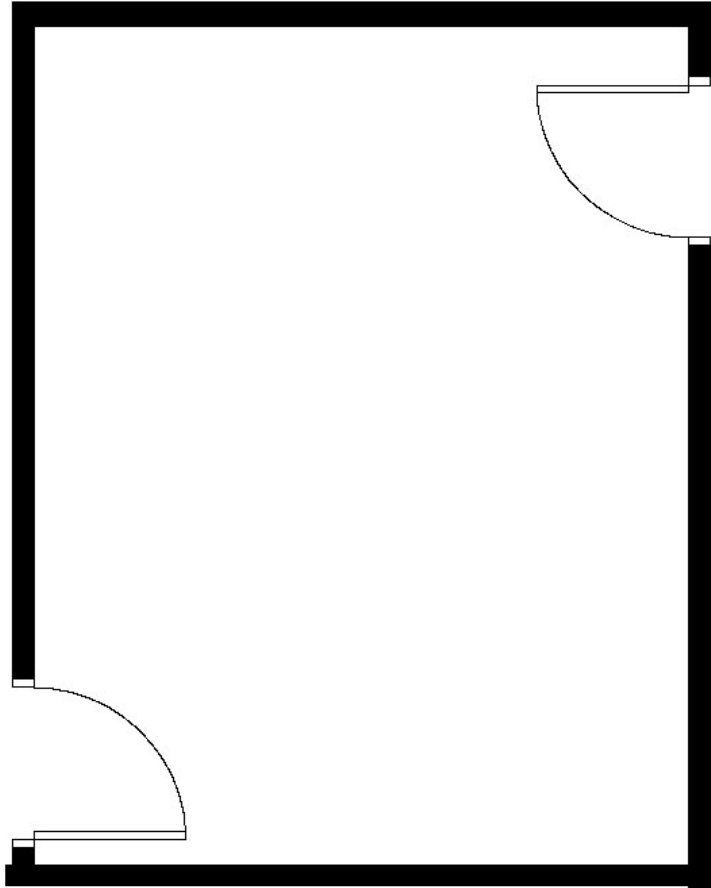


KEY PLAN - 2ND FLOOR

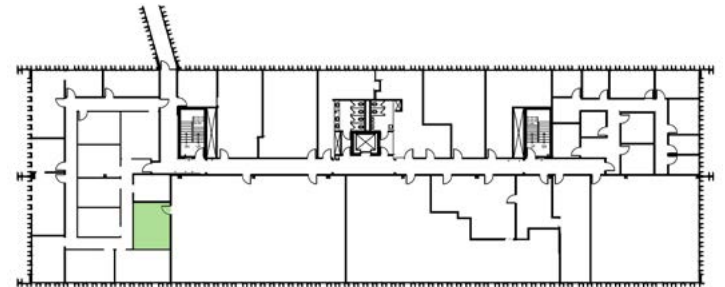


FLOOR
PLAN

SUITE 300A - 378 RSF

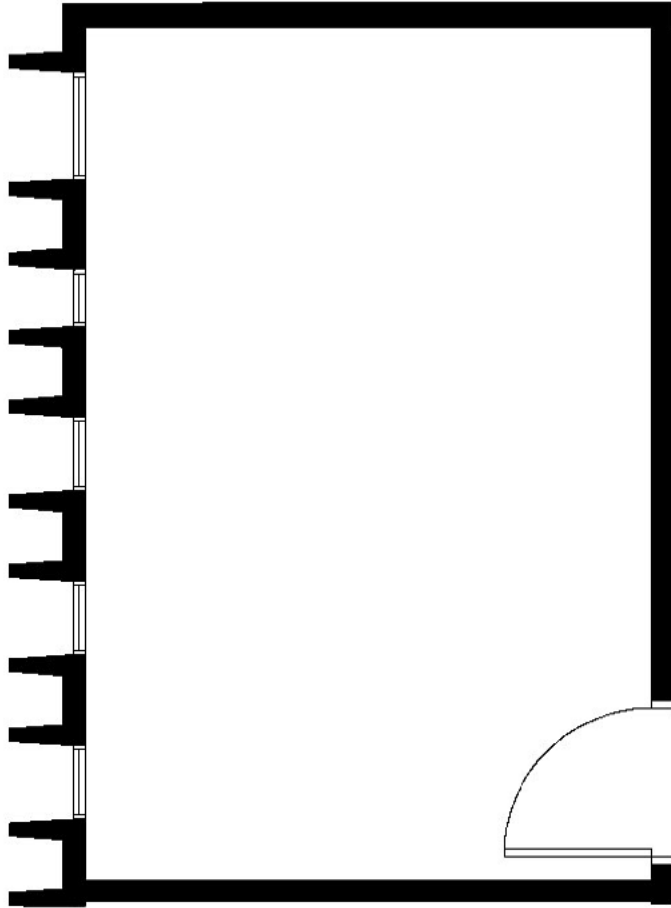


KEY PLAN - 3RD FLOOR

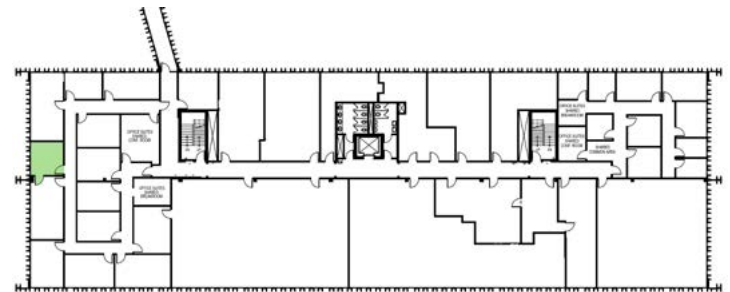


FLOOR PLAN

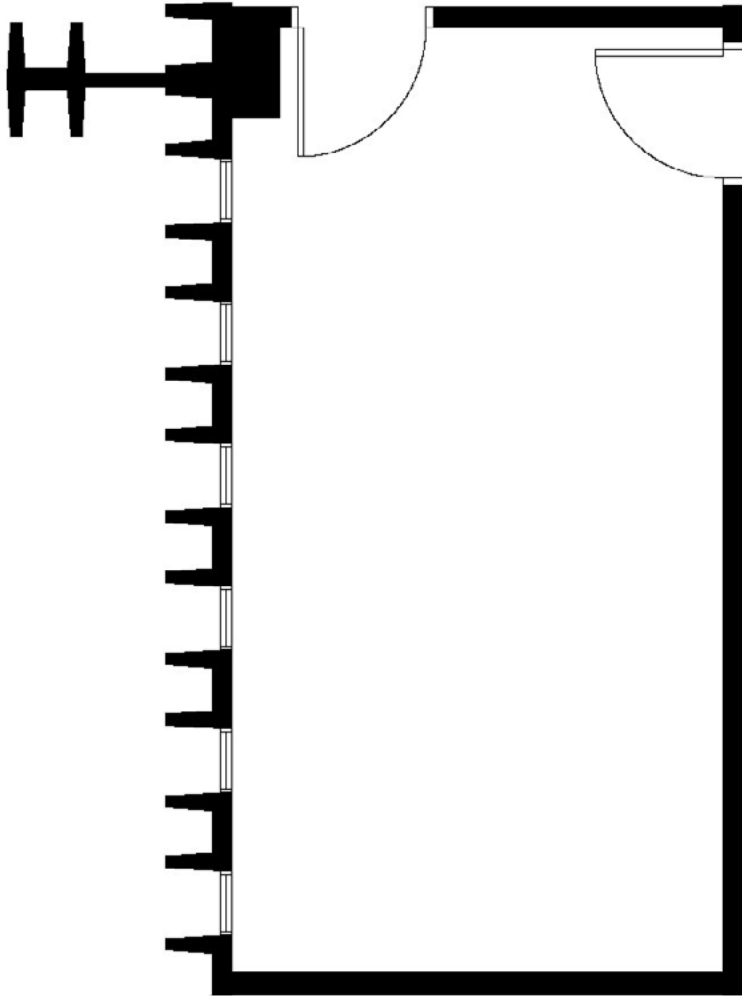
SUITE 300C - 353 RSF



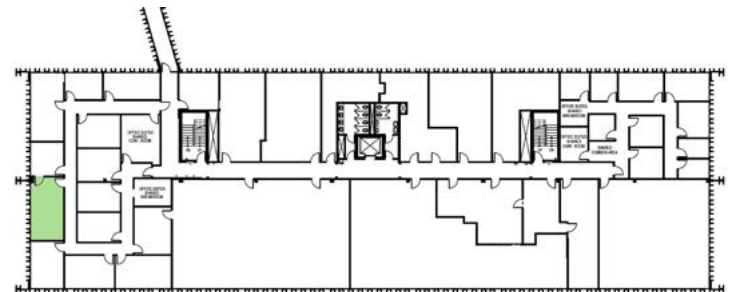
KEY PLAN - 3RD FLOOR



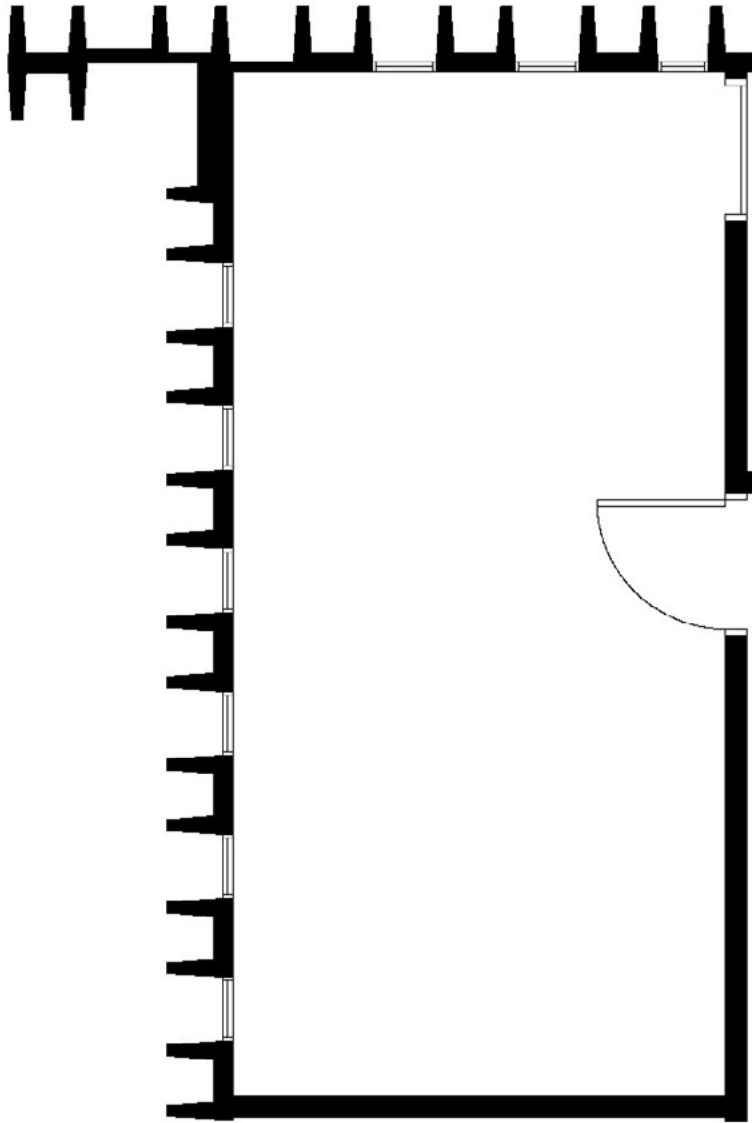
FLOOR PLAN



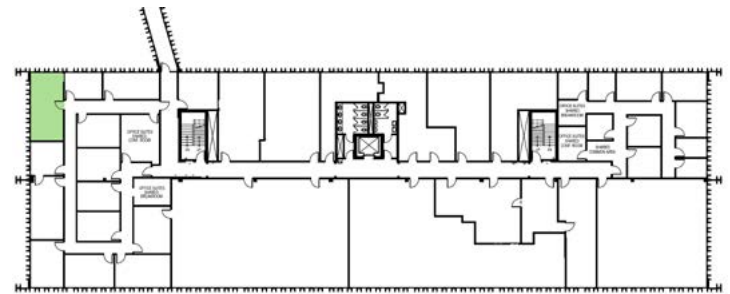
KEY PLAN - 3RD FLOOR



FLOOR PLAN

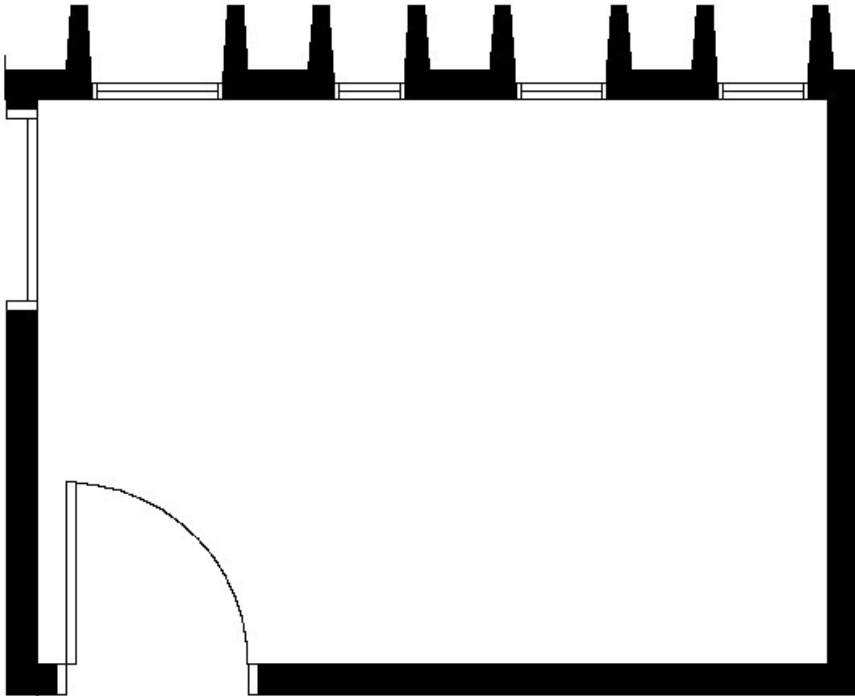


KEY PLAN - 3RD FLOOR

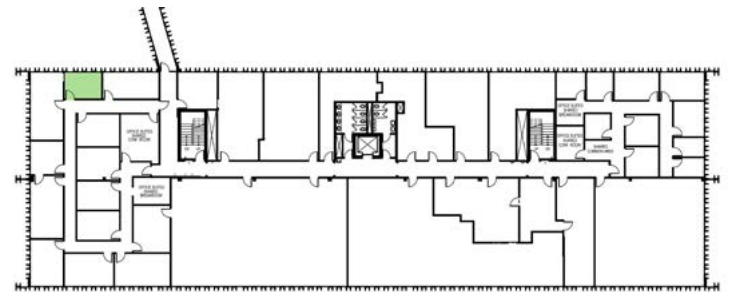


FLOOR PLAN

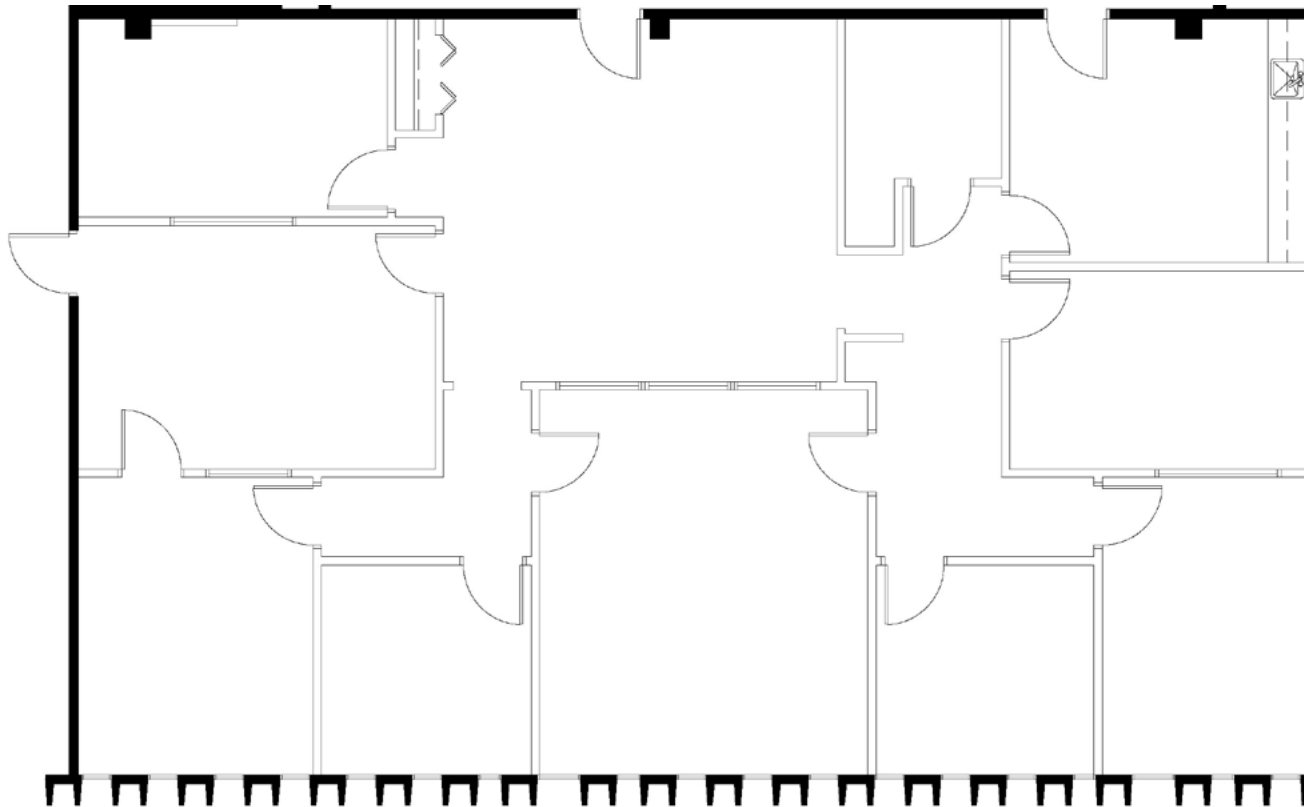
SUITE 300H - 223 RSF



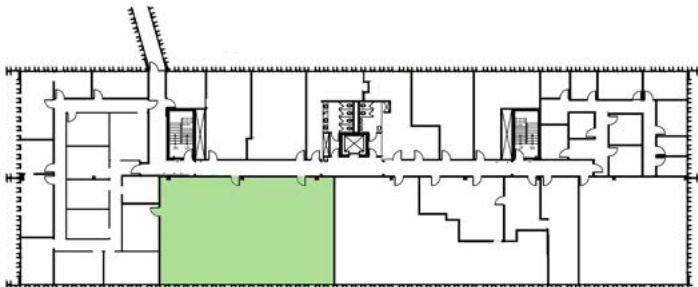
KEY PLAN - 3RD FLOOR



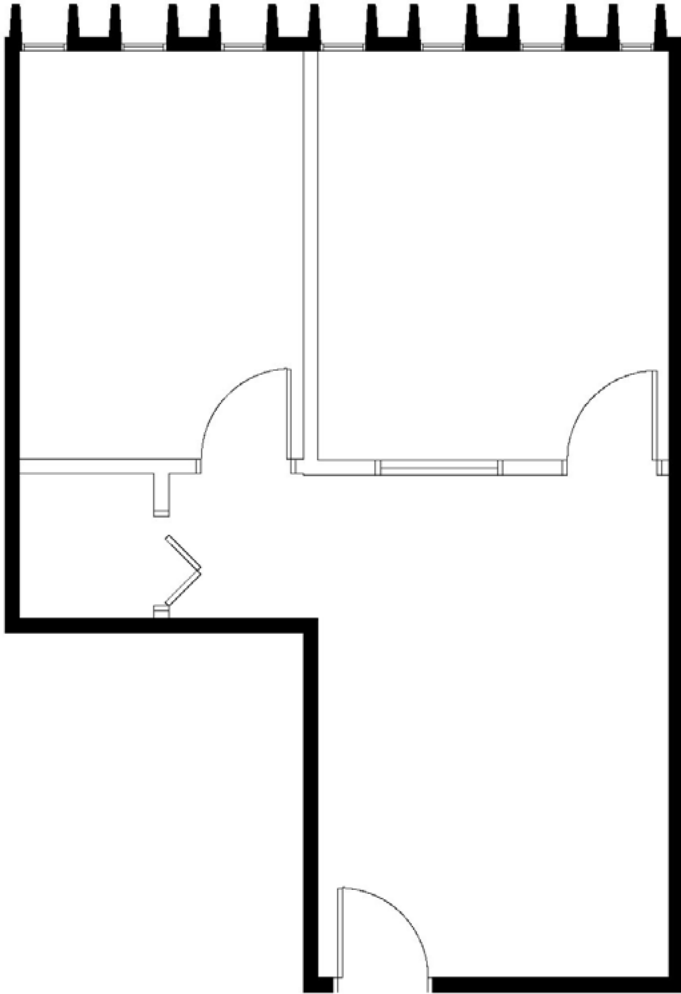
FLOOR PLAN



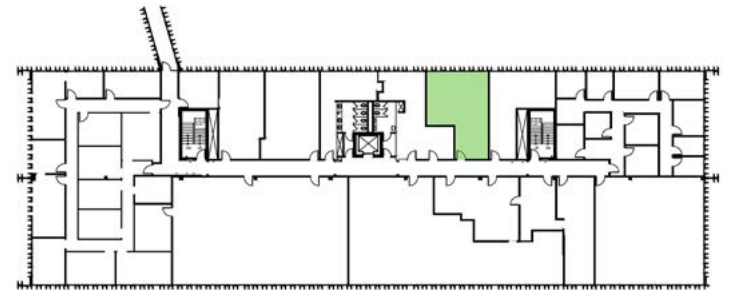
KEY PLAN - 3RD FLOOR



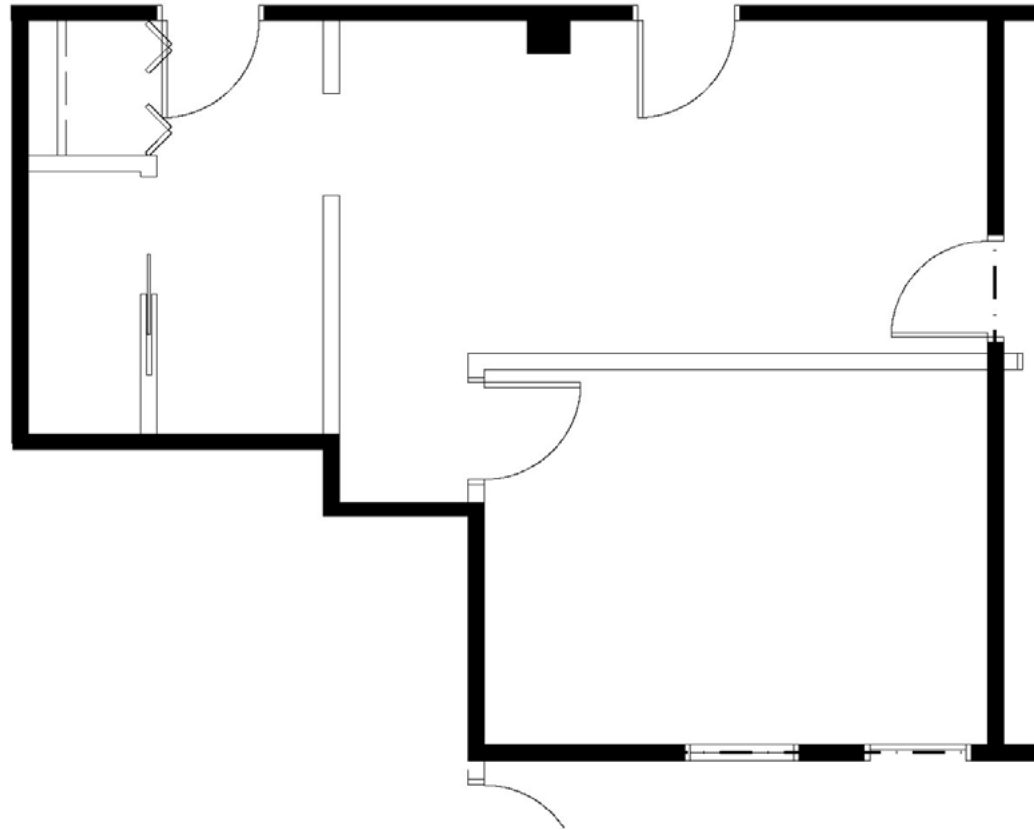
FLOOR
PLAN



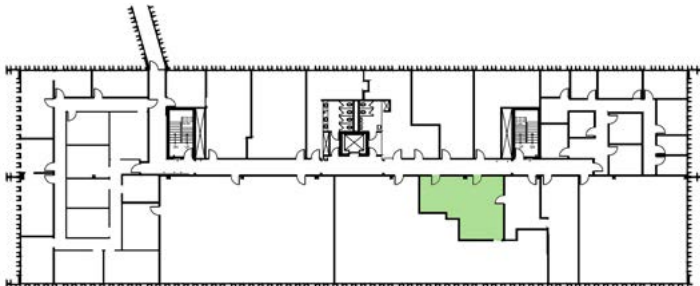
KEY PLAN - 3RD FLOOR



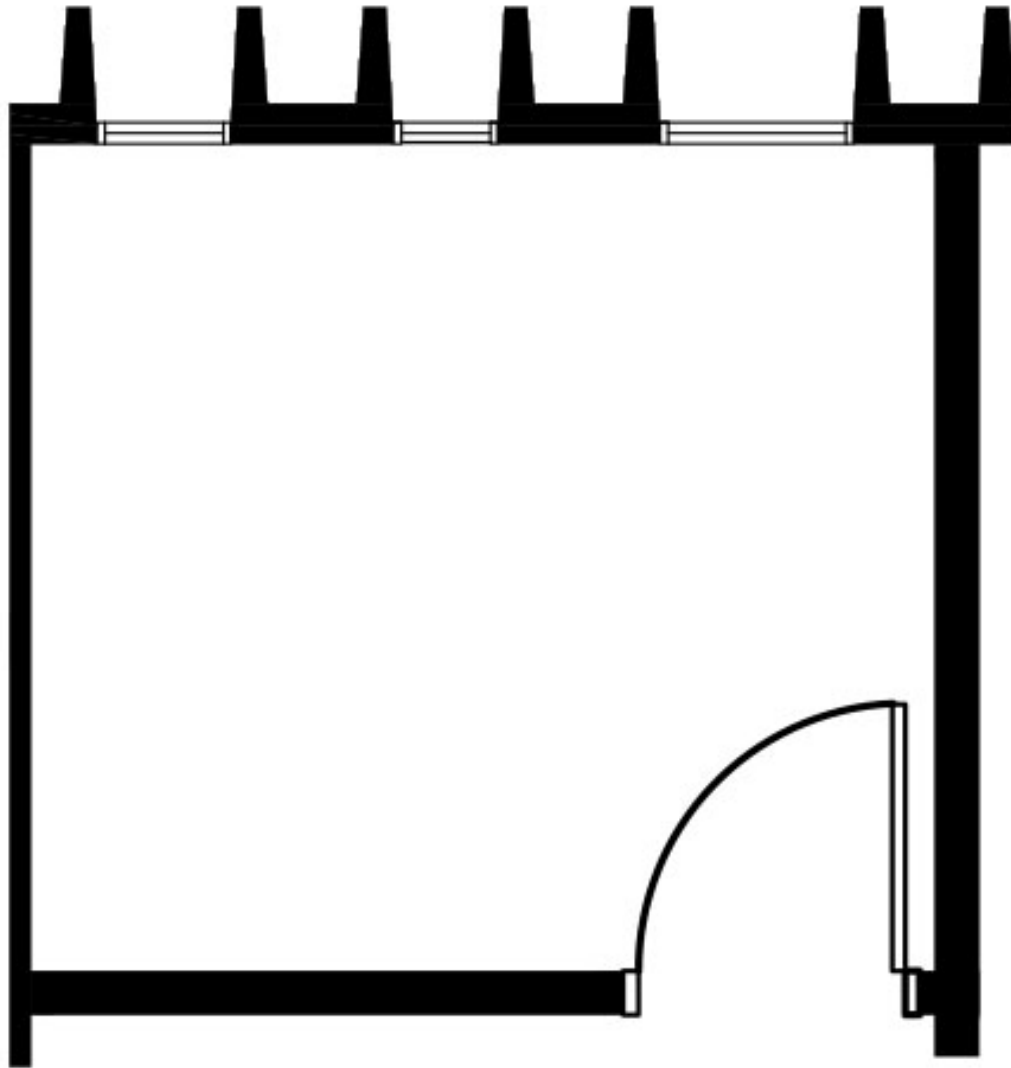
FLOOR
PLAN



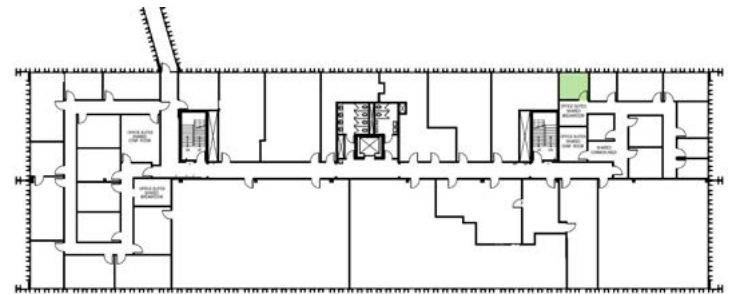
KEY PLAN - 3RD FLOOR



FLOOR
PLAN



KEY PLAN - 3RD FLOOR



FLOOR
PLAN





AERIAL MAP

CONTACT INFORMATION

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