



CUSHMAN &
WAKEFIELD

FLEX OFFICE FOR SALE OR LEASE

ARDEN HILLS CORPORATE CENTER III

4265 LEXINGTON AVENUE NORTH, ARDEN HILLS MN



PROPERTY HIGHLIGHTS

PROPERTY FEATURES

Building Size:	33,000 SF
Space Available:	11,552 SF
PID	223023410017
Year Built:	1997
Ceiling Height:	18' (Current ceiling gird 9'6")
Signage:	Building and Monument available
Parking:	120 Surface Spaces
Reception Area:	Large, built-in desk with 2 story atrium
Kitchen:	Large kitchen with seatings area and natural light
Showers:	Private shower with lockers
Multiple Spaces:	Private offices, open areas, conference rooms available
Roof:	New as of June 2023
Price:	Negotiable
Lease Rate:	Negotiable
2024 Taxes & CAM:	\$5.65 PSF



Exceptional
glass line



New roof (June
of 2023)



Ability to add
drive-in doors



Adjacent to
Cummings Park
and access to its
walking/jogging
paths and athletic
facilities



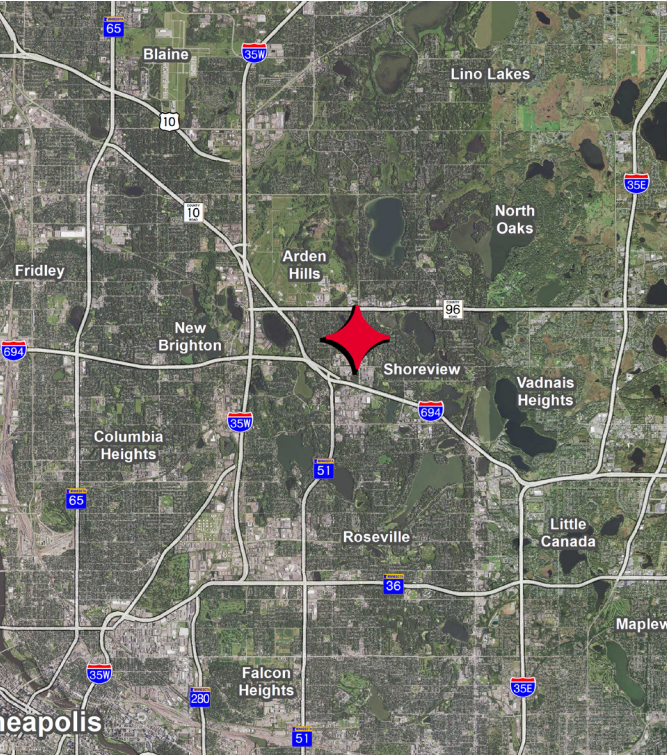
Prominent view
from lexington
avenue



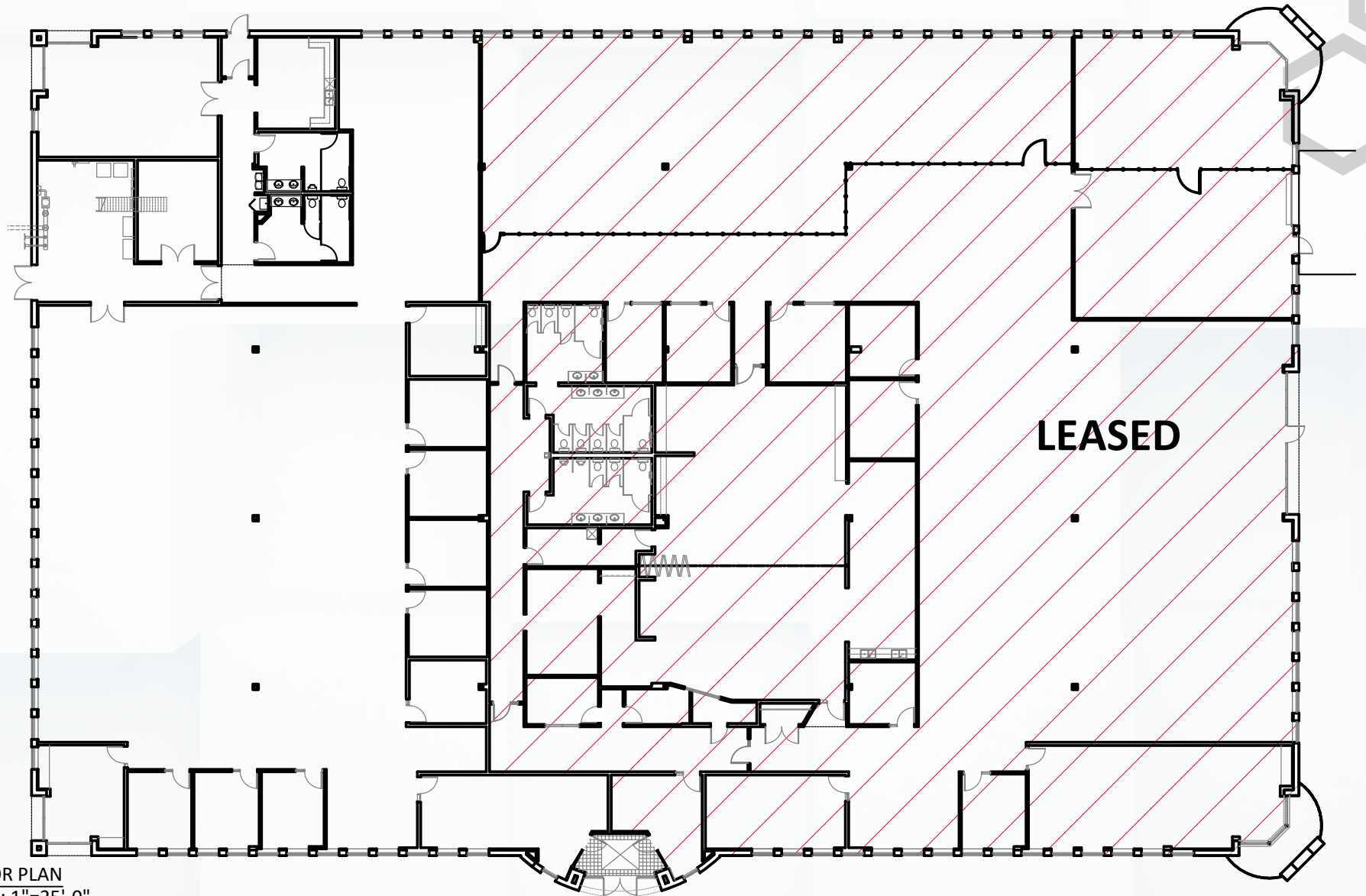
Great corporate
branding
opportunity



PROPERTY AERIALS

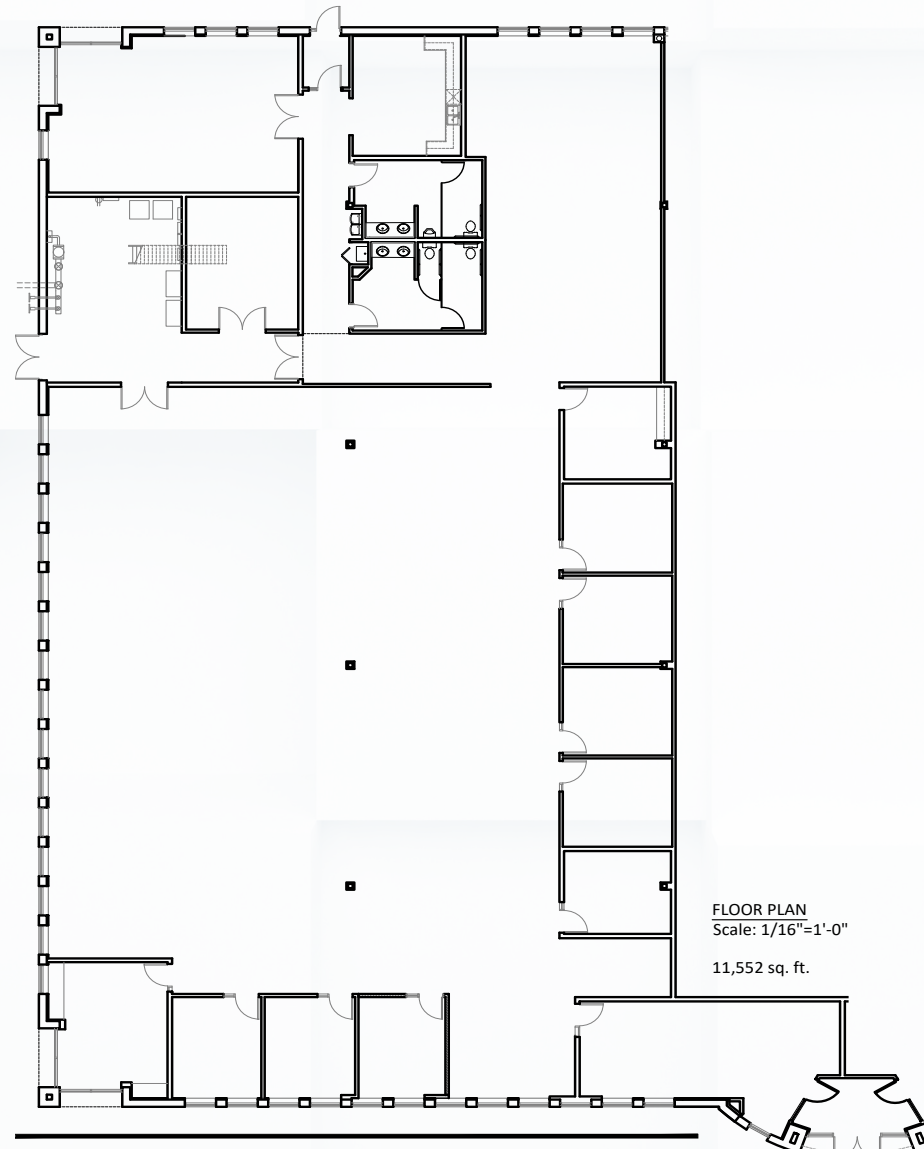


FLOOR PLAN

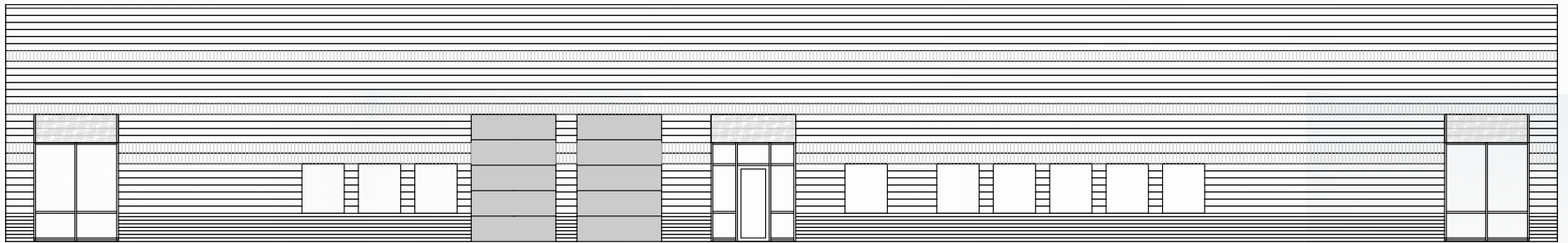


FLOOR PLAN
Scale: 1"=25'-0"

FLOOR PLAN



ELEVATION PLAN



West Elevation

Scale: 3/32" = 1'-0"

Comm. 2023.246.0

Date: 09.05.2023

SITE PLAN



PROPERTY PHOTOS





TODD HANSON
Senior Director
+1 952 820 8737
todd.hanson@cushwake.com
cushmanwakefield.com



JASON SELL
Senior Director
+1 952 837 8515
jason.sell@cushwake.com
cushmanwakefield.com



JORDAN DICK
Senior Associate
+1 952 204 7631
jordan.dick@cushwake.com
cushmanwakefield.com



3500 American Blvd W
Minneapolis, MN 55431
952 831 1000
cushmanwakefield.com

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