



Technology + Office Campus



I-694 and Highway 5 | Oakdale, MN 55128



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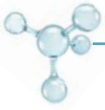
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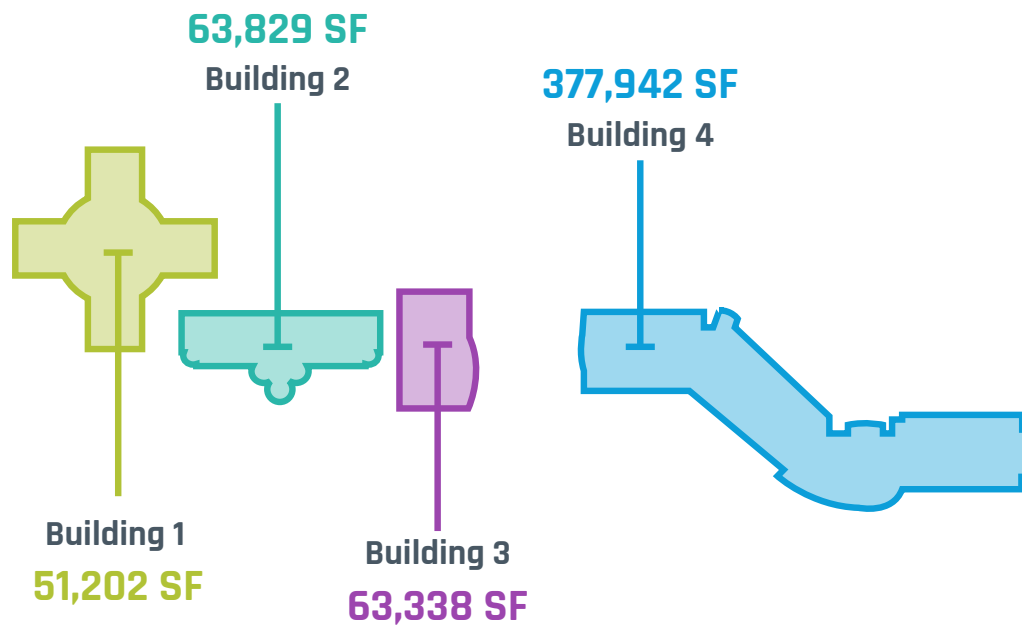


Campus Overview

4Front | Technology + Office Campus
Central Location. Cutting Edge Innovation.



Situated on a beautiful 122 acre site, the 4Front Campus offers a leading edge algorithm formulated to attract and retain talented employees.



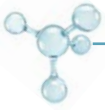
CAMPUS MAP

Four Buildings
550,000 Total Square Feet

Campus Highlights

- Highly visible and accessible from I-694 and Highway 14
- Award-winning design with modern, updated finishes throughout
- 10,000 - 90,000 contiguous square feet available
- Up to 80,000 square feet of finished lab space
- New, local long-term ownership (Slumberland)
- **Incubology**, a world-class high tech incubator

[4Front Video](#)

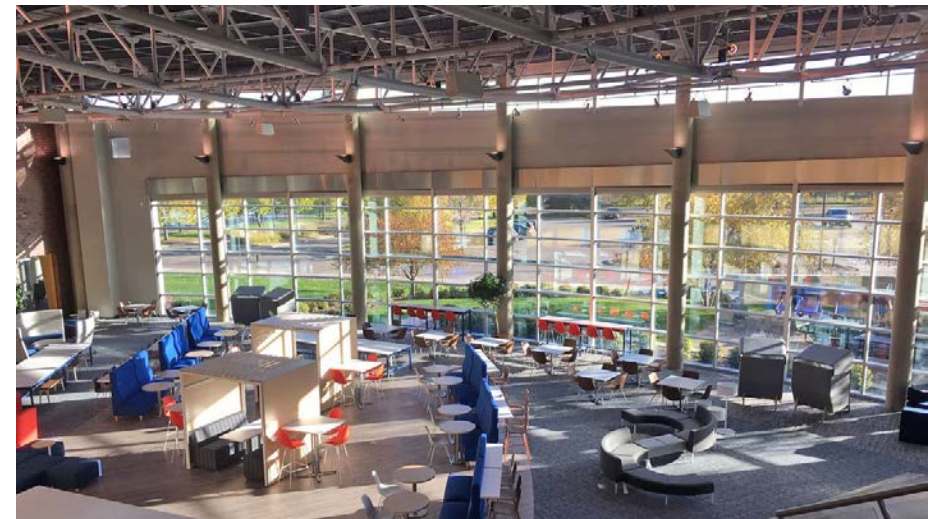


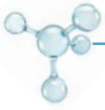
Campus Amenities

Class A Amenities

4FRONT offers superior campus amenities designed to attract and retain talented employees.

- Large open cafeteria and patio dining area
- Updated lounge areas
- Coffee Bar
- Fitness center with lockers and showers
- Fully equipped conference facilities
- Climate controlled walkways
- Open office areas
- Abundant free parking
- Bike and motorcycle parking
- Green space with outdoor garden and nearly 2 miles of walking trails
- Beautiful 122 acre setting
- Electric car charging stations
- High Speed Internet
- Comcast | Century Link | Direct TV
- 24/7 security with on-site personnel
- FedEx and UPS pick-up, drop-off and secure package holding areas





Campus Amenities

Building Equipment and Services

- 24/7 on-site personnel
- Building security system
- Access card tracking
- Security cameras
- On-site property management
- On-site mechanical and electrical services
- Back-up generators capability
- HVAC controlled data centers
- Loading docks

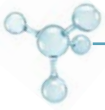
Laboratory Space

- Wet/Dry laboratory space
- Temperature/Humidity test chambers
- Flammable storage area
- Chemical ordering, delivery and tracking
- Hazardous waste management

Location

- Just minutes to major corporations including 3M, Medtronic, H.B. Fuller, Land O'Lakes, Abbott
- 5 minutes to abundant retail amenities in Woodbury
- Within 20 miles of MSP International Airport
- 10 miles to downtown St. Paul
- 20 miles to downtown Minneapolis
- Convenient freeway access
- Close proximity to hotels and restaurants





Building 4 Overview

General Overview

Address 3510 Hopkins Pl N, Oakdale, MN 55128

Year Built 1998

Net Rentable Area	Office	127,494 SF
	Meeting Rooms	30,877 SF
	Common Area	114,010 SF
	<u>Lab (Wet & Dry)</u>	<u>105,561 SF</u>
	Total	377,942 SF

Gross Building Area 397,786 SF

Occupancy 71%

Floors 4

R/U Factor 15%

Incubology **World-Class High Tech Incubator**

A high quality, move-in environment will support:

- Start-ups
- Established companies searching for innovative, collaborative space
- IT and software developers looking for dedicated high tech working space

[Click for Details: Building 4 - Mechanical & Interior Information](#)

Construction Overview

Developer Imation

Parcel Number 170292114005 - Washington County, MN

Foundation Concrete spread footings and foundation walls

Parking 1,133 stalls

Parking Ratio 3.10 / 1,000 SF

Loading Dock Main dock has three (3) bays (with dock levelers) for shipping and receiving. One bay for trash compactor and recycling. One single dock (with dock levelers) for receiving and shipping chemicals.

Roof Structure Steel roof decking over standard steel bar joists supported by steel columns; rigid insulation and a built up roof.

Exterior Brick veneer cavity walls over cold formed steel framing

Framing Brick veneer cavity walls over cold formed steel framing

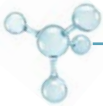
Roof 4-ply built-up roof

Floors 5" slab between 16" deep concrete joists. 100 psf Live Load.

Windows 1" sealed insulating glazing units with argon filled 1/2" air space and low-e coating. Aluminum glazing frames.

Ceiling Heights 9' and 10' with painted/exposed structure in lab and other areas. 14' clear to deck.

Stairwells Five (5) emergency egress stairwells. One (1) monumental feature staircase at lobby and cafeteria.



Building 4 Incubology

World-Class High Tech Incubator

The fully developed space will consist of:

- Dedicated state-of-the-art wet and dry labs
- Clean rooms
- Individual offices
- IT development and collaborative sharing spaces

A high quality, move-in environment will support:

- Start-ups
- Established companies searching for innovative, collaborative space
- IT and software developers looking for dedicated high tech working space

Incubology brings:

- Pharma, biotech, medtech, nanotech, chemistry, IT and related

Clean Room Facilities

- Access to a 800+ square foot, Class 100 Clean Room
- Access to 2,000+ square foot, Class 10,000 Clean Room
- Gowning area attached to clean room
- 1 ton hoist to move equipment
- Process chilled water, vibration isolation pads and pedestals
- Emergency back-up power
- Compressed air and N2
- Spot ventilation duct

Synthetic Chemistry Facilities

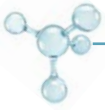
- 9 separate rooms with facilities for wet chemistry work
- Labs range in area from 150 to 2,500 square feet
- Each lab has facilities for DI water, N2 gas, air chilled water, flammable and non-flammable chemicals storage, safety equipment such as fire extinguishers and eye wash stations
- Safety showers are available along the corridor
- One lab is specially suited for scale-up work and has a walk-in floor to ceiling hood
- Facilities for receiving and shipping chemicals
- Access controlled central chemicals storage area with spill containment

Analytical Facilities

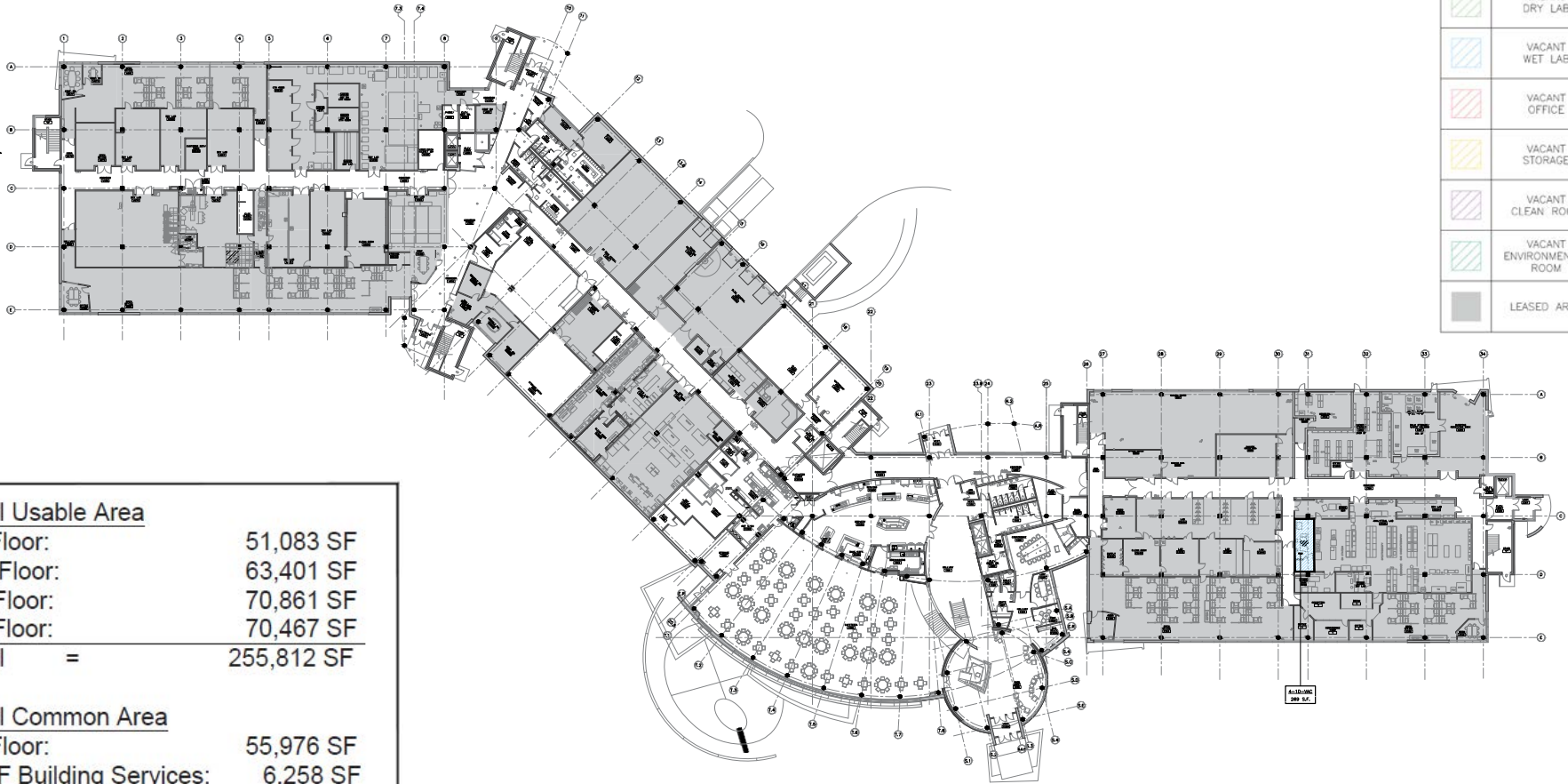
- All labs and tenants have access to Central Analytical Lab's equipment and Chemical and Physical characterization
- Chemical analysis includes FTIR, Raman, UV-Vis, GC, GC-MS, HPLC, GPC, XRF and EDS
- Physical analysis including mechanical properties, surface analysis (Wyko and AFM), Thermal Analysis (DMA, DSC, TMA), surface area, porosity etc.
- Microscopy including optical microscopy, SEM, AFM, Laser confocal microscopy
- Numerous environmental and walk-in environmental chambers with data access (temperature and humidity control)

Chemical Compounding Facility

- Access to a specially constructed 4,000+ square foot compounding area with conductive floors
- Walls specially constructed to blow out in case of an accident
- Floors constructed to contain and channel spills to central location
- Explosion proof electrical wiring and switches
- Change room with showers and lockers adjacent to compounding room

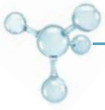


Building 4 First Floor Plan

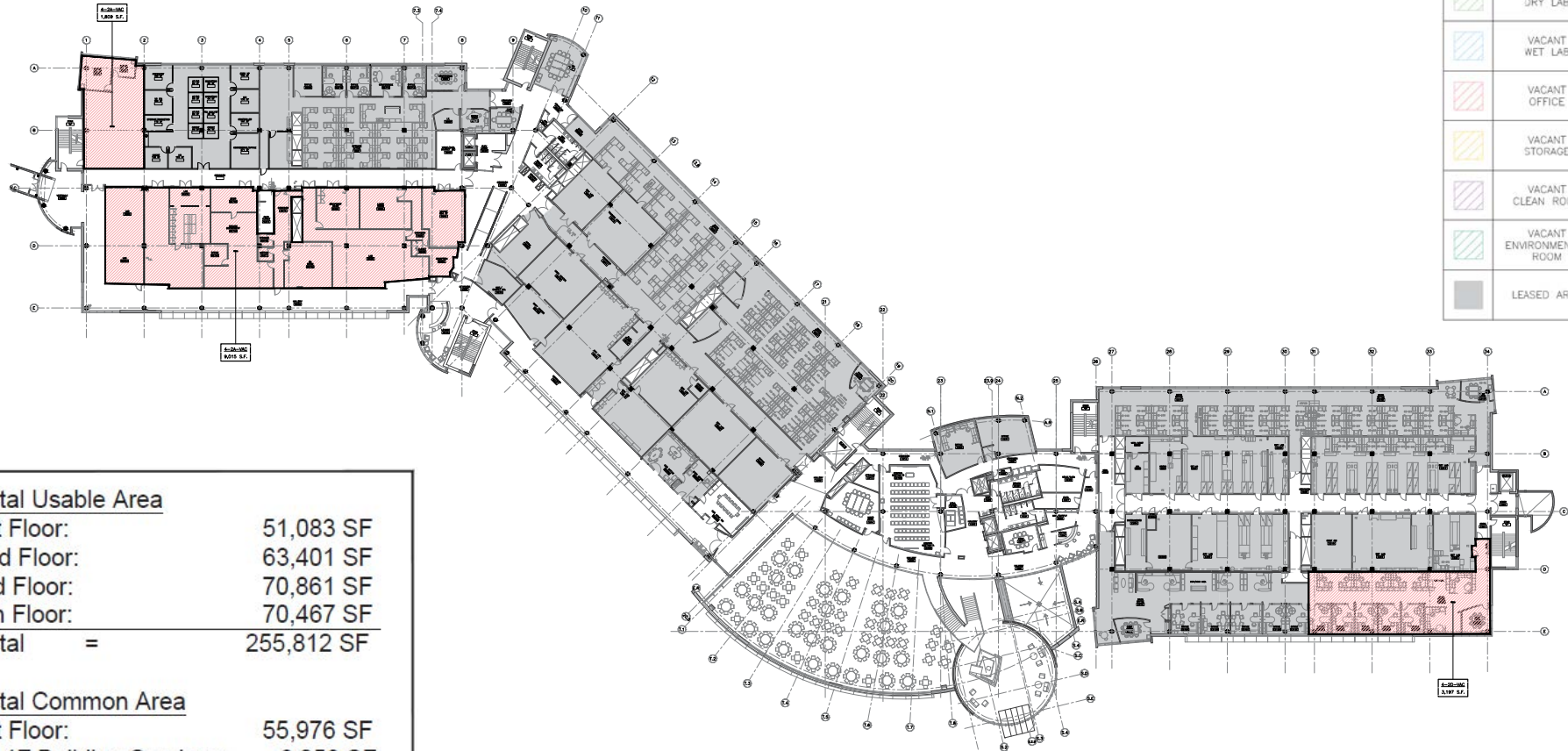


LEGEND		
COLOR	DESCRIPTION	SF
	VACANT DRY LAB	--
	VACANT WET LAB	269
	VACANT OFFICE	--
	VACANT STORAGE	--
	VACANT CLEAN ROOM	--
	VACANT ENVIRONMENTAL ROOM	--
	LEASED AREA	50,814

Total Usable Area	
1st Floor:	51,083 SF
2nd Floor:	63,401 SF
3rd Floor:	70,861 SF
4th Floor:	70,467 SF
Total =	255,812 SF
Total Common Area	
1st Floor:	55,976 SF
- 4F Building Services:	6,258 SF
2nd Floor:	34,062 SF
- 4F Building Services:	1,631 SF
3rd Floor:	25,754 SF
- 4F Building Services:	0 SF
4th Floor:	26,290 SF
- 4F Building Services:	0 SF
Total =	142,082 SF
Total Bldg =	397,894 SF



Building 4 Second Floor Plan



LEGEND		
COLOR	DESCRIPTION	SF
	VACANT DRY LAB	--
	VACANT WET LAB	--
	VACANT OFFICE	14,021
	VACANT STORAGE	--
	VACANT CLEAN ROOM	--
	VACANT ENVIRONMENTAL ROOM	--
	LEASED AREA	49,380

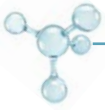
Total Usable Area

1st Floor:	51,083 SF
2nd Floor:	63,401 SF
3rd Floor:	70,861 SF
4th Floor:	70,467 SF
Total =	255,812 SF

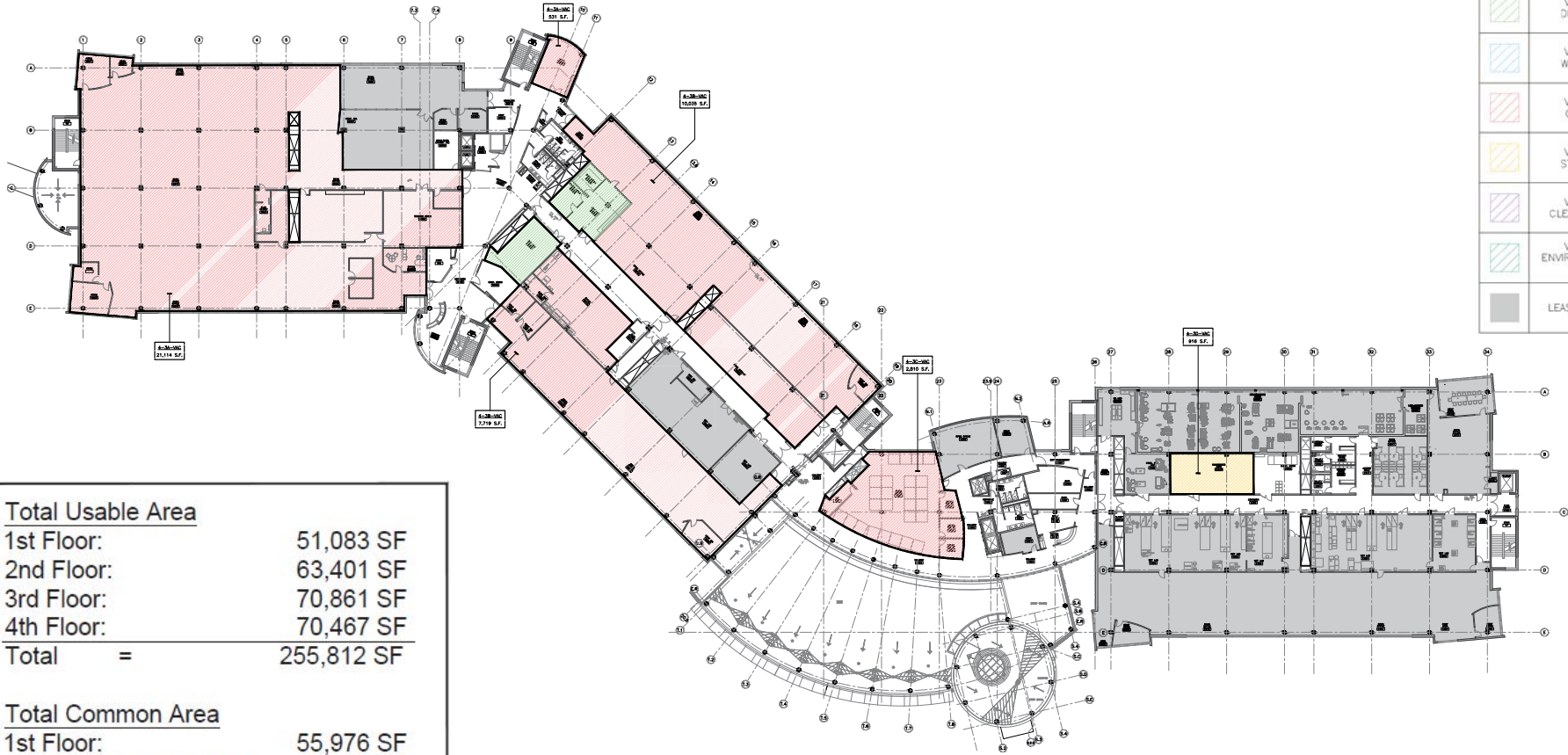
Total Common Area

1st Floor:	55,976 SF
- 4F Building Services:	6,258 SF
2nd Floor:	34,062 SF
- 4F Building Services:	1,631 SF
3rd Floor:	25,754 SF
- 4F Building Services:	0 SF
4th Floor:	26,290 SF
- 4F Building Services:	0 SF
Total =	142,082 SF

Total Bldg = 397,894 SF

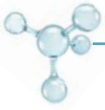


Building 4 Third Floor Plan

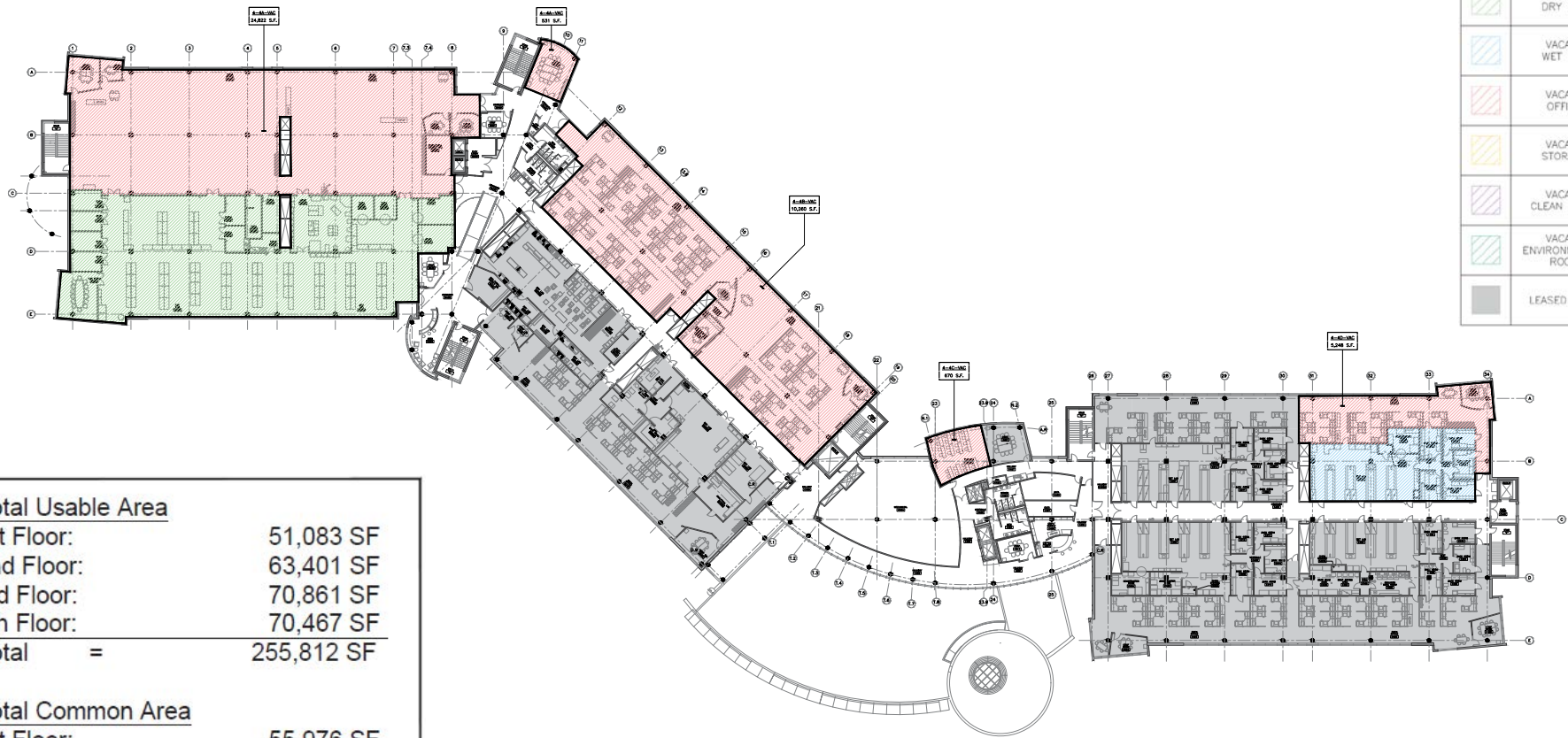


LEGEND		
COLOR	DESCRIPTION	SF
	VACANT DRY LAB	1,537
	VACANT WET LAB	--
	VACANT OFFICE	40,512
	VACANT STORAGE	916
	VACANT CLEAN ROOM	--
	VACANT ENVIRONMENTAL ROOM	--
	LEASED AREA	27,895

Total Usable Area	
1st Floor:	51,083 SF
2nd Floor:	63,401 SF
3rd Floor:	70,861 SF
4th Floor:	70,467 SF
Total =	255,812 SF
Total Common Area	
1st Floor:	55,976 SF
- 4F Building Services:	6,258 SF
2nd Floor:	34,062 SF
- 4F Building Services:	1,631 SF
3rd Floor:	25,754 SF
- 4F Building Services:	0 SF
4th Floor:	26,290 SF
- 4F Building Services:	0 SF
Total =	142,082 SF
Total Bldg =	397,894 SF

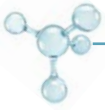


Building 4 Fourth Floor Plan



LEGEND		
COLOR	DESCRIPTION	SF
	VACANT DRY LAB	11,789
	VACANT WET LAB	2,874
	VACANT OFFICE	26,867
	VACANT STORAGE	--
	VACANT CLEAN ROOM	--
	VACANT ENVIRONMENTAL ROOM	--
	LEASED AREA	28,937

Total Usable Area	
1st Floor:	51,083 SF
2nd Floor:	63,401 SF
3rd Floor:	70,861 SF
4th Floor:	70,467 SF
Total =	255,812 SF
Total Common Area	
1st Floor:	55,976 SF
- 4F Building Services:	6,258 SF
2nd Floor:	34,062 SF
- 4F Building Services:	1,631 SF
3rd Floor:	25,754 SF
- 4F Building Services:	0 SF
4th Floor:	26,290 SF
- 4F Building Services:	0 SF
Total =	142,082 SF
Total Bldg =	397,894 SF



Building 3 Overview

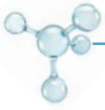
General Overview

Address	3505 High Point Dr N, Oakdale, MN 55128
Year Built	1997
Net Rentable Area	55,077 SF
Gross Building Area	63,338 SF
Occupancy	92%
Floors	3

Construction Overview

Developer	Imation
Parcel Number	170292113005 - Washington County, MN
Foundation	Conventional concrete spread footings and foundation walls
Parking	304 stalls
Parking Ratio	4.82 / 1,000 SF
Loading Dock	3 dock doors; each door has a doc-leveler
Exterior	Brick veneer cavity walls over cold formed steel framing
Framing	Structural steel columns, beams and joists
Roof	4-ply built-up roof (original)
Floors	4.5" concrete over 3" composite 22 guage metal deck with 80 per square foot live load. Top floor is designed for 100 per square foot live load.
Windows	1" sealed insulating glazing units with argon filled 1/2" air space and low-e coating. Aluminum glazing frames.
Ceiling Heights	9'
Stairwells	Two (2) emergency egress stairwells





Building 2 Overview

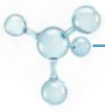
General Overview

Address	3505 High Point Dr N, Oakdale, MN 55128
Year Built	1986
Net Rentable Area	58,854 SF
Gross Building Area	63,829 SF
Occupancy	50 %
Floors	2

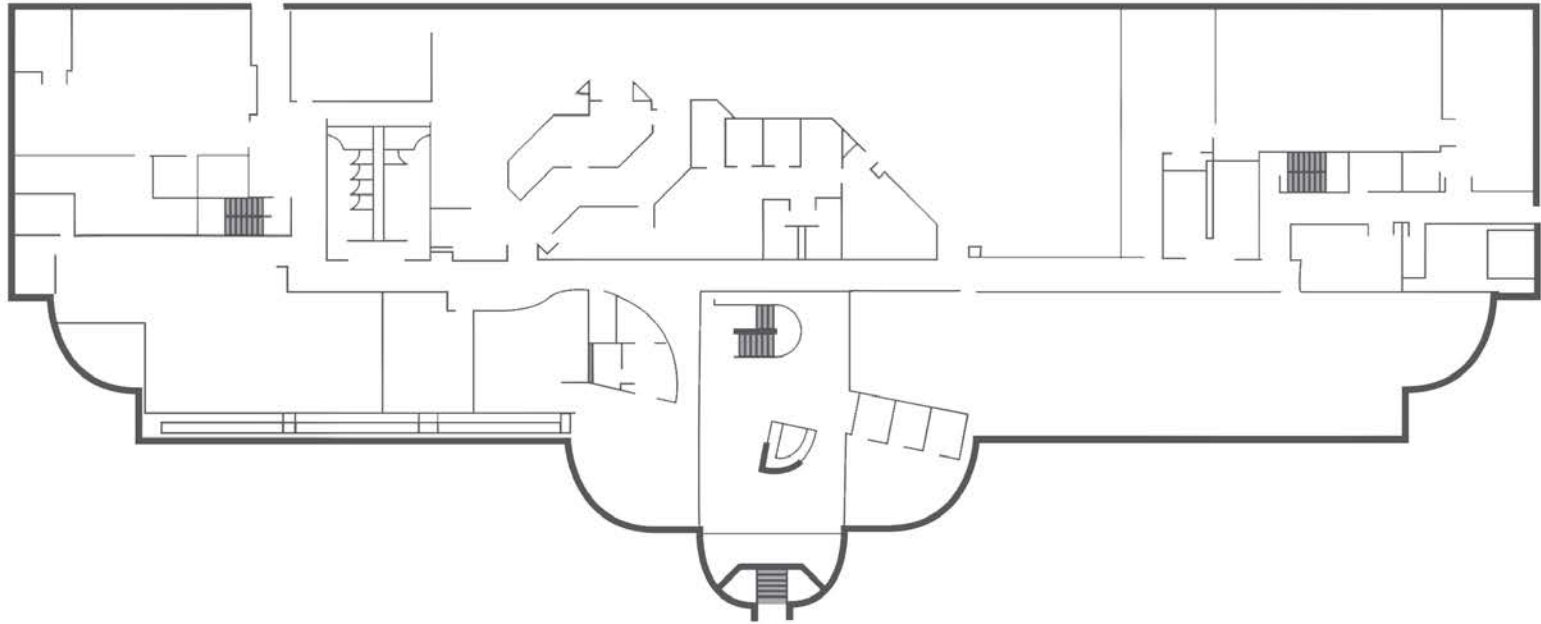
Construction Overview

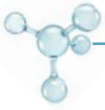
Developer	Opus developer and builder
Parcel Number	170292113004 - Washington County, MN
Foundation	Conventional concrete spread footings and foundation walls
Parking	294 stalls
Parking Ratio	5.0/1,000 SF
Loading Dock	N/A
Exterior	Brick veneer cavity walls over cold formed steel framing
Framing	Structural steel columns, beams and joists
Roof	4-ply built-up roof (original)
Floors	4.5" concrete over 1.5" composite 22 gauge metal deck with 80 per sf live load
Windows	1" sealed insulating glazing units with 1/2" air space and overall u-value of 0.10. Aluminum glazing frames.
Ceiling Heights	8'-6" and 8'-10"
Stairwells	Two internal stairwells. One feature staircase located in lobby.





Building 2 First Floor Plan





Building 1 Overview

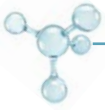
General Overview

Address	3507 High Point Dr N, Oakdale, MN 55128
Year Built	1986
Net Rentable Area	49,373 SF
Gross Building Area	51,202SF
Occupancy	93%
Floors	1

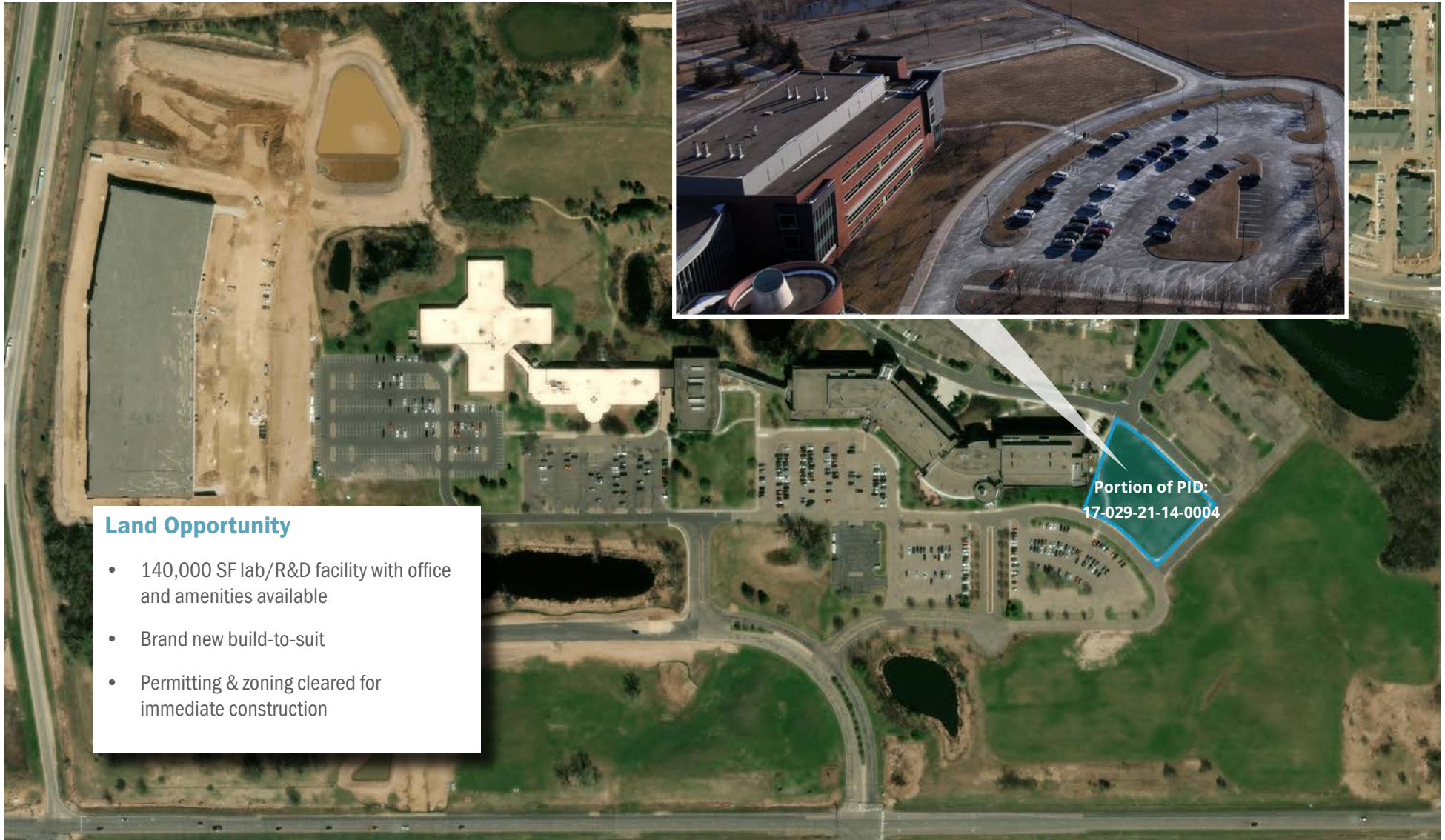
Construction Overview

Developer	Opus developer and bulder
Parcel Number	170292113004 - Washington County, MN
Foundation	Conventional concrete spread footings and foundation walls
Parking	247 stalls
Parking Ratio	5.0 / 1,000 SF
Loading Dock	N/A
Exterior	Brick veneer cavity walls over cold formed steel framing
Framing	Structural steel columns, beams and joists
Roof	4-ply built-up roof with skylights (original)
Floors	4" thick concrete slab on grade
Windows	1" sealed insulating glazing units 1/2" air space and overall U-value of 0.10. Aluminum glazing frames.
Ceiling Heights	8'-6" and 8'-10"
Stairwells	N/A





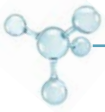
Building 4 Expansion Available



Land Opportunity

- 140,000 SF lab/R&D facility with office and amenities available
- Brand new build-to-suit
- Permitting & zoning cleared for immediate construction

Portion of PID:
17-029-21-14-0004



Aerial





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