

OFFICE/WAREHOUSE SPACE FOR LEASE >

# Oaks Tech Center IV

7800 3RD STREET N | OAKDALE, MN



Accelerating success.



## BUILDING AMENITIES

- > Beautiful 97,974 SF office/showroom building in office park
- > Abundant glassline providing natural light with many private offices
- > High ceilings
- > Expansive parking
- > Generation Green compliant
- > Close proximity to many area dining and retail amenities
- > Exceptional access to I94/694/494 intersection in Oakdale
- > Loading dock with drive in
- > Amazing office space move in ready!



## CONTACT US >

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## PROPERTY SPECIFICATIONS

**BUILDING SIZE:** 97,974 SF

**CURRENTLY AVAILABLE:**

### > SUITE 1000

11,498 SF Office

2,526 SF Warehouse

14,024 SF Total\*

> 1 drive-in (1 more may be added)

**LEASE RATES:**

\$10.50 PSF Office

\$5.00 PSF Warehouse

**2018 RE TAX & CAM:**

\$1.88 PSF CAM

\$2.76 PSF RE Tax

\$4.64 Total PSF

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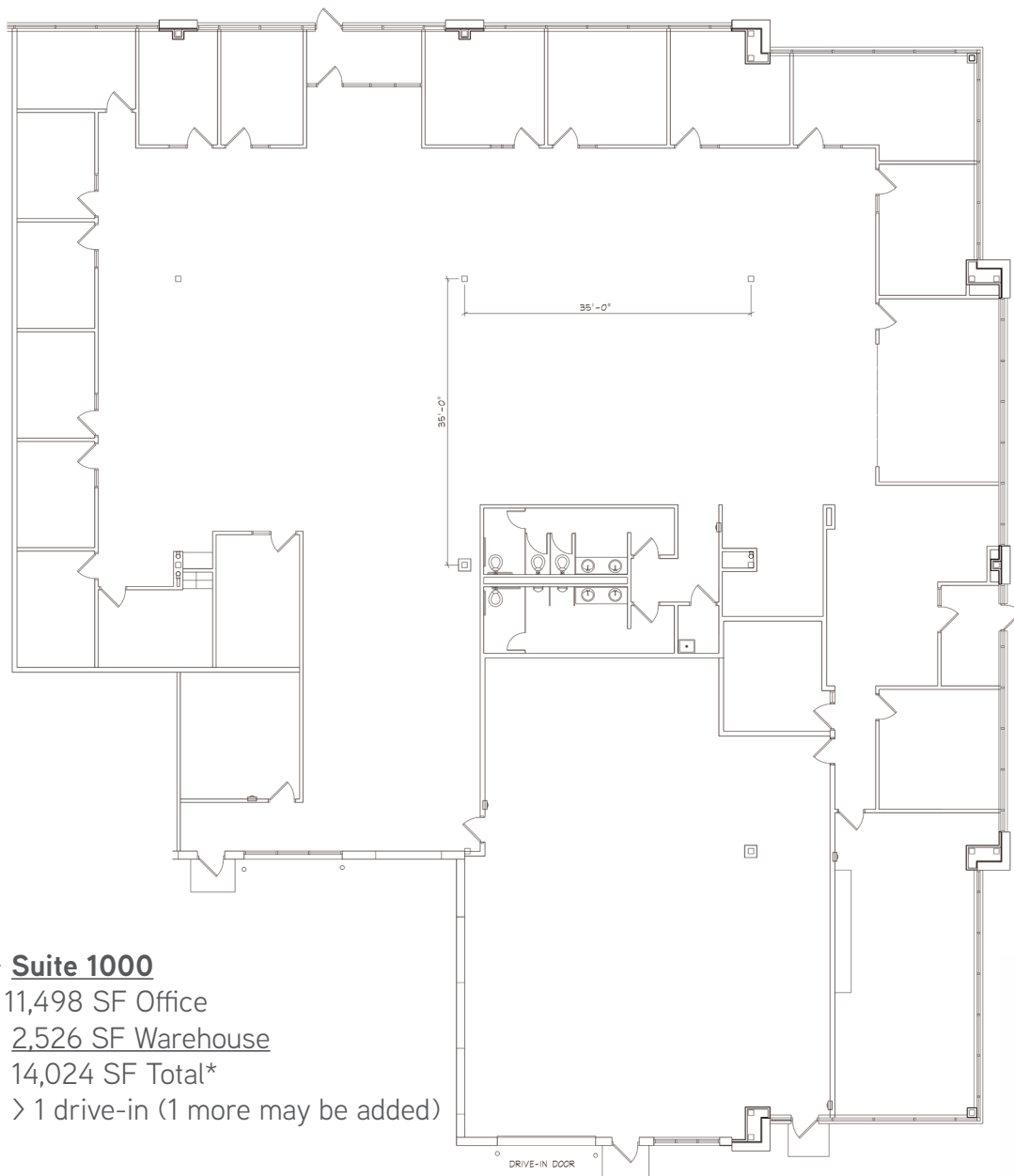


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# FLOOR PLAN >

OAKS TECH CENTER IV | 800 3rd Street N | Oakdale, MN



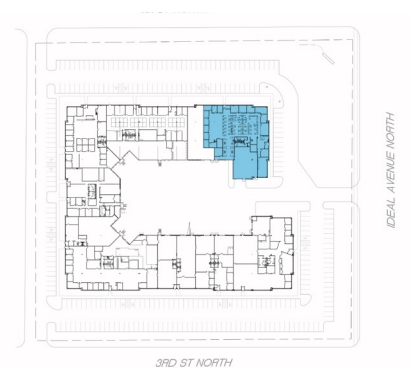
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