

# FOR LEASE

Oaks Tech Center IV  
Oakdale, MN

Colliers  
INTERNATIONAL



## ADDRESS

7800 3rd Street N  
Oakdale, MN

## BUILDING SIZE

97,974 SF Total

## LEASE RATES

\$10.50 PSF office

\$5.00 PSF warehouse

## 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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## CURRENTLY AVAILABLE:

### › Suite 300

3,305 SF Office  
610 SF Warehouse  
3,915 SF Total

### › 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 EST. CAM & TAXES:

\$1.88 PSF CAM  
\$2.76 PSF RE Tax  
\$4.64 Total PSF

## HIGHLIGHTS:

- › End cap space with generous glassline
- › Flexible layout/divisible
- › Perimeter private offices with open cubicle interior
- › Move in ready!

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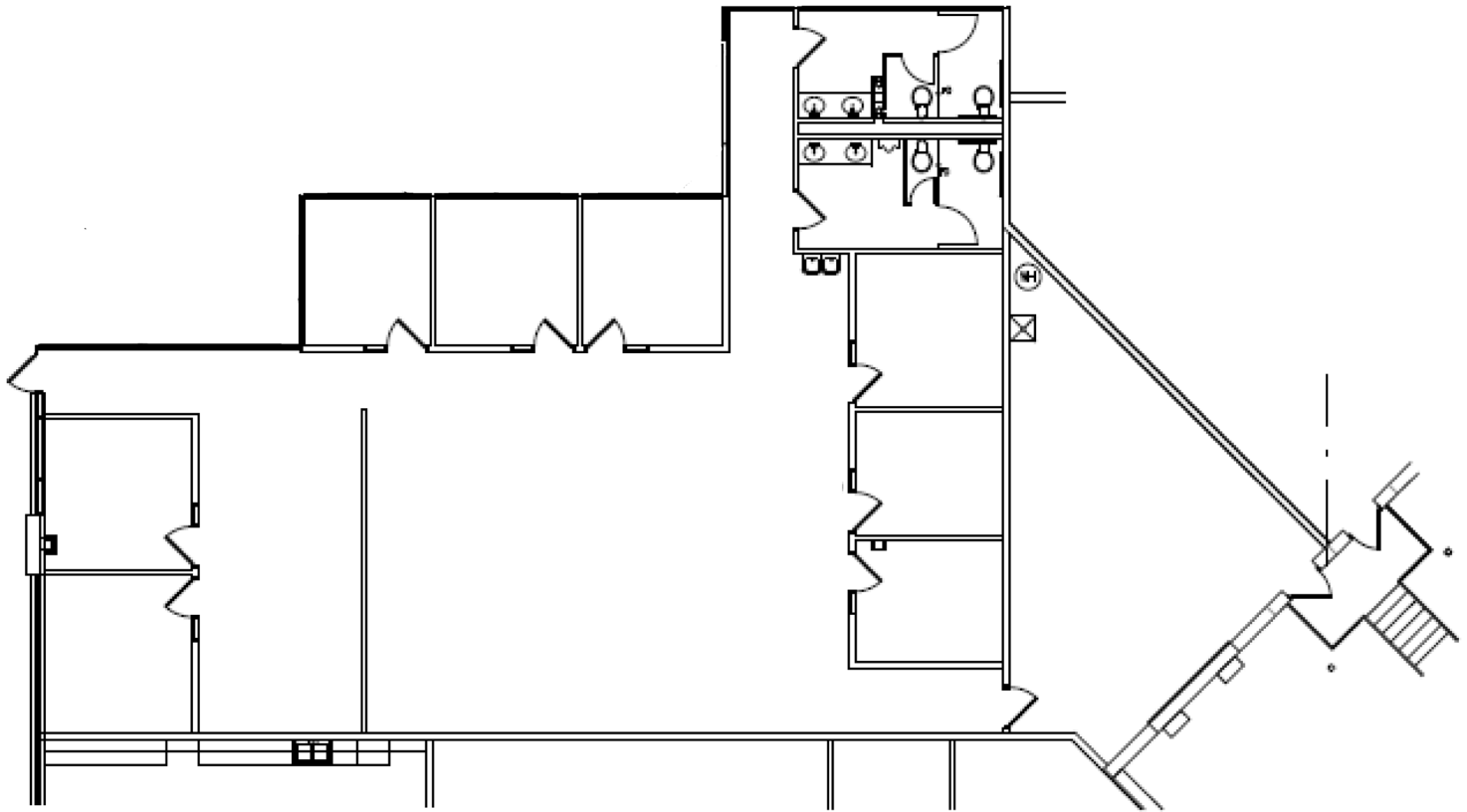


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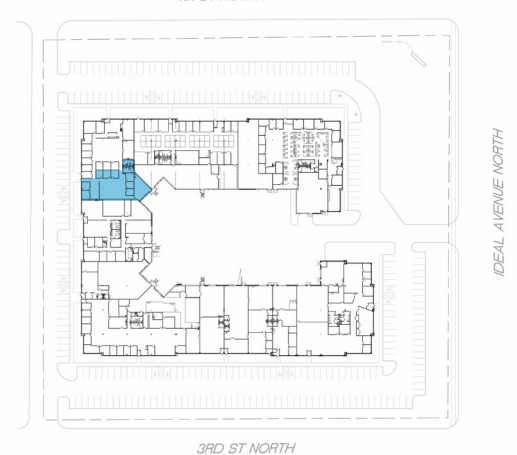


## > SUITE 300 FLOOR PLAN



## > Suite 300

3,305 SF Office  
610 SF Warehouse  
3,915 SF Total



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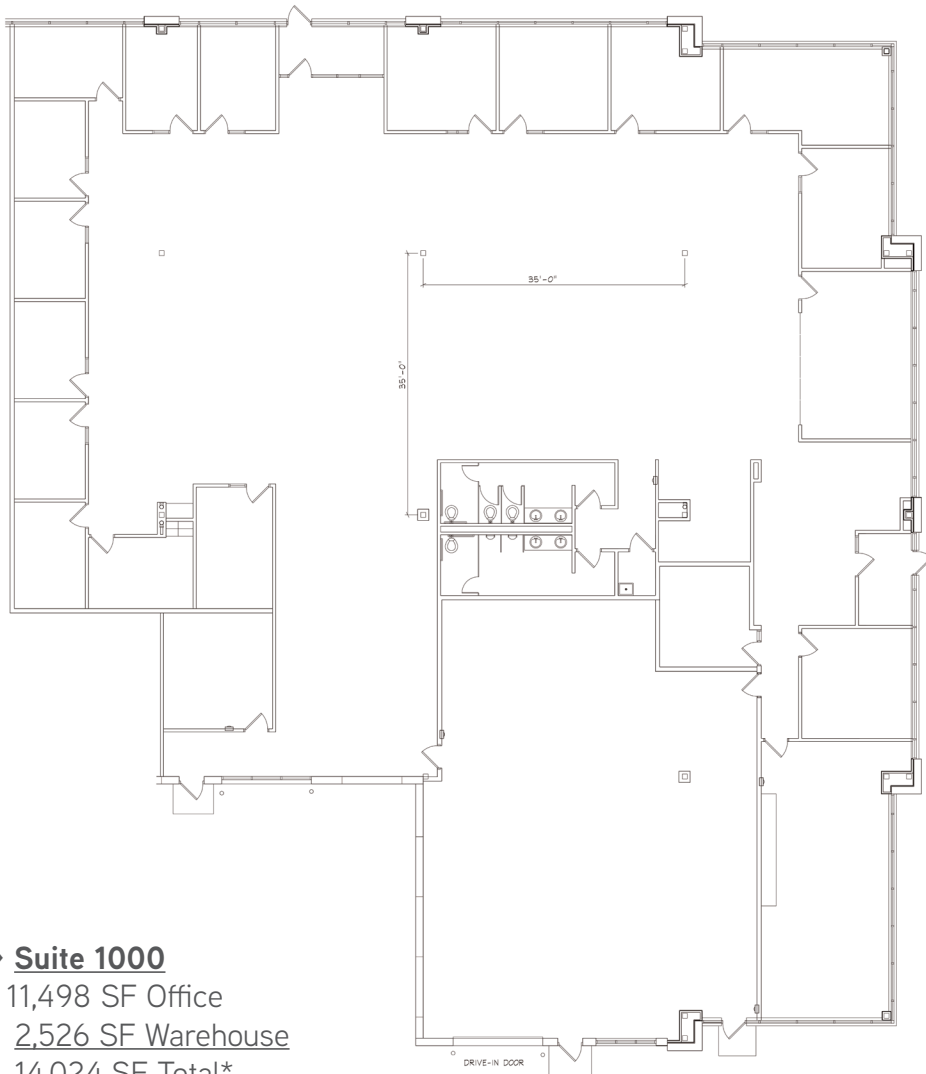


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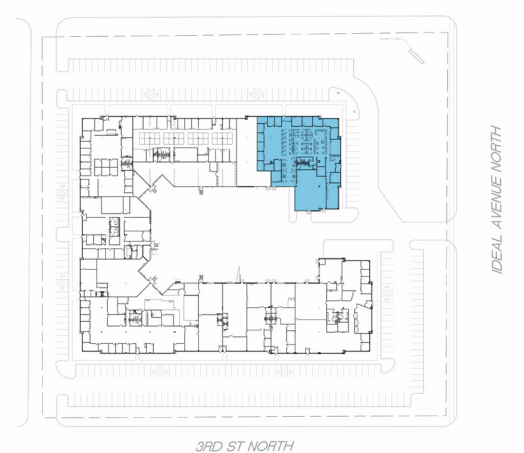


## > SUITE 1000 FLOOR PLAN



## > Suite 1000

11,498 SF Office  
2,526 SF Warehouse  
14,024 SF Total\*  
- 1 drive-in  
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