### **FOR LEASE** Oaks Tech Center IV Oakdale, MN



#### **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

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- > 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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# FOR LEASE

Oaks Tech Center IV Oakdale, MN

#### CURRENTLY AVAILABLE:

> Suite 300

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

#### > <u>Suite 1000</u>

11,498 SF Office
<u>2,526 SF Warehouse</u>
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 <u>\$2.76 PSF RE Tax</u> \$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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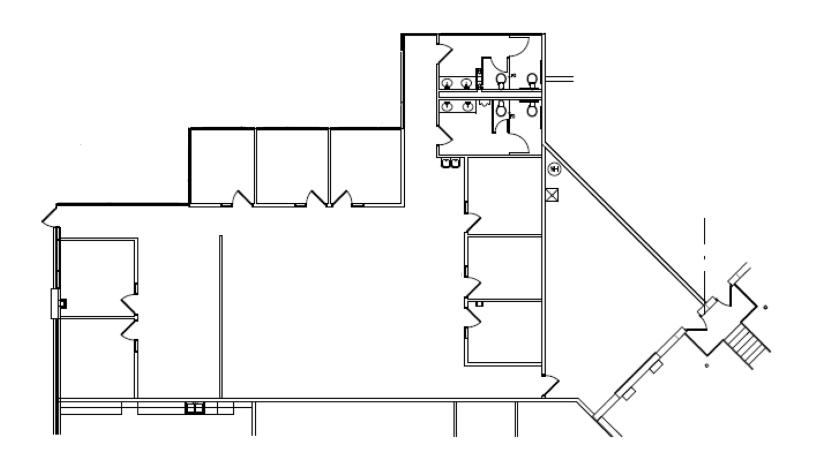
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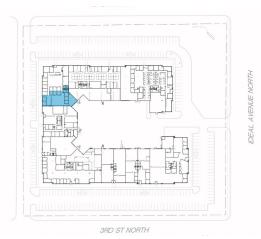


> SUITE 300 FLOOR PLAN



#### > Suite 300

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

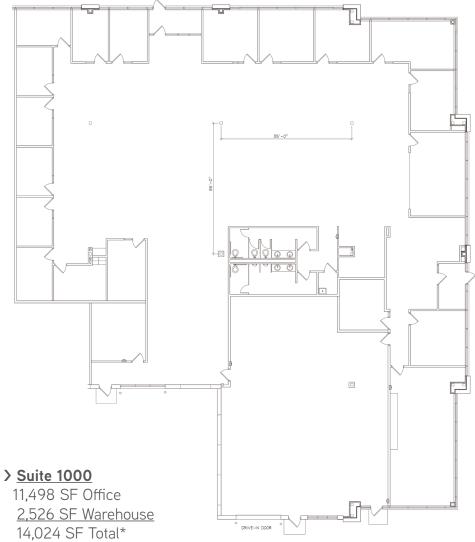


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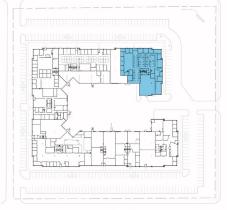
## FOR LEASE Oaks Tech Center IV Oakdale, MN

> SUITE 1000 **FLOOR PLAN** 



- 1 drive-in

(1 more may be added)



#### 3RD ST NORTH

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