

METROPOINT BUILDING 400



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Property Fact Sheet

PROPERTY ADDRESS:

400 Highway 169 South
St. Louis Park, MN 55426

FLOORS:

Eight

BUILDING SIZE:

168,221 rentable square feet

FLOOR PLATES:

22,280 RSF each

EXTERIOR FACADE:

Structural concrete with non-reflective glass and anodized metal

PARKING:

644 surface spaces; attached ramp
59 climate-controlled; heated garage

PASSENGER ELEVATORS:

Three

SERVICE ELEVATORS:

One

LOADING DOCK:

Yes

SECURITY:

24-hour on-site

NET RENTAL RATES:

\$15.00 per square foot

2018 EST. CAM & REAL ESTATE TAX:

\$8.33 per square foot operating

\$4.65 per square foot taxes

\$12.98 per square foot total

HVAC:

Modified VAV system with energy management controls

ELECTRICAL:

Low voltage: 3.66 watts per square foot

High voltage: 8.44 watts per square foot

FIRE/LIFE SAFETY:

Fully sprinklered with two fire-rated, pressurized stairwells to exterior

TELECOMMUNICATION:

Cable and fiber optics available

AMENITIES:

Superior on-site campus amenities include:

- Cafeteria
- Cafe/Coffee Shop
- Fitness Center with showers and locker rooms
- State-of-the-art conference and training center
- Beauty Salon
- Convenience store
- 24/7 on-site security