

## METROPOINT BUILDING 435



# Property Fact Sheet

**PROPERTY ADDRESS:**

435 Ford Road  
St. Louis Park, MN 55426

**FLOORS:**

Ten

**BUILDING SIZE:**

202,897 rentable square feet

**FLOOR PLATES:**

21,519 RSF each

**EXTERIOR FACADE:**

Structural concrete with non-reflective glass and anodized metal

**PARKING:**

712 spaces; attached ramp

**PASSENGER ELEVATORS:**

Three

**SERVICE ELEVATORS:**

One

**LOADING DOCK:**

Yes

**SECURITY:**

24-hour on-site

**NET RENTAL RATES:**

\$13.50 per square foot

**2018 EST. CAM & REAL ESTATE TAX:**

\$7.61 per square foot operating

\$3.87 per square foot taxes

**\$11.48 per square foot total**

**HVAC:**

Heat pumps with energy management system controls

**ELECTRICAL:**

Low voltage: 3.5 watts per square foot

High voltage: 8.50 watts per square foot

**FIRE/LIFE SAFETY:**

Fully sprinklered with three 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

**mp Metropoint**  
*The Center for Business*  
**For Leasing  
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