Round Lake Business Center



4354-4396 ROUND LAKE ROAD WEST | ARDEN HILLS, MN 55112



Building Amenities

- > Quality office/showroom buildings located along 35W totaling 74,530 SF
- > Visibility to 35W
- > 14' clear height
- > Flexible dock and drive-in loading
- > Area amenities include lodging, retail and restaurants
- > Ample double loaded car parking
- > Immediate access to 35W via Hwy 96
- > T-8 lighting in warehouse
- > Sprinkled throughout





> Contact Us



Peter Mork J.D. 952 897 7772 peter.mork@colliers.com



Jason Simek 952 897 7898 jason.simek@colliers.com

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MINNEAPOLIS-ST PAUL

900 2nd Avenue South, Suite 1575 Minneapolis, MN 55402 +1 952 897 7700

colliers.com/msp

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Round Lake Business Center



PROPERTY ADDRESS:

4354-4396 Round Lake Road West Arden Hills, MN 55112

TOTAL BUILDING SIZE:

74,530 SF

YEAR BUILT:

1986

AVAILABLE:

> SUITE 4380

7,629 SF warehouse BTS SF office 7.629 SF Total

> Loading: Two (2) docks

> SUITE 4390:

2,160 SF warehouse 1,715 SF office 3,875 SF Total

> Loading: One (1) dock

CLEAR HEIGHT:

14'

PARKING:

3/1,000 parking ratio (50 stalls)

NET RENTAL RATES:

\$9.25 PSF warehouse \$4.75 PSF office

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

\$2.00 PSF CAM \$2.25 PSF Tax \$4.25 PSF Total

AMENITIES:

- Immediate access to 35W
- Ample parking & loading
- Efficient truck court
- 33' x 35' columns





FOR LEASING INFORMATION, CONTACT:

Peter Mork J.D. 952 897 7772

Jason Simek 952 897 7898

Steve Nilsson CCIM, SIOR 952 897 7899 peter.mork@colliers.com jason.simek@colliers.com steve.nilsson@colliers.com Colliers International | Minneapolis-St. Paul 900 2nd Avenue South, Suite 1575 Minneapolis, MN 55402 www.colliers.com









SUITE 4380 ROUND LAKE BUSINESS CENTER

4354-4392 ROUND LAKE ROAD ARDEN HILLS, MINNESOTA 55112

Prepared For:

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Issue & Revision Dates

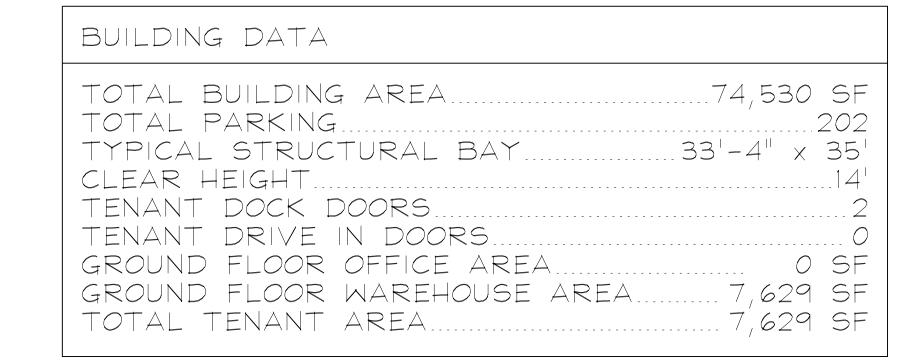
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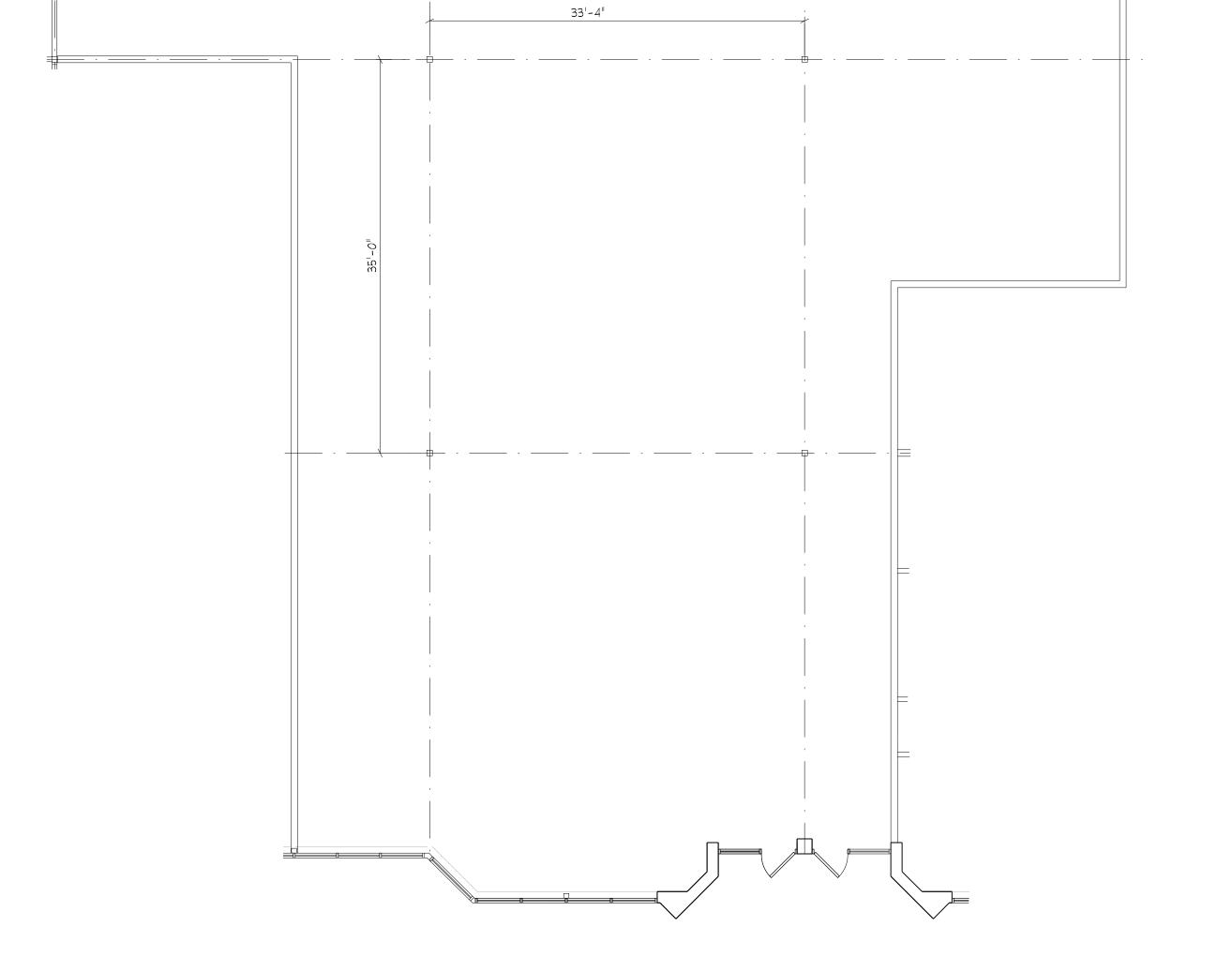
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SITE PLAN

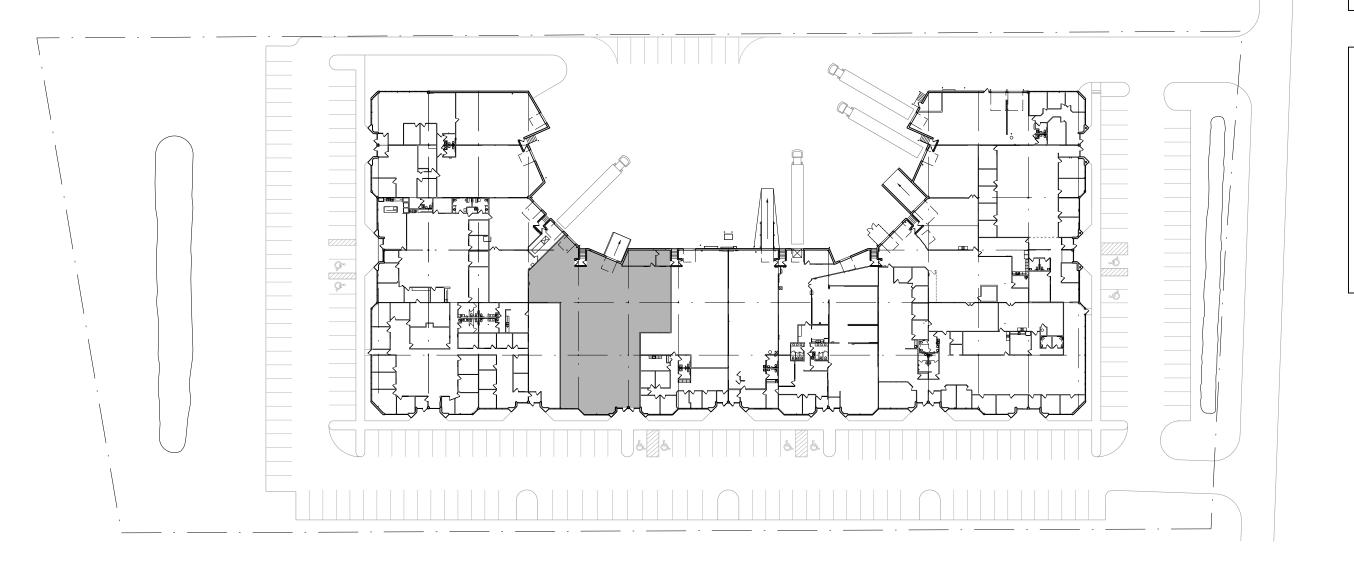






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/ 2' HIGH DOCK DOOR

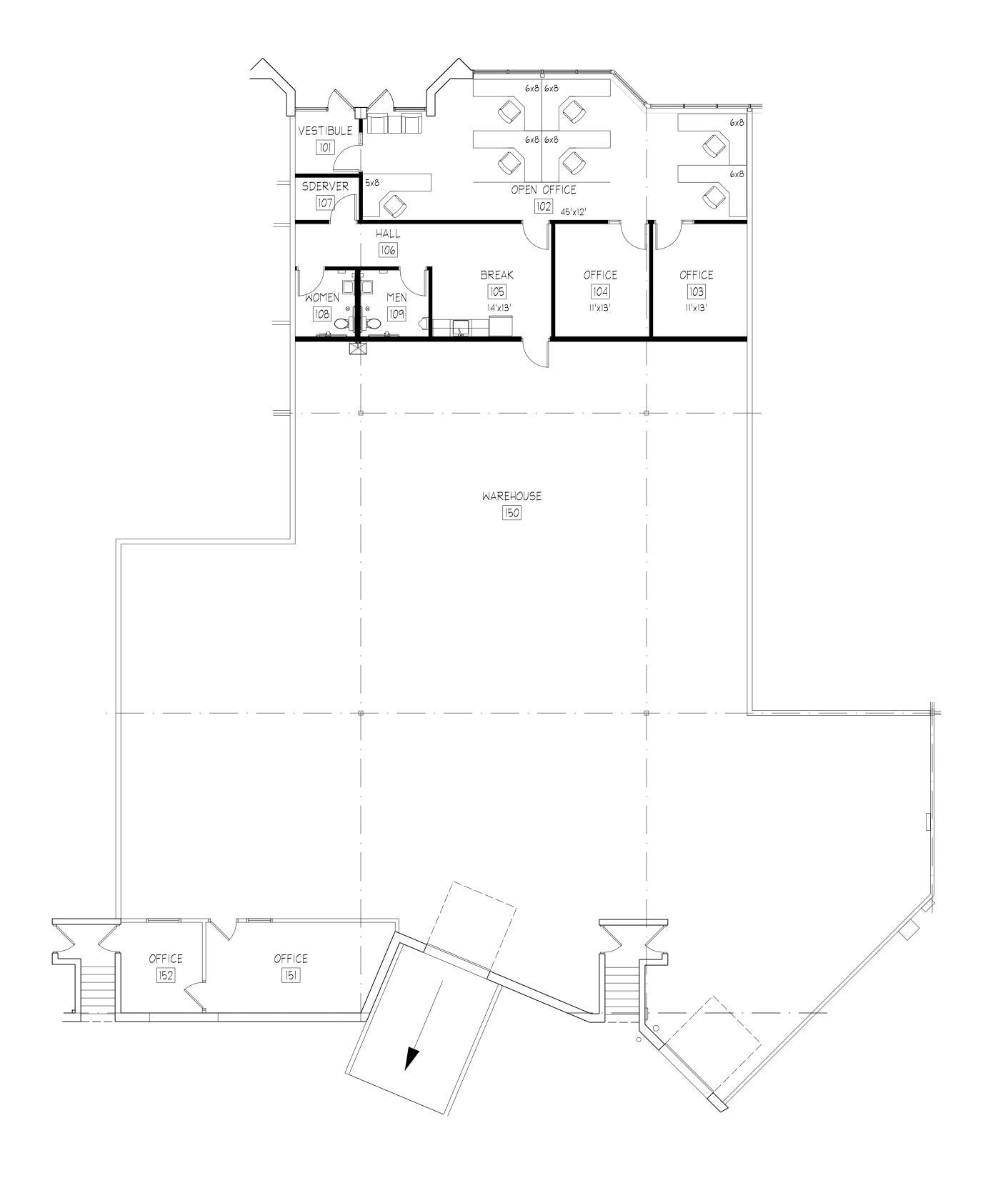


2 SITE PLAN
25' 50' 100' 150'

EXISTING CONDITIONS

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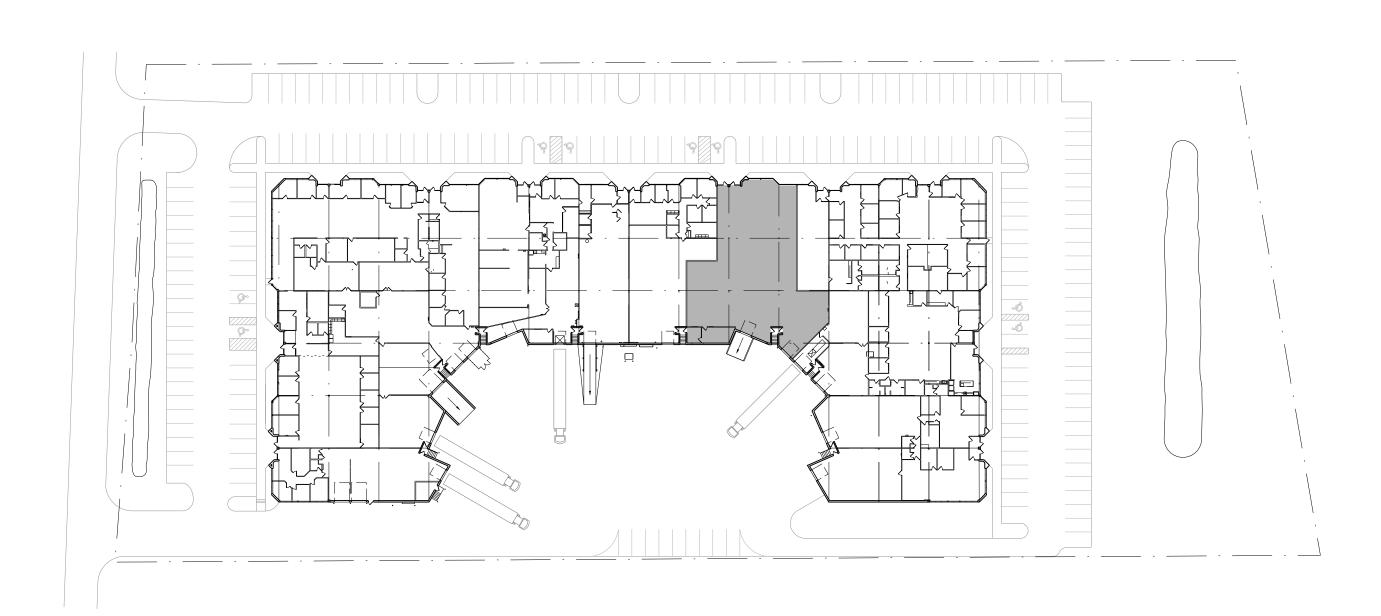
7 TUSHIF-MONTGOMERY ¢ ASSOCIATES.



FLOOR PLAN

SCALE 1/8" = 1'-0"

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2 SITE PLAN NOT TO SCALE



BUILDING DATA 74,530 SF TOTAL BUILDING AREA 202 35 ¹ TOTAL PARKING. TYPICAL STRUCTURAL BAY CLEAR HEIGHT TENANT DOCK DOORS. TENANT DRIVE IN DOORS. GROUND FLOOR OFFICE AREA 6,080 SF 7,629 SF

GROUND FLOOR WAREHOUSE AREA

TOTAL TENANT AREA



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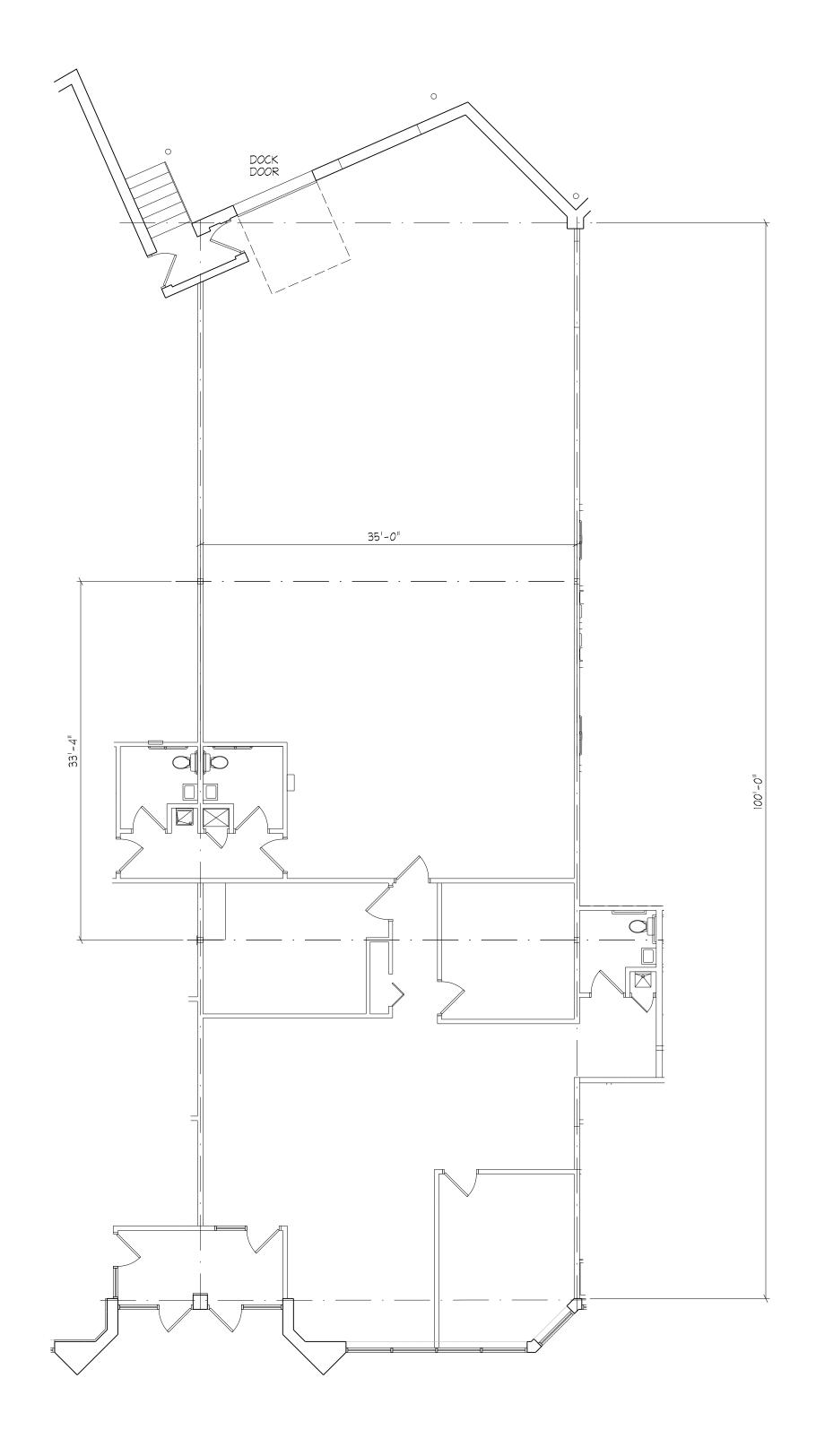
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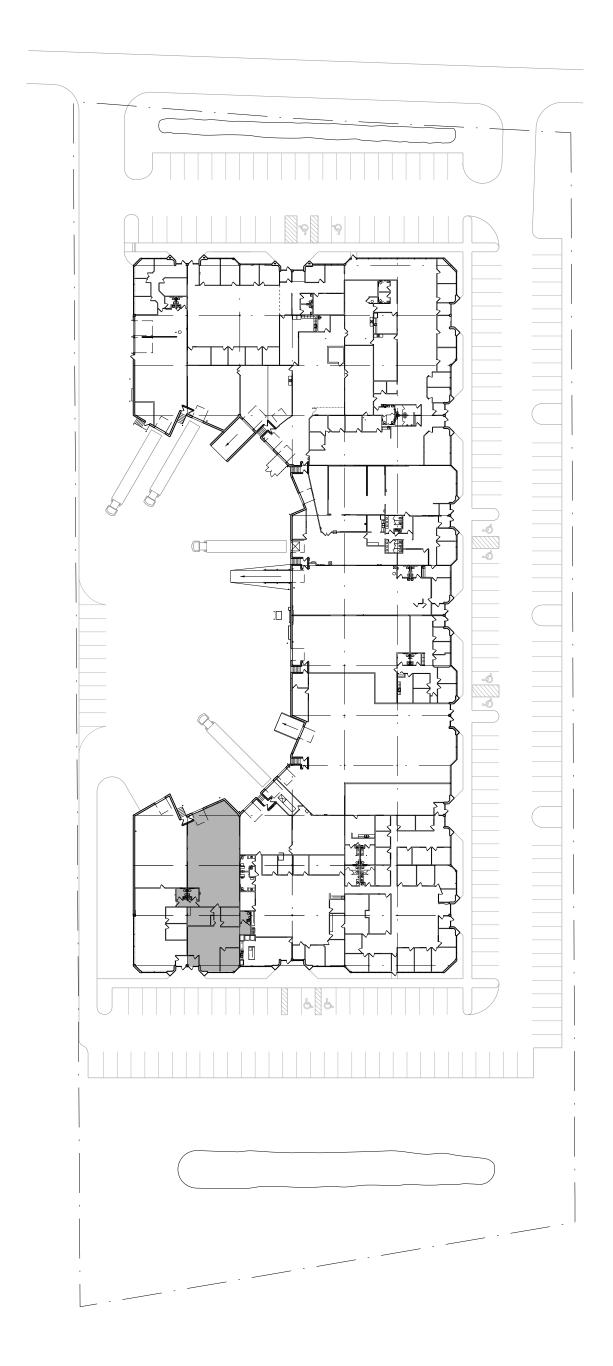
SPEC PLAN

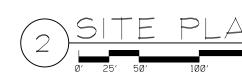




BUILDING DATA

TOTAL BUILDING AREA 74,530 SF
TOTAL PARKING 202
TYPICAL STRUCTURAL BAY 33'-4" x 35'
CLEAR HEIGHT 14'
TENANT DOCK DOORS 1
TENANT DRIVE IN DOORS 0
GROUND FLOOR OFFICE AREA 1,715 SF
WAREHOUSE AREA 2,160 SF
TOTAL COMBINED TENANT AREA 3,875 SF







SUITES 4390
ROUND LAKE BUSINESS CENTER
4354-4392 ROUND LAKE ROAD
ARDEN HILLS, MINNESOTA 55112

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EXISTING CONDITIONS

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SCALE 1/8" = 1'-0"