

FOR LEASE > OFFICE/SHOWROOM SPACE



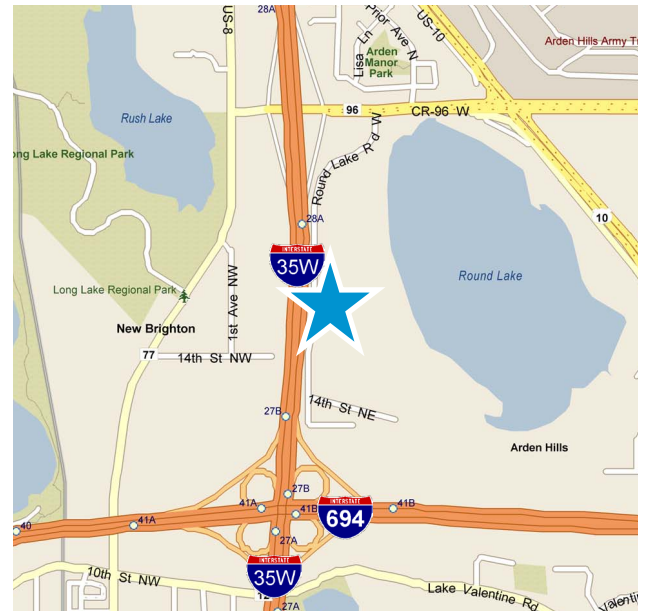
Round Lake Business Center

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

COLLIERS INTERNATIONAL

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

peter.mork@colliers.com

Jason Simek

952 897 7898

jason.simek@colliers.com

Steve Nilsson CCIM, SIOR

952 897 7899

steve.nilsson@colliers.com

Colliers International | Minneapolis-St. Paul

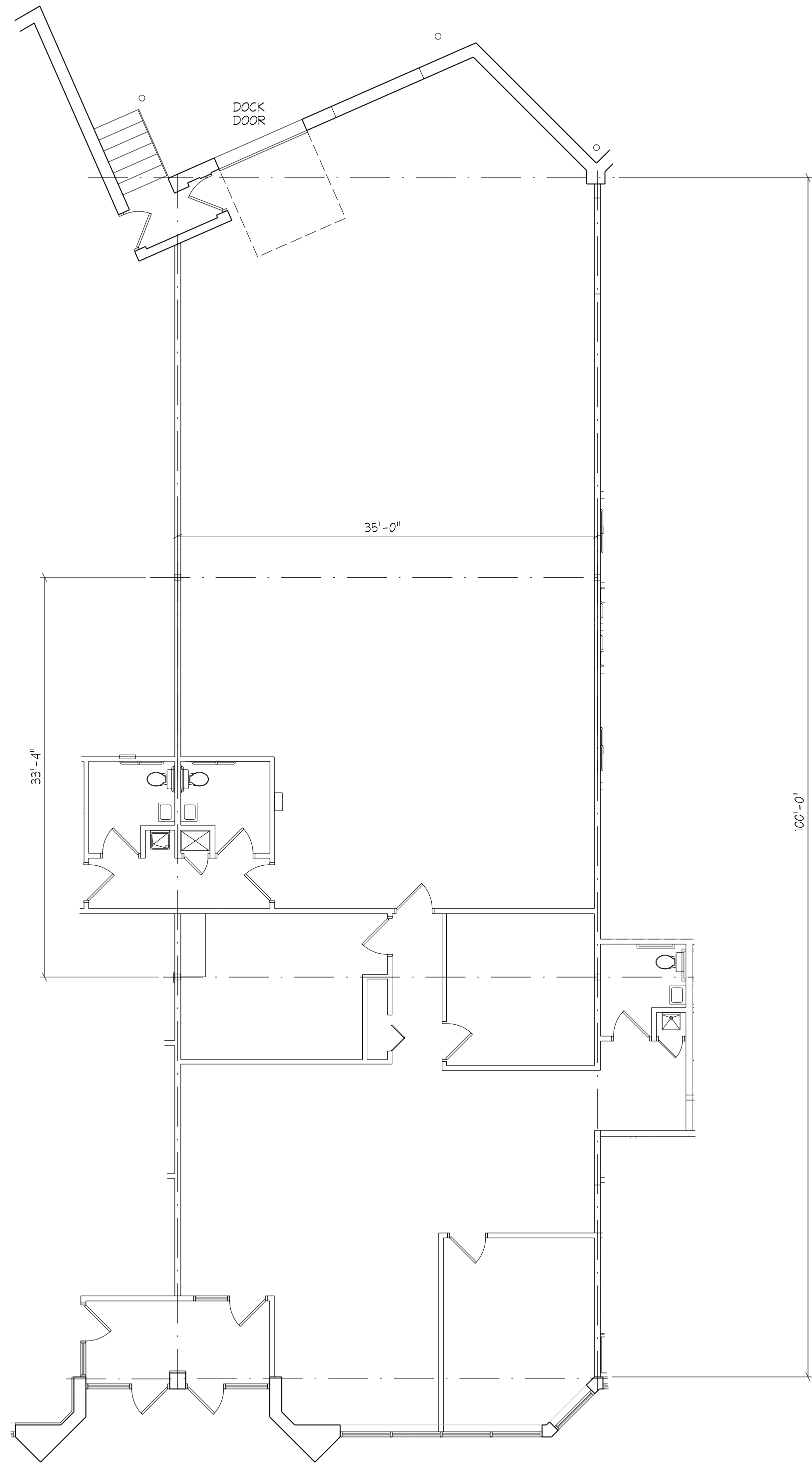
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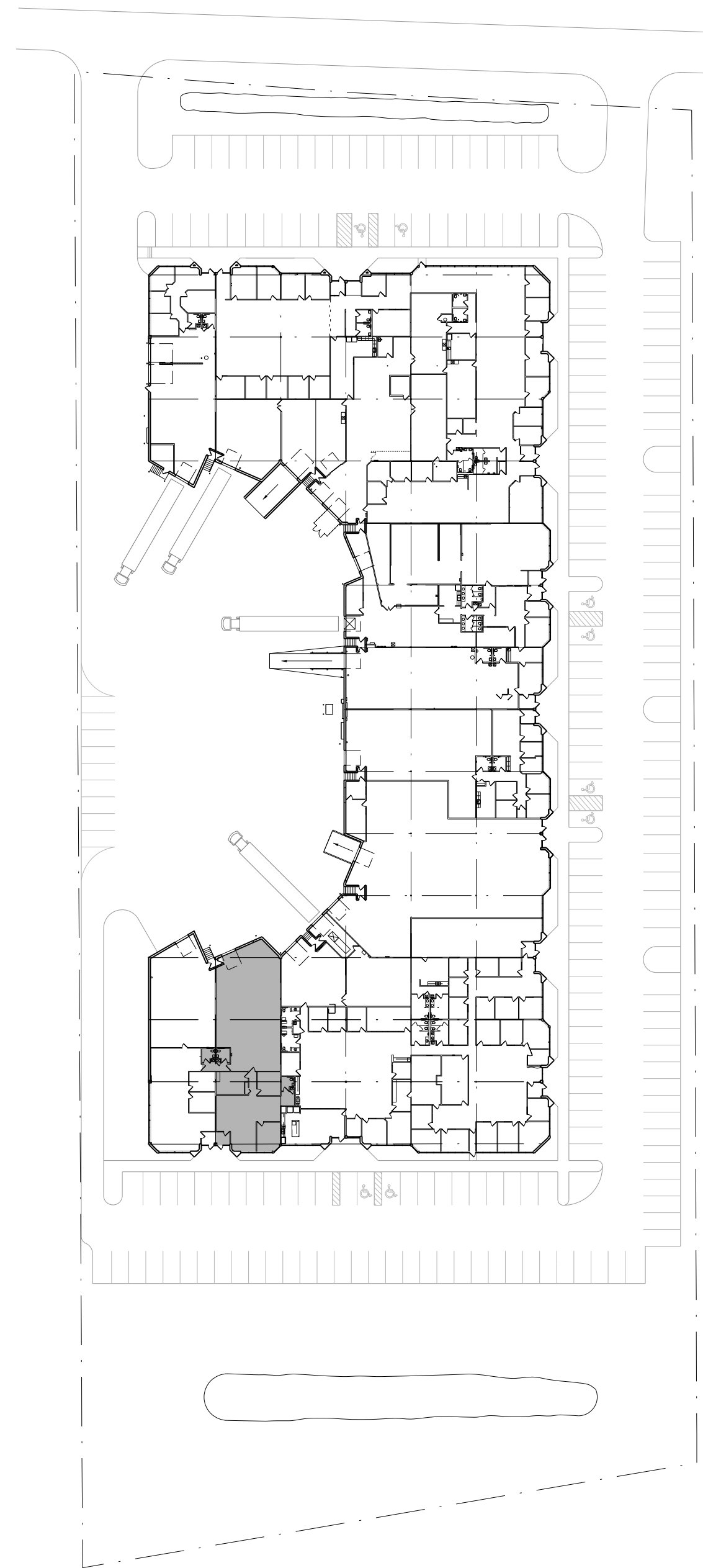
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1 FLOOR PLAN
SCALE 1/8" = 1'-0"



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



2 SITE PLAN
0' 25' 50' 100' 150'

