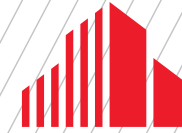


FOR LEASE
UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



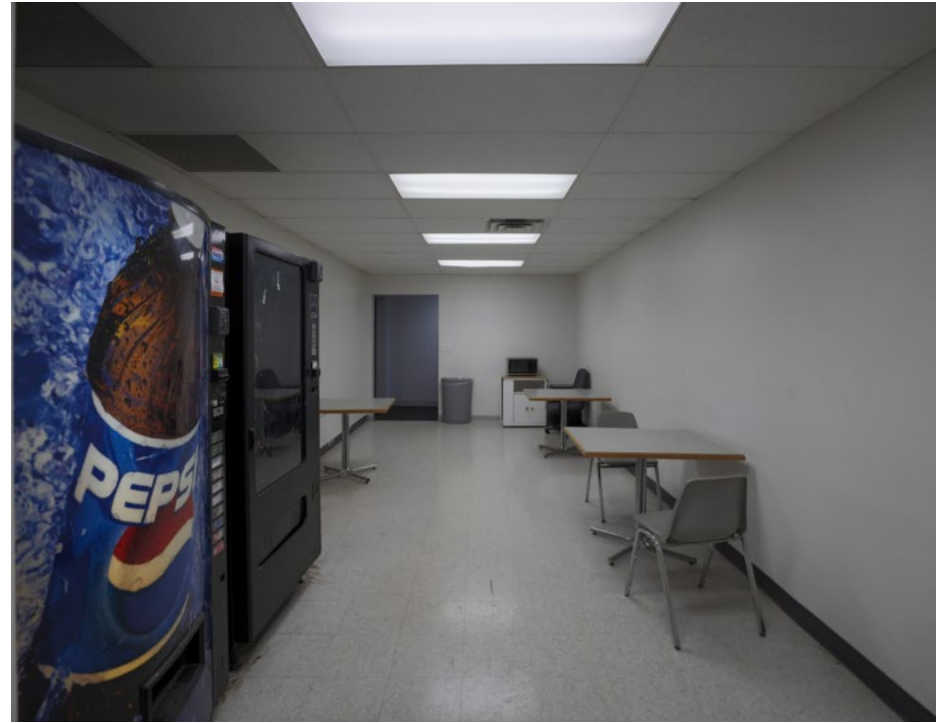
CENTURY OFFICE PARK

6053 HUDSON ROAD, WOODBURY, MN

PROPERTY HIGHLIGHTS

- Located off I-94 and I-494
- Close proximity to Maplewood, St Paul, Stillwater, Oakdale, and Hudson, WI
- Free conference rooms & free Wi-Fi
- Underground parking available
- Ample free parking is available
- Convenient location - surrounded by major highways: I-94, I-694, & Hwy. 36
- Close to Caribou, skyway connected to Country Inn Hotel, Green Mill and other retail and fast food
- Custom build-outs available

BUILDING SIZE	53,500SF		
YEAR BUILT/RENOVATED	1969 / 2023		
# OF FLOORS	Three (3)		
AVAILABLE SQ. FT.	200 - 55,000 SF		
LEASE RATE NNN	2,501+ SF	=	\$5.50 PSF
	501 SF - 2,500 SF	=	\$7.50-\$8.50 PSF
	500 SF or less	=	\$9.50 PSF
TAX & CAM	\$8.50 PSF		
PARKING SPACES	For lease @ \$100 per month		
STORAGE SPACE	For lease - negotiable on price		

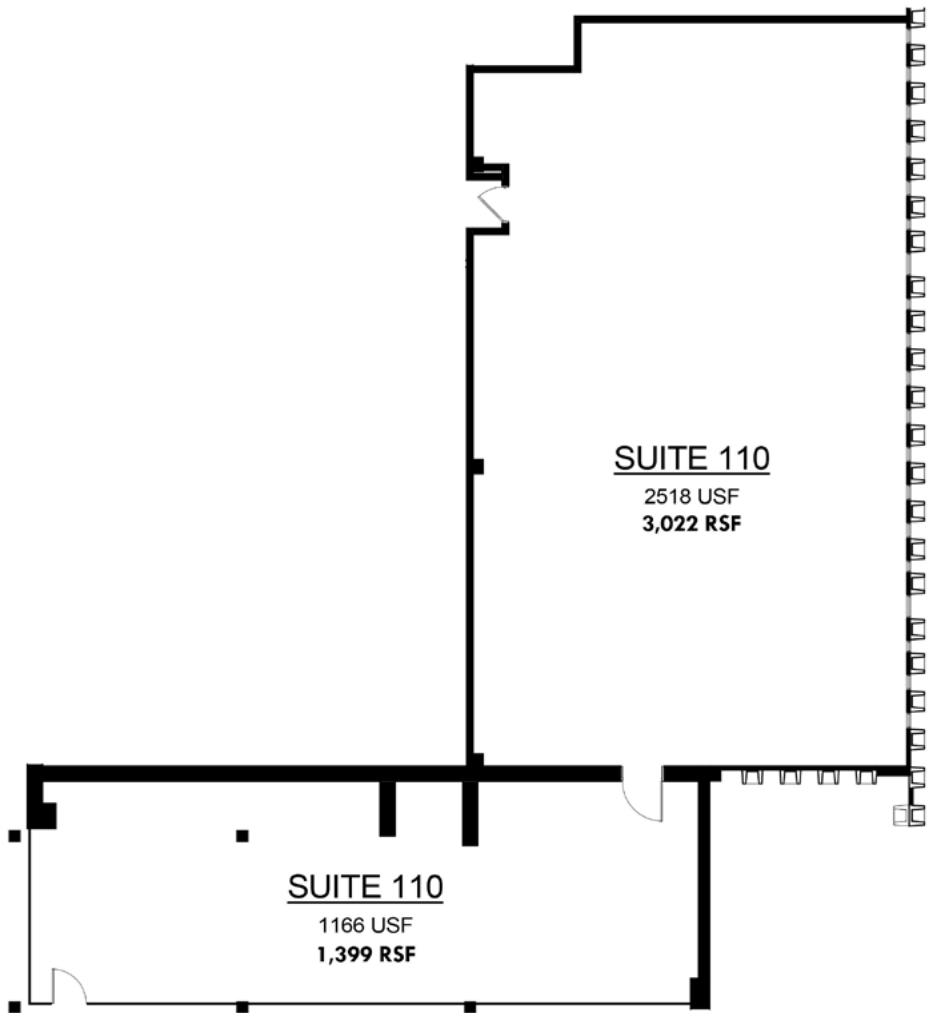


PROPERTY AVAILABILITIES

Suite Number	Rentable Square Footage
110	4,421
140	707
160	1,024
170/175	2,050
172	1,136
190	341
220	929
250	3,472
295	2,474
320	1,255
325	1,209
355	1,153

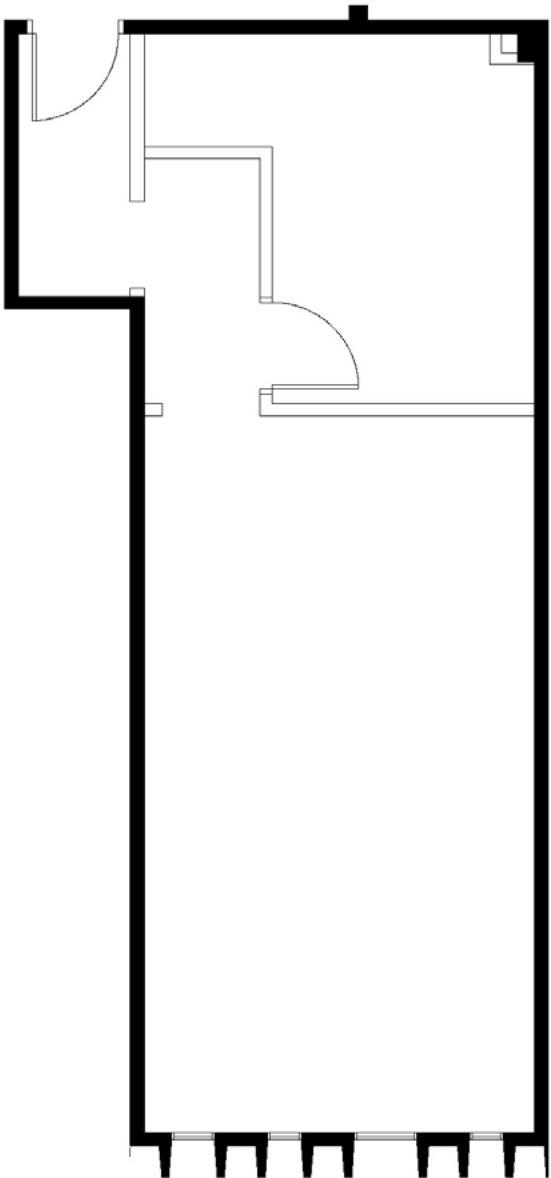


SUITE 110 - 4,421 RSF



FLOOR
PLAN

SUITE 140 - 707 RSF

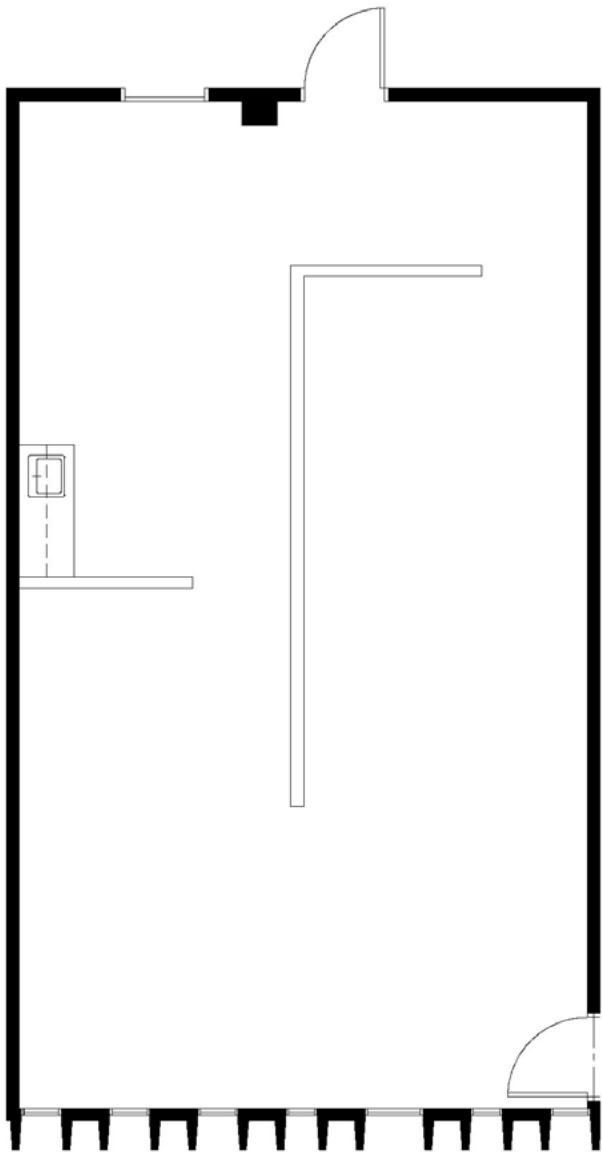


KEY PLAN - 1ST FLOOR



FLOOR
PLAN

SUITE 160 - 1,024 RSF

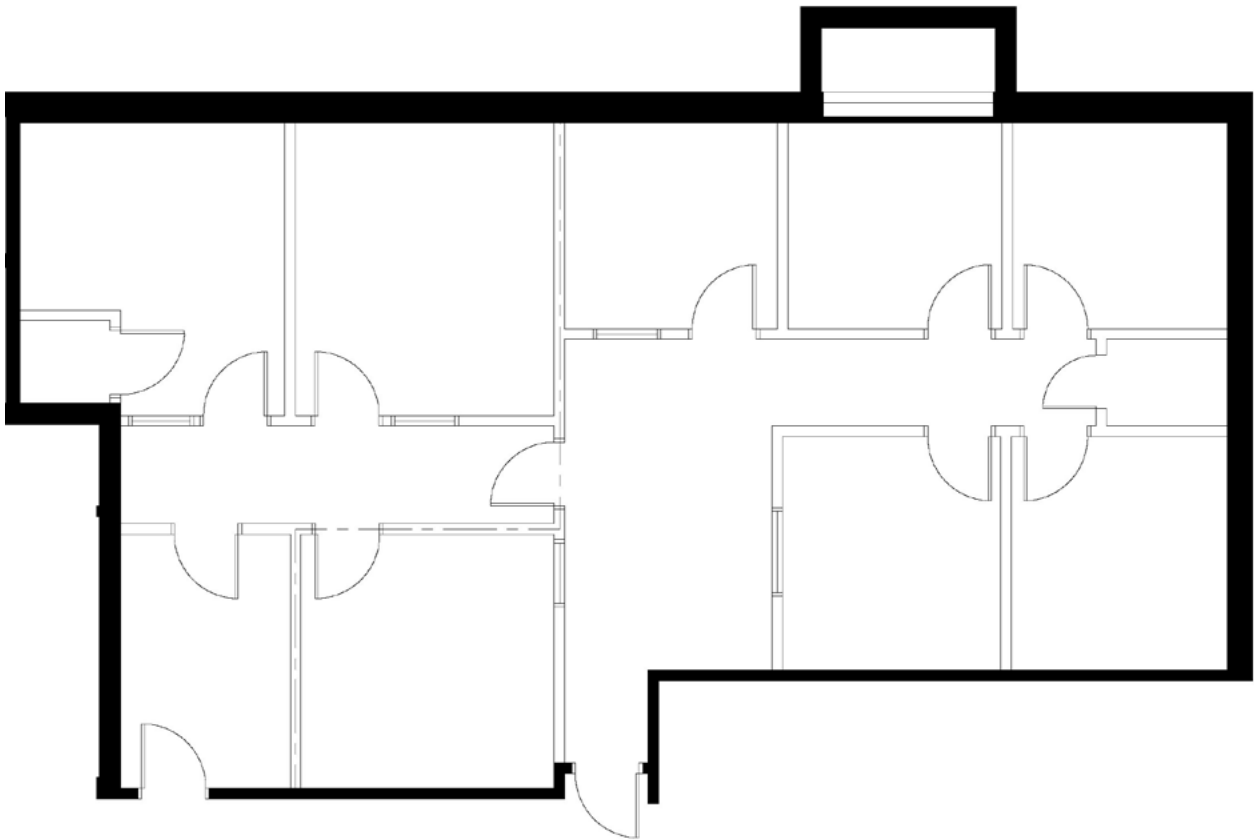


KEY PLAN - 1ST FLOOR

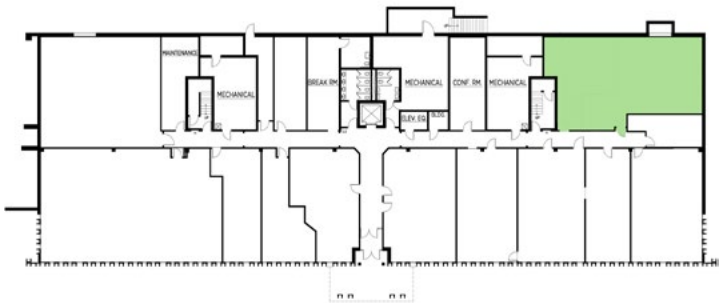


FLOOR
PLAN

SUITE 170/175 - 2,050 RSF

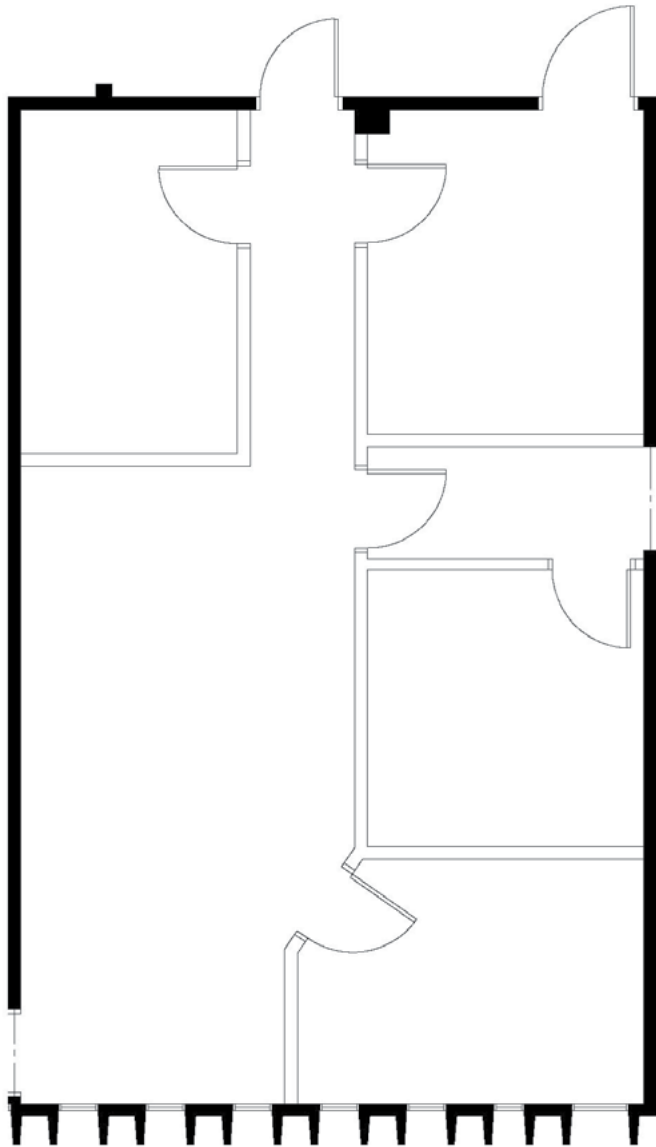


KEY PLAN - 1ST FLOOR

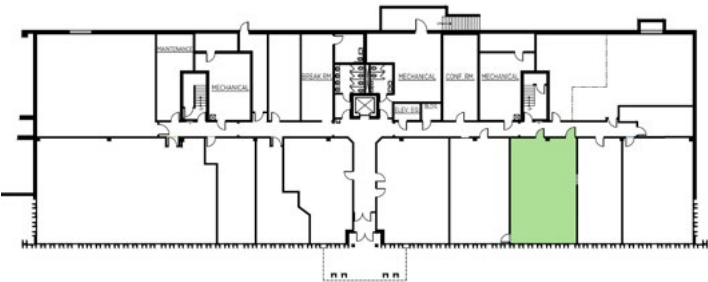


FLOOR
PLAN

SUITE 172 - 1,136 RSF

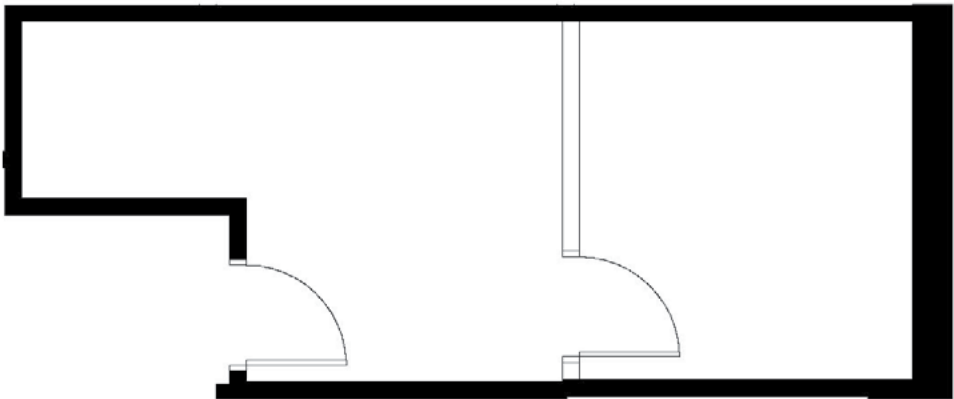


KEY PLAN - 1ST FLOOR

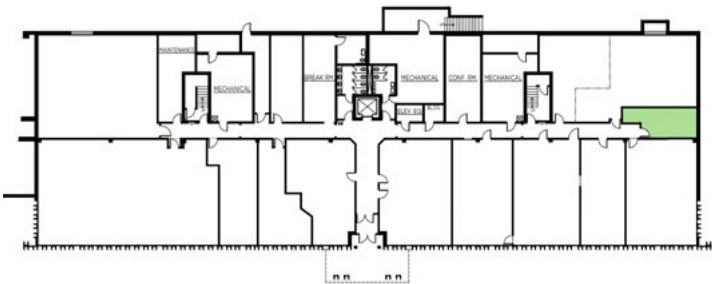


FLOOR
PLAN

SUITE 190 - 341 RSF

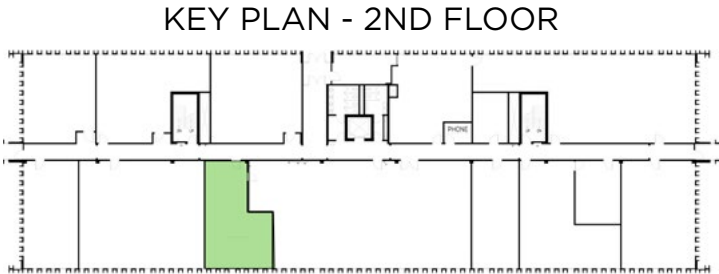
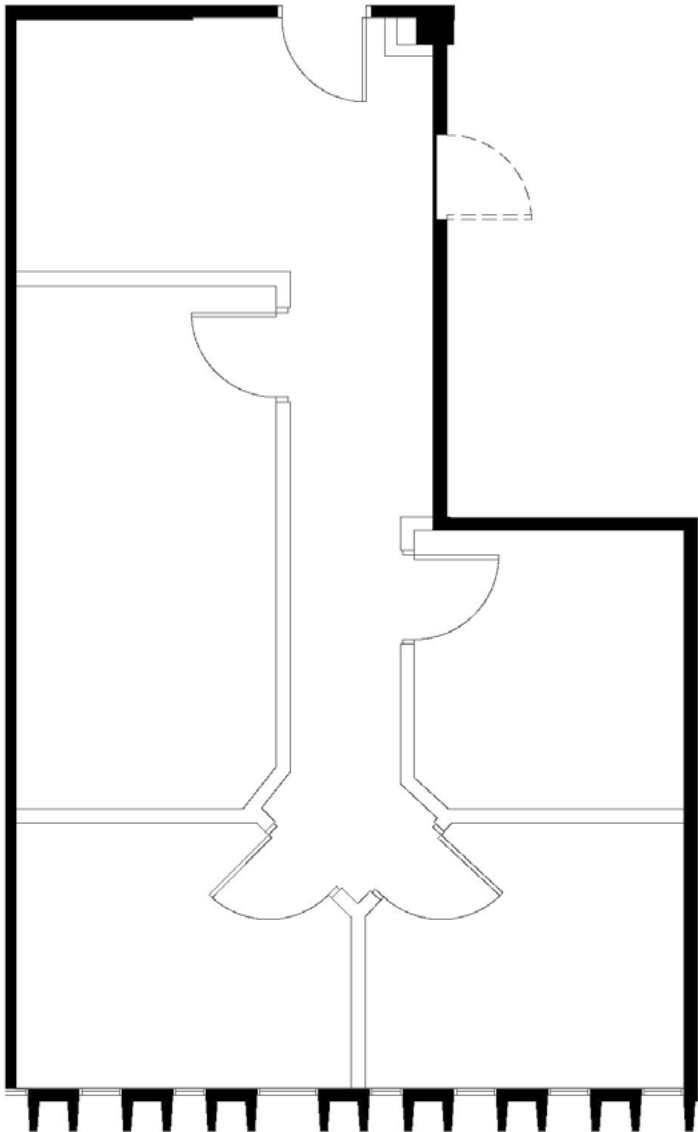


KEY PLAN - 1ST FLOOR



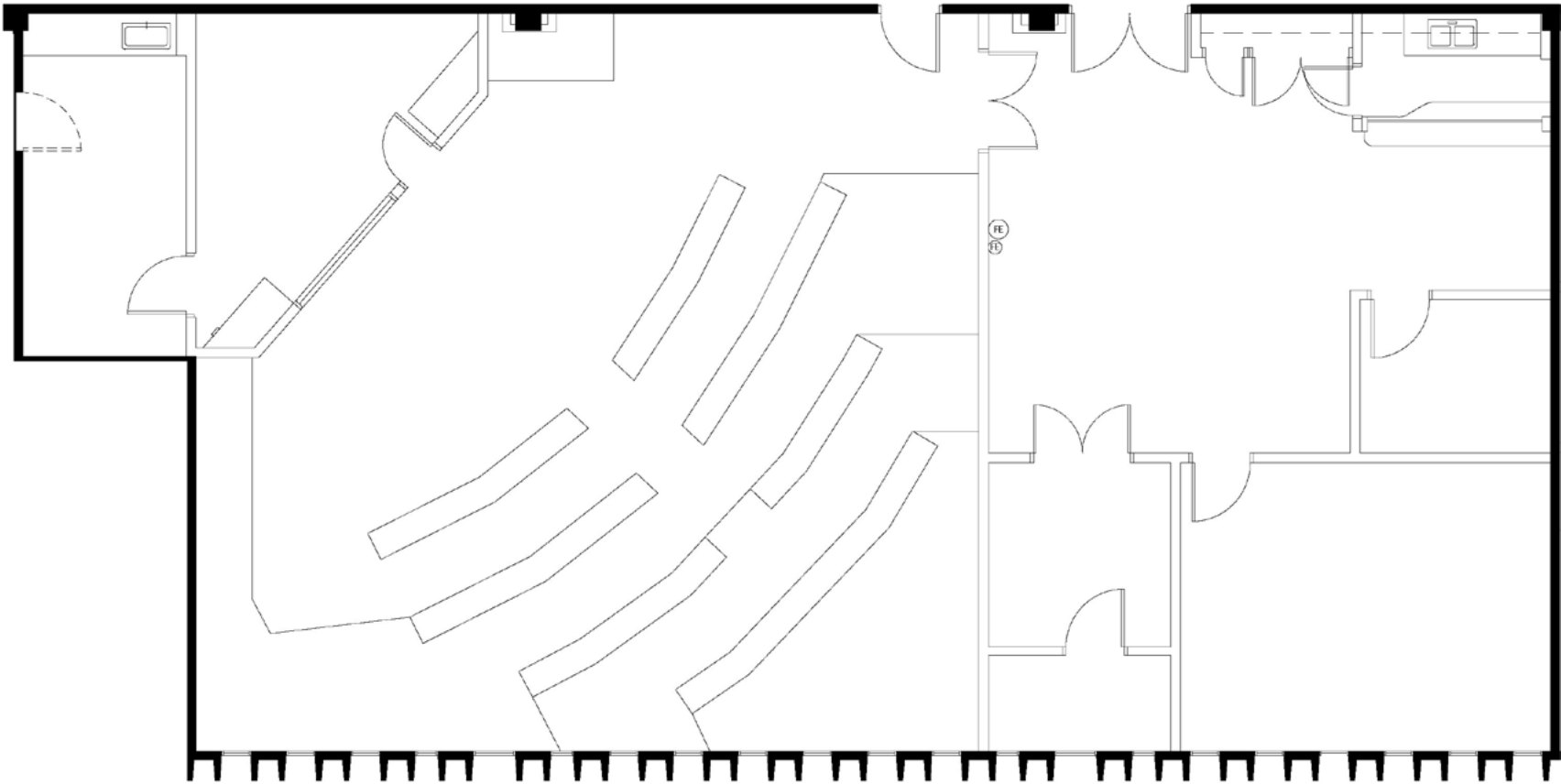
FLOOR
PLAN

SUITE 220 - 929 RSF

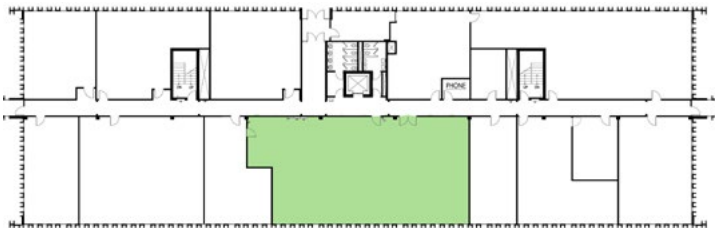


FLOOR
PLAN

SUITE 250 - 3,472 RSF

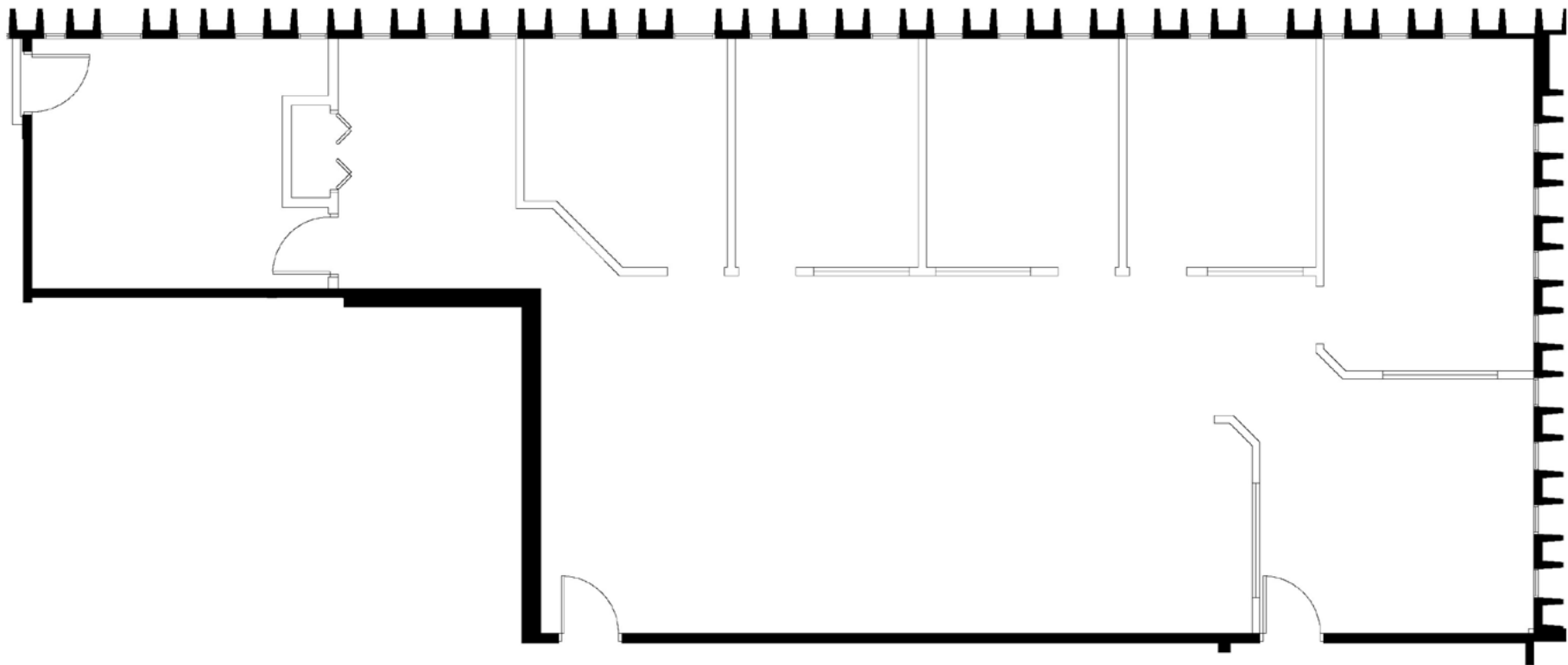


KEY PLAN - 2ND FLOOR



FLOOR
PLAN

SUITE 295 - 2,474 RSF

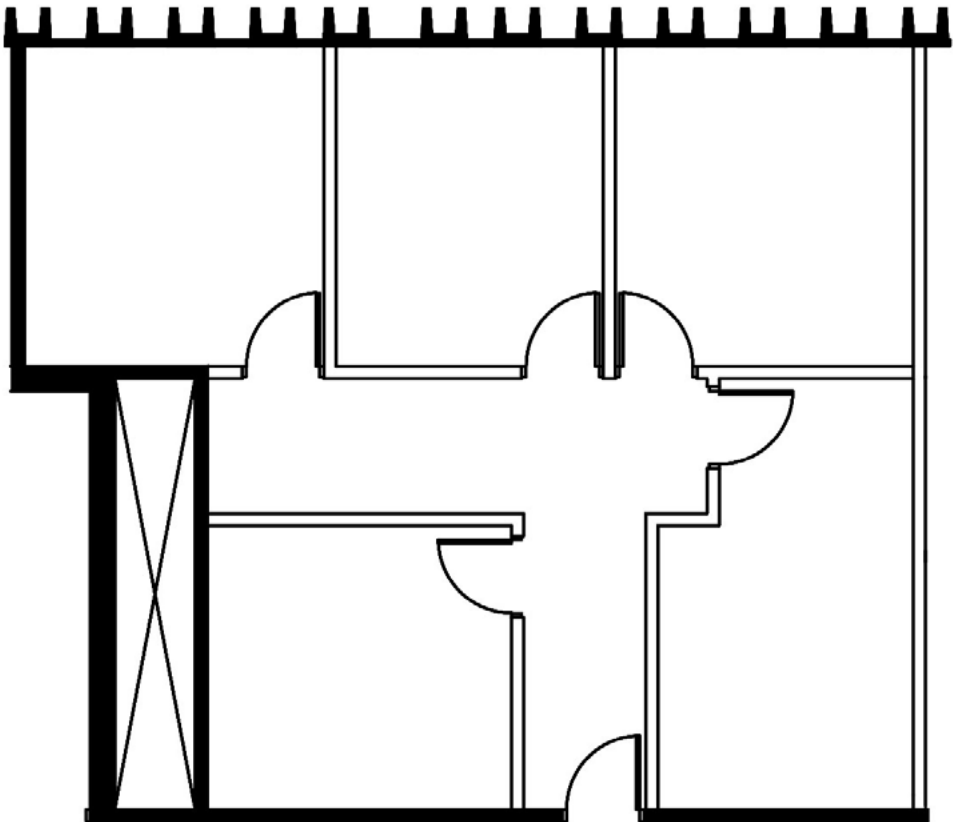


KEY PLAN - 2ND FLOOR

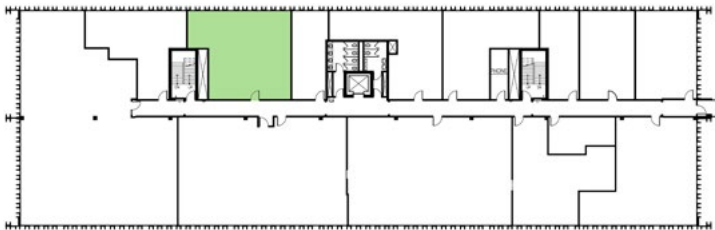


FLOOR
PLAN

SUITE 320 - 1,255 RSF

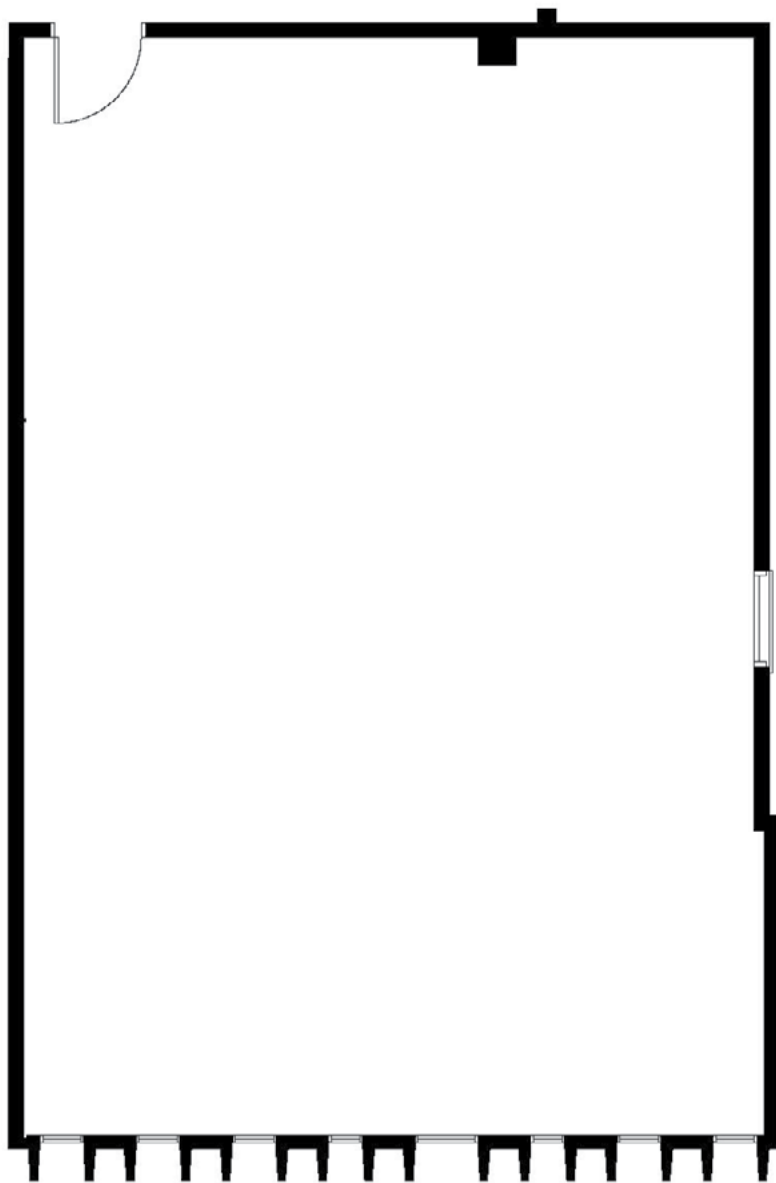


KEY PLAN - 3RD FLOOR

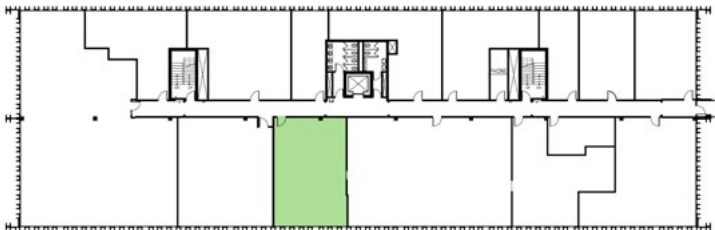


FLOOR
PLAN

SUITE 325 - 1,209 RSF

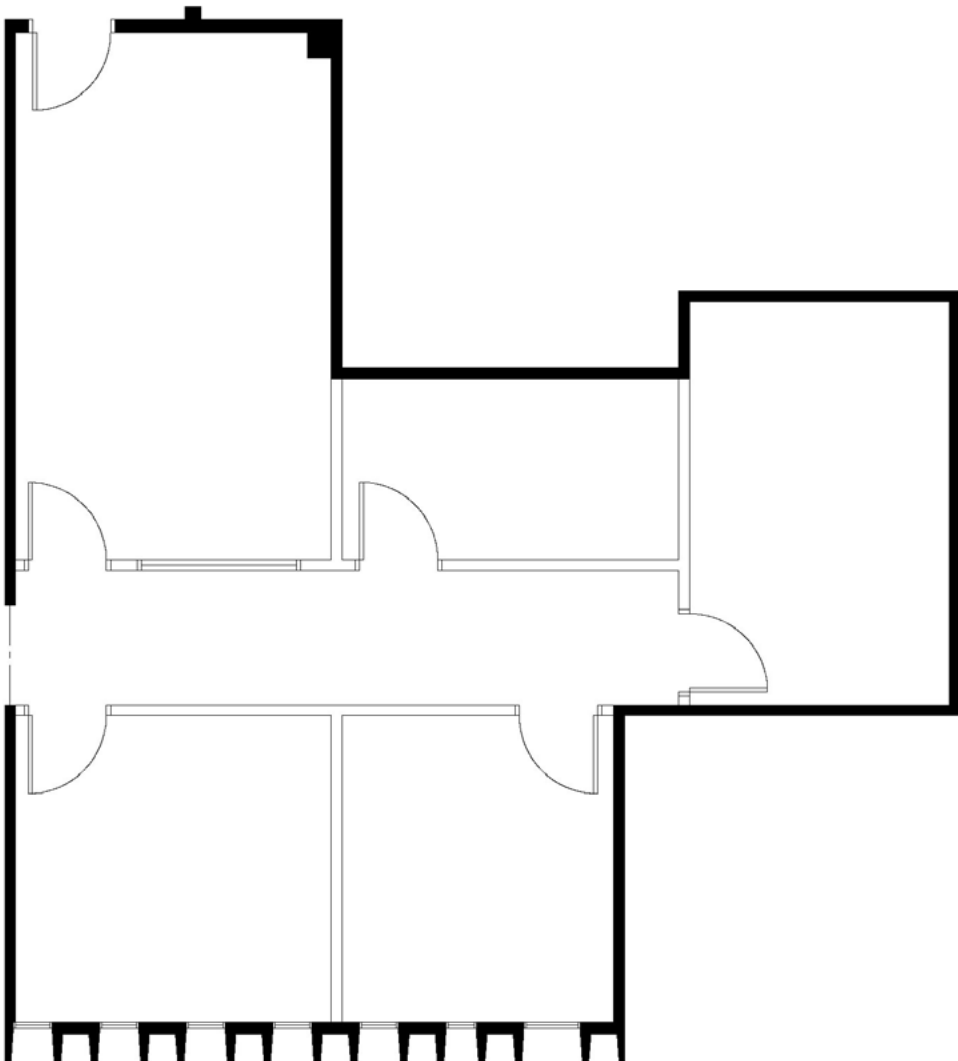


KEY PLAN - 3RD FLOOR

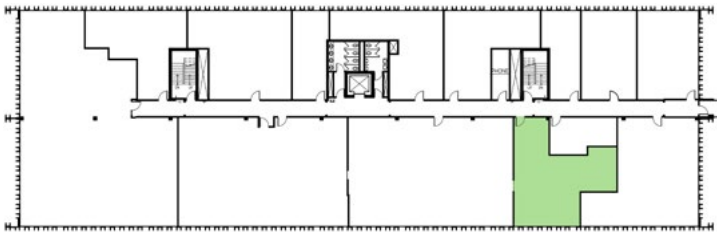


FLOOR
PLAN

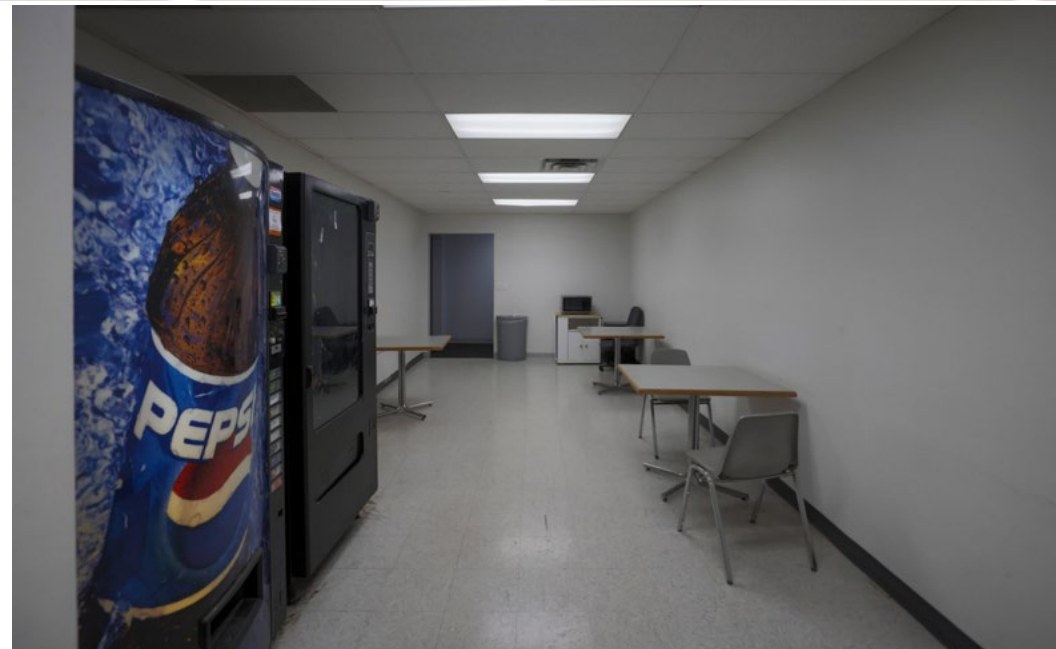
SUITE 355 - 1,153 RSF



KEY PLAN - 3RD FLOOR

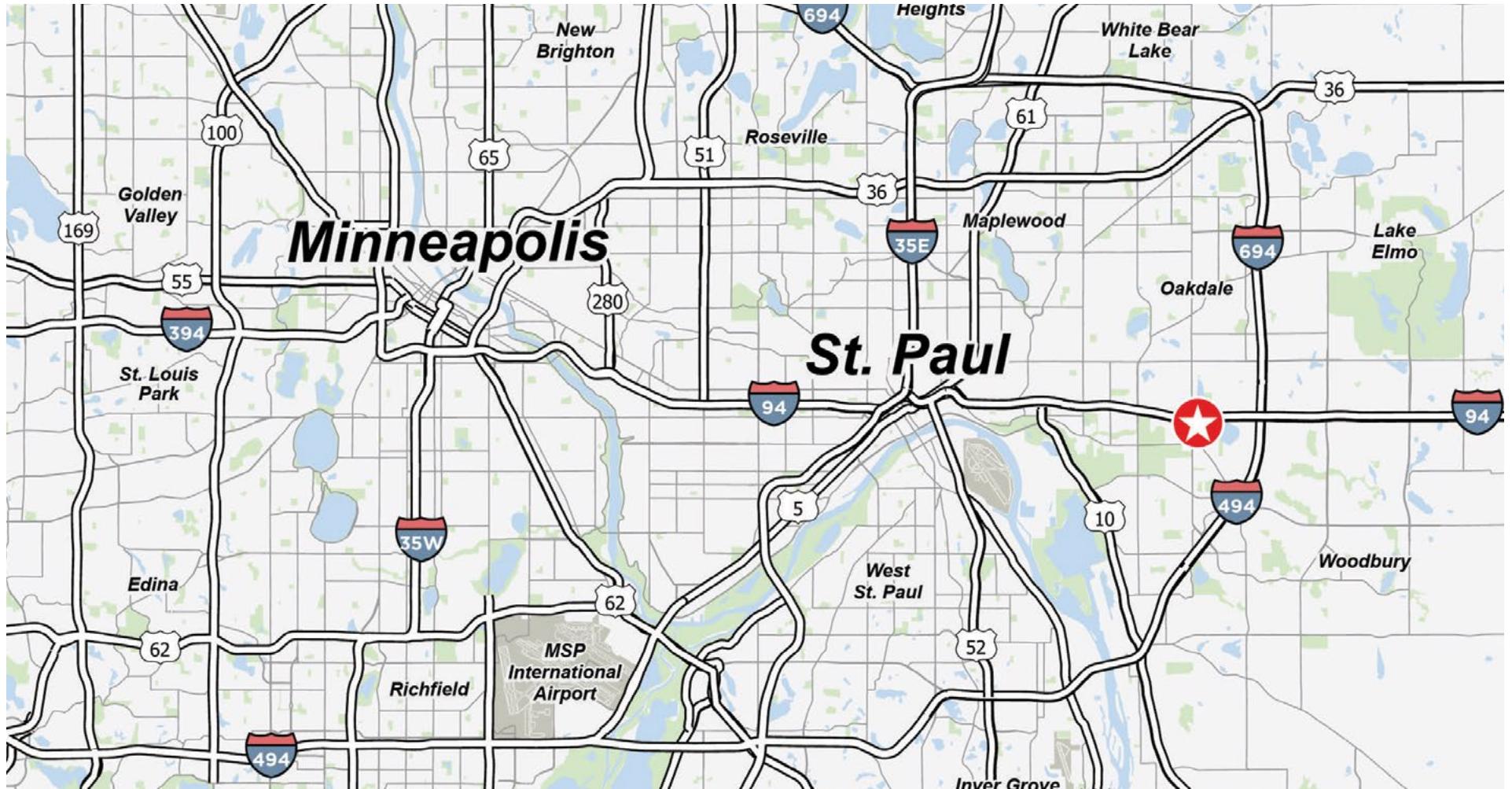


FLOOR
PLAN





AERIAL
MAP



DEMOGRAPHICS (WITHIN 5 MILES)

226,585

Population

\$81,703

Median Household Income

97,820

Daytime Population

LOCATION
MAP

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