

FOR LEASE
**ARDEN HILLS
CORPORATE
CENTER II**

4295 Lexington Avenue North
Arden Hills, MN



Todd Hanson
Senior Director
+1 952 820 8737
todd.hanson@cushwake.com
visit us at: mplscre.com

Jason Sell
Senior Director
+1 952 837 8515
jason.sell@cushwake.com

Ian Thompson
Associate
+1 952 820 8736
ian.t.thompson@cushwake.com

Cushman & Wakefield
3500 American Blvd W Suite 200
Minneapolis, MN 55431
cushmanwakefield.com

Arden Hill Corporate Center II

4295 Lexington Avenue North, Arden Hills, MN

FOR LEASE



Property Highlights

- 48,804 total SF
- 21,774 SF 1st level data center/improved storage
- Dock loading
- Part of a 160,000 SF office park
- Low cost storage space

48,804 SF Building

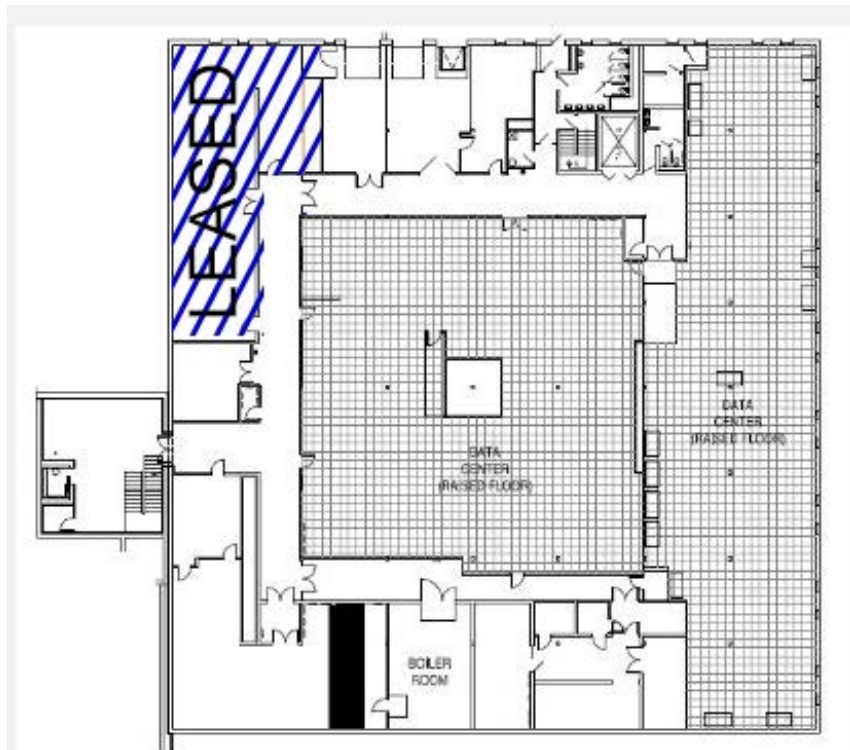
Arden Hill Corporate Center II

4295 Lexington Avenue North, Arden Hills, MN

FOR LEASE



Floor Plan



Lower Level

General Overview

BUILDING INFORMATION

Building Size	48,804 SF
Available Space	21,774 SF
Clear Height	9'
Parking	2.3/1,000 SF
Base Rents	Negotiable
Loading	2 dock high doors
Tax & OE	\$3.77
Comments	Very economical, highly improved lower area storage or data center space

Space Available

Suite #	Total SF	Data Ctr SF	Mech. SF	Loading
Lower Level	21,774	19,074	2,700	1 drive-in 1 dock

Arden Hill Corporate Center II

4295 Lexington Avenue North, Arden Hills, MN

FOR LEASE

