



FLEX OFFICE FOR SALE OR LEASE
**ARDEN HILLS
CORPORATE CENTER III**

4265 LEXINGTON AVENUE NORTH, ARDEN HILLS MN



PROPERTY HIGHLIGHTS

PROPERTY FEATURES

Building Size:	33,000 SF
Space Available:	11,552 SF
PID	223023410017
Year Built:	1997
Ceiling Height:	18' (Current ceiling gird 9'6")
Signage:	Building and Monument available
Parking:	120 Surface Spaces
Reception Area:	Large, built-in desk with 2 story atrium
Kitchen:	Large kitchen with seatings area and natural light
Showers:	Private shower with lockers
Multiple Spaces:	Private offices, open areas, conference rooms available
Roof:	New as of June 2023
Price:	Negotiable
Lease Rate:	Negotiable
2024 Taxes & CAM:	\$5.65 PSF



Exceptional glass line



New roof (June of 2023)



Ability to add drive-in doors



Adjacent to Cummings Park and access to its walking/jogging paths and athletic facilities



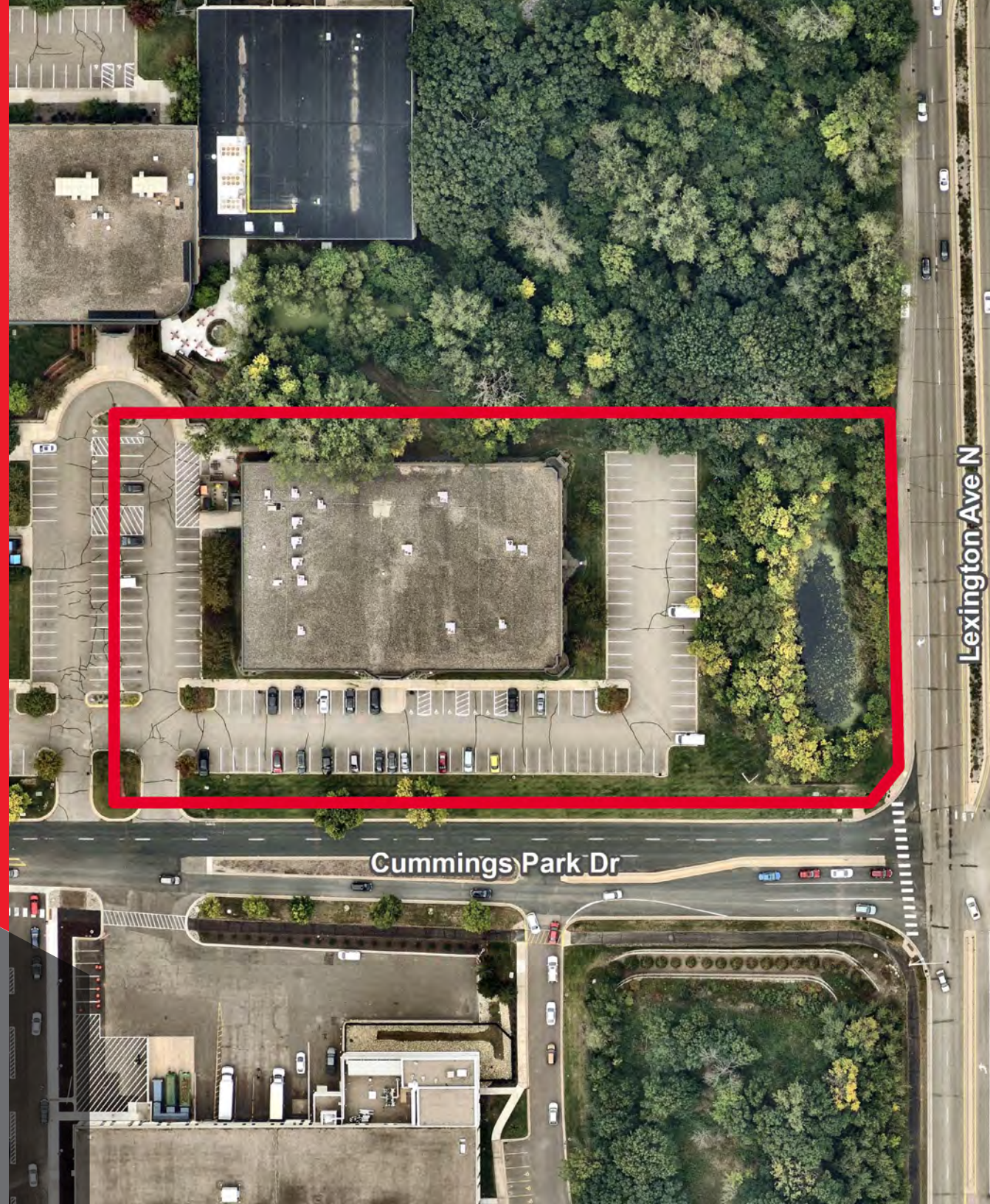
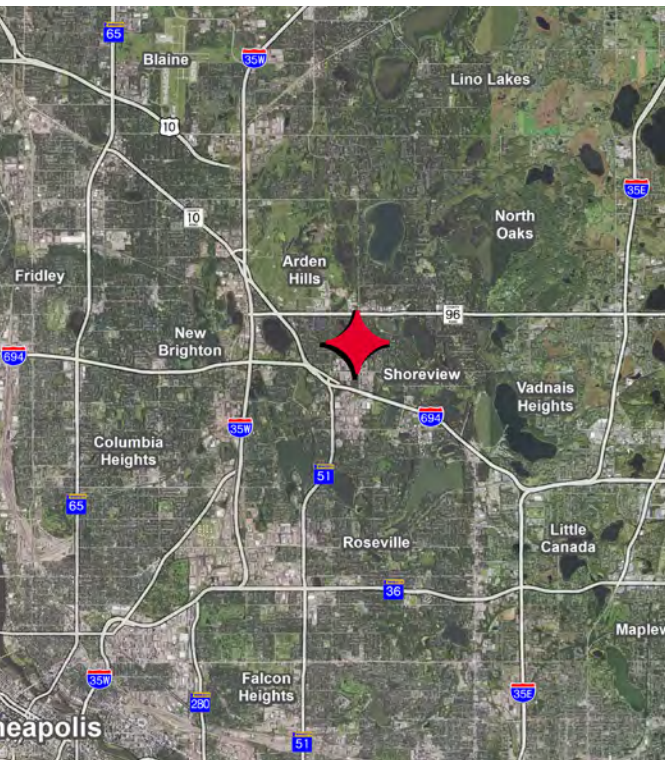
Prominent view from lexington avenue



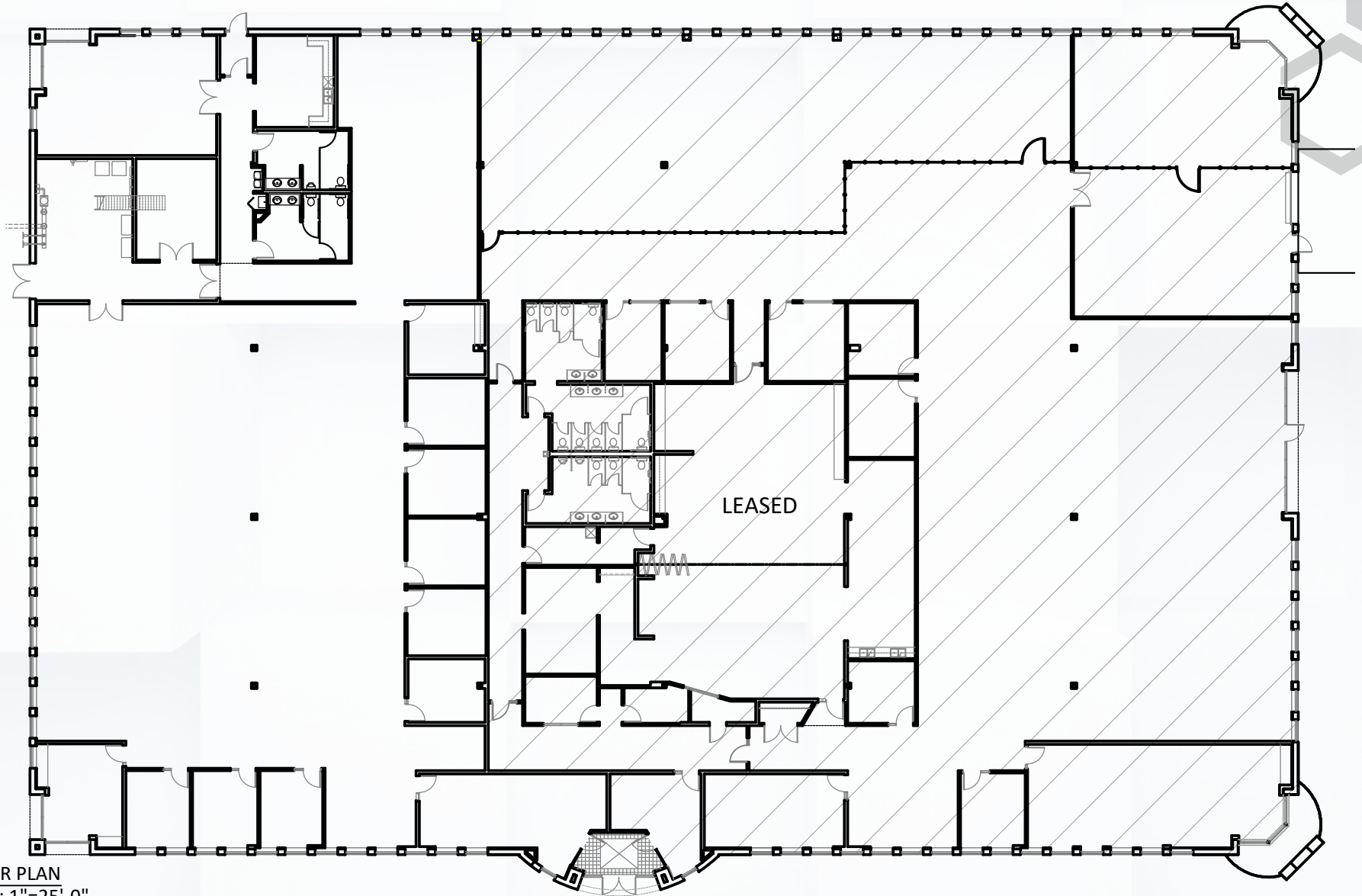
Great corporate branding opportunity



PROPERTY AERIALS

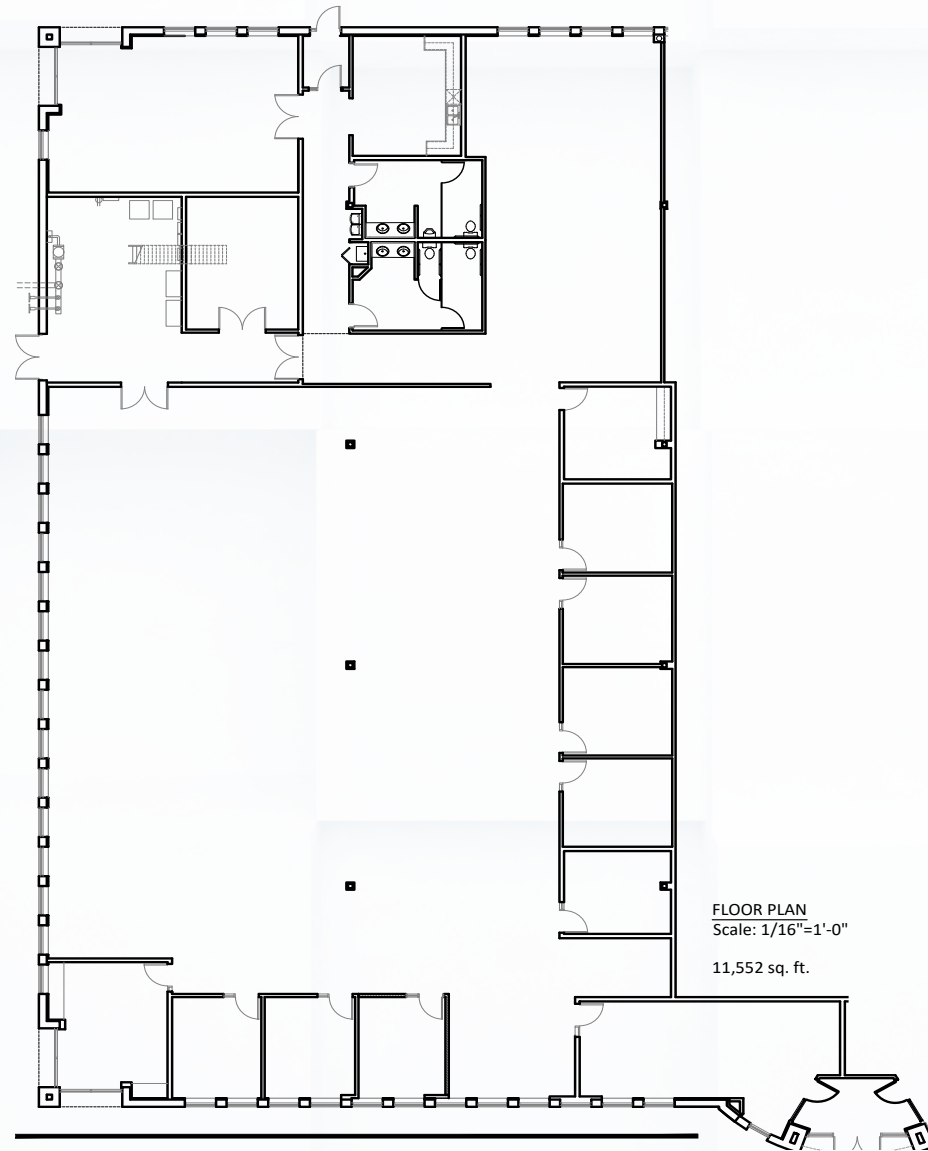


FLOOR PLAN

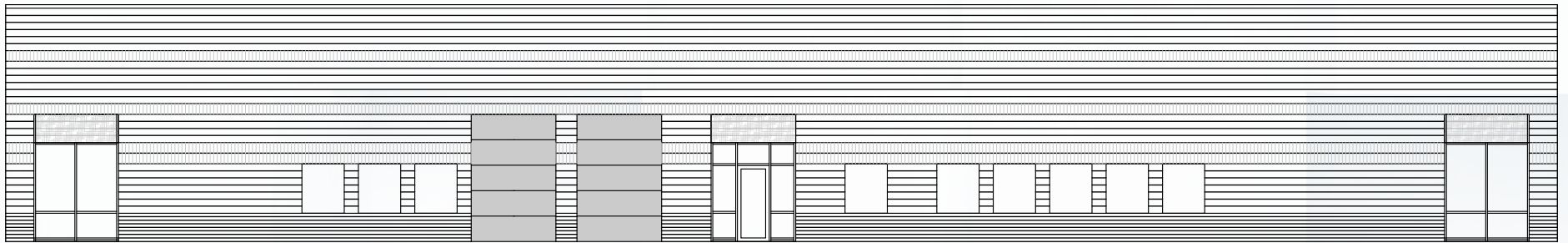


FLOOR PLAN
Scale: 1"=25'-0"

FLOOR PLAN



ELEVATION PLAN



West Elevation

Scale: 3/32" = 1'-0"
Comm. 2023.246.0
Date: 09.05.2023

SITE PLAN





PROPERTY PHOTOS





TODD HANSON
Senior Director
+1 952 820 8737
todd.hanson@cushwake.com
cushmanwakefield.com



JASON SELL
Senior Director
+1 952 837 8515
jason.sell@cushwake.com
cushmanwakefield.com



JORDAN DICK
Senior Associate
+1 952 204 7631
jordan.dick@cushwake.com
cushmanwakefield.com



3500 American Blvd W
Minneapolis, MN 55431
952 831 1000
cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.