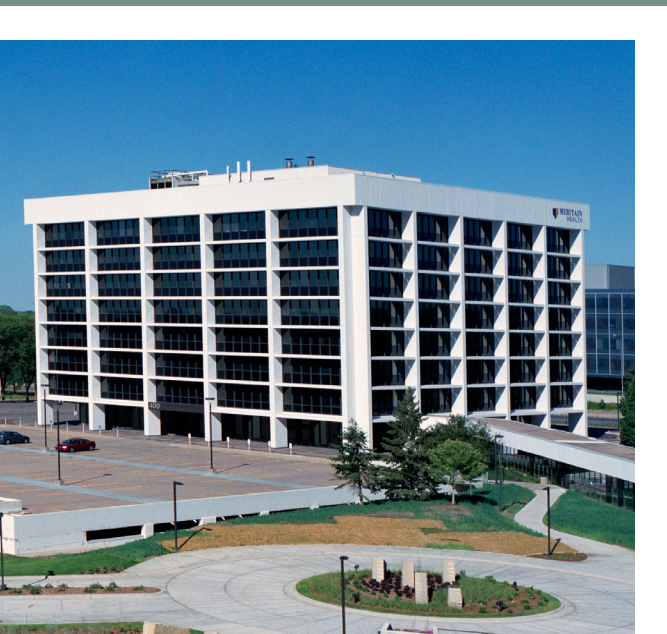




METROPOINT BUILDING 400
400 HIGHWAY 169 SOUTH
ST. LOUIS PARK, MN 55426

METROPOINTMN.COM

BUILDING 400

PROPERTY ADDRESS:

400 Highway 169 South
St. Louis Park, MN 55426

FLOORS:

Eight

BUILDING SIZE:

168,221 RSF

FLOOR PLATES:

22,280 RSF each

EXTERIOR:

Structural concrete with non-reflective glass and anodized metal

PARKING:

644 surface spaces and attached ramp; 59 climate-controlled spaces in heated garage

PASSENGER ELEVATORS:

Three

SERVICE ELEVATORS:

One

LOADING DOCK:

Yes

SECURITY:

24-hour onsite

NET RENTAL RATES:

\$15.50 - \$16.50 PSF

2026 EST. CAM & REAL ESTATE TAX:

\$8.96 PSF operating

\$2.05 PSF taxes

\$11.01 PSF total

HVAC:

Modified VAV system with energy management controls

ELECTRICAL:

Low voltage: 3.66 watts PSF

High voltage: 8.44 watts PSF

FIRE/LIFE SAFETY:

Fully sprinklerized with two fire-rated, pressurized stairwells to exterior

TELECOMMUNICATION:

Cable and fiber optics available

AMENITIES:

Superior onsite campus amenities include:

- Cafeteria
- Café and coffee shop
- Fitness Center with showers and locker rooms
- State-of-the-art conference and training center

LEASING

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