



Colliers



The Oaks Office Center

For Lease

Nick Leviton, SIOR

Senior Vice President
+1 952 897 7843
nick.leviton@colliers.com

Claire Roberts, SIOR

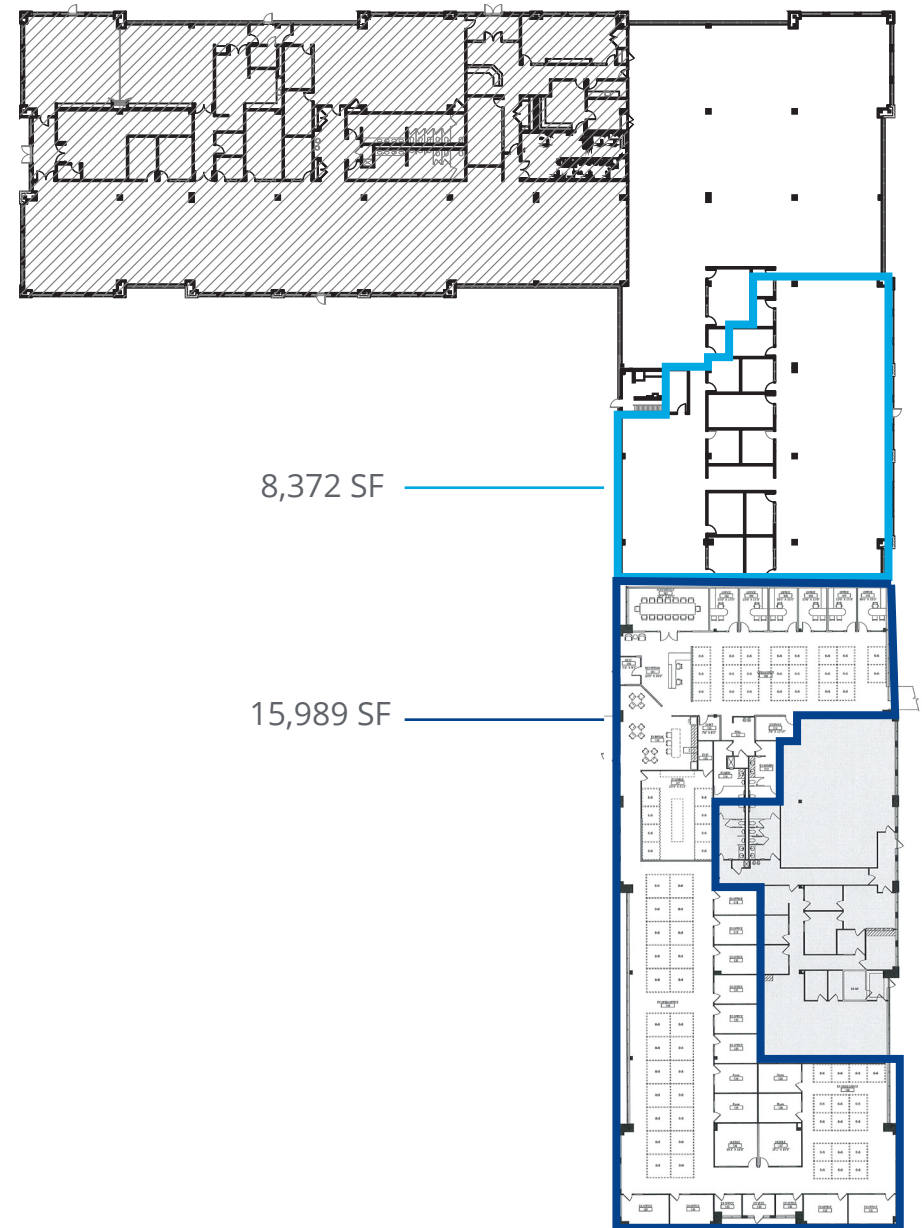
Vice President
+1 952 897 7763
claire.roberts@colliers.com

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com

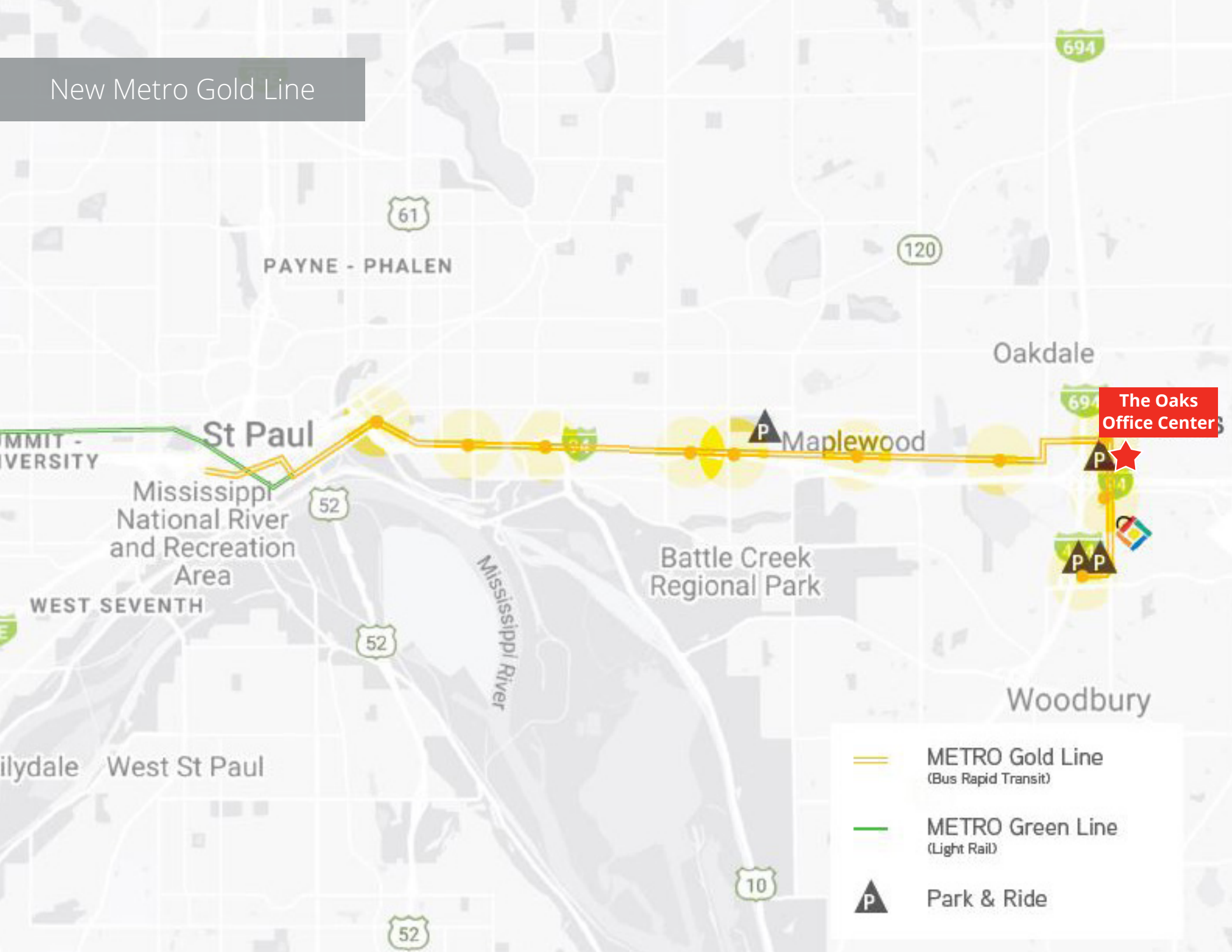
Property Highlights

- Excellent glass line
- 10' drop ceiling
- Fully sprinklered
- Building/monument signage
- High visibility to I-94
- Easy access to I-94
- Close proximity to retail and restaurant amenities

Address	7755 3rd St N, Oakdale, MN
Building Size	59,656 SF
Site Size	5.04 acres
Year Built	2007
Parking	5/1,000 SF
Available	8,372 SF (Divisible to 3,500 SF) 15,989 SF (Divisible to 3,00 SF)
Net Rate	\$14.00 PSF
Tax & OPEX	\$11.00 PSF (includes gas, electricit, janitorial, and HVAC repair and replacement)



New Metro Gold Line





1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com

Nick Leviton, sior
Senior Vice President
+1 952 897 7843
nick.leviton@colliers.com

Claire Roberts, sior
Vice President
+1 952 897 7763
claire.roberts@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.