



I-694 and Highway 5 | Oakdale, MN 55128

4FRONT Technology + Office Campus

1,956 –7,822 SF SUBLEASE OPPORTUNITY

Michael Anderstrom

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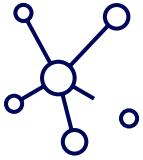
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Accelerating success.

4FRONT Technology + Office Campus



CAMPUS OVERVIEW

Central Location. Cutting Edge Innovation.

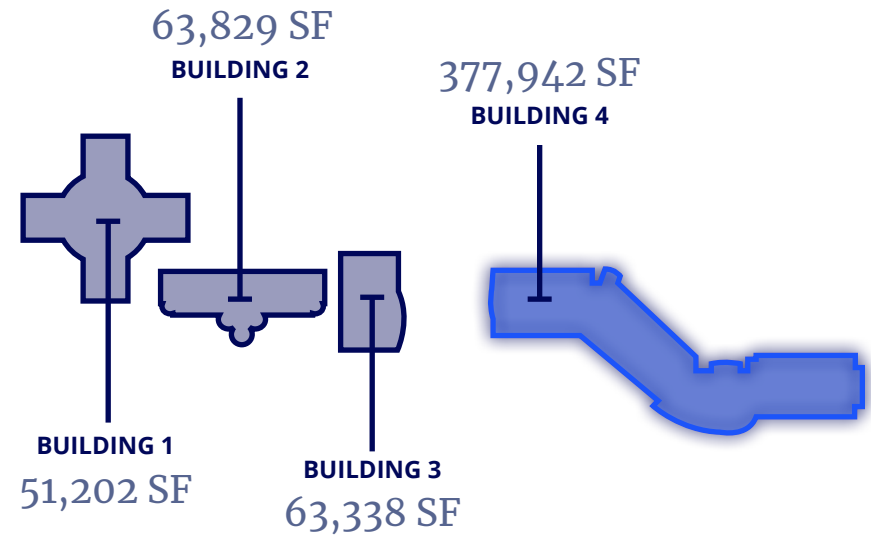
Situated on a beautiful 122 acre site, the **4Front Campus** offers a **leading edge algorithm** formulated to **attract and retain talented employees**.

Four Buildings 550,000 Total Square Feet

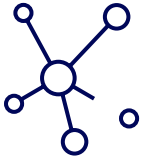
CAMPUS HIGHLIGHTS

- Highly visible and accessible from I-694 and Highway 14
- Award-winning design with modern, updated finishes throughout
- 10,000 - 90,000 contiguous square feet available
- Up to 80,000 square feet of finished lab space
- New, local long-term ownership (Slumberland)
- Incubology, a world-class high tech incubator

4FRONT VIDEO



4FRONT Technology + Office Campus



CAMPUS AMENITIES

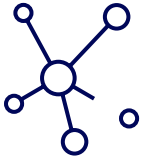
Class A Amenities

4FRONT offers **superior campus amenities** designed to **attract and retain talented employees**.

- Large open cafeteria and patio dining area
- Updated lounge areas
- Coffee Bar
- Fitness center with lockers and showers
- Fully equipped conference facilities
- Climate controlled walkways
- Open office areas
- Abundant free parking
- Bike and motorcycle parking
- Green space with outdoor garden and nearly 2 miles of walking trails
- Beautiful 122 acre setting
- Electric car charging stations
- High Speed Internet
- Comcast | Century Link | Direct TV
- 24/7 security with on-site personnel
- FedEx and UPS pick-up, drop-off and secure package holding areas



4FRONT Technology + Office Campus



CAMPUS HIGHLIGHTS

Location

- Just minutes to major corporations including 3M, Medtronic, H.B. Fuller, Land O'Lakes, Abbott
- 5 minutes to abundant retail amenities in Woodbury
- Within 20 miles of MSP International Airport
- 10 miles to downtown St. Paul
- 20 miles to downtown Minneapolis
- Convenient freeway access
- Close proximity to hotels and restaurants

Equipment and Services

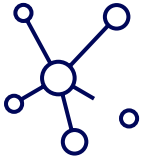
- 24/7 on-site personnel
- Building security system
- Access card tracking
- Security cameras
- On-site property management
- On-site mechanical and electrical services
- Back-up generators capability
- HVAC controlled data centers
- Loading docks

Laboratory Space

- Wet/Dry laboratory space
- Temperature/Humidity test chambers
- Flammable storage area
- Chemical ordering, delivery and tracking
- Hazardous waste management



4FRONT Technology + Office Campus



BUILDING 4 Overview

Address 3510 Hopkins Pl N, Oakdale, MN 55128

Year Built 1998

Net Rentable Area

Office	127,494 SF
Meeting Rooms	30,877 SF
Common Area	114,010 SF
Lab (Wet & Dry)	105,561 SF
Total	377,942 SF

Gross Building Area 397,786 SF

Occupancy 71%

Floors 4

R/U Factor 15%

Incubology **World-Class High Tech Incubator**

A high quality, move-in environment will support:

- Start-ups
- Established companies searching for innovative, collaborative space
- IT and software developers looking for dedicated high tech working space

**Click for Details:
Building 4 - Mechanical &
Interior Information**



4FRONT BUILDING 4

SUBLEASE Opportunity

**Space Available for
SUBLEASE or
DIRECT LEASE**

1,956 – 7,822 RSF

2D 2,933 RSF [North Wet Lab](#)

2D 2,933 RSF [South Wet Lab](#)

1B 1,956 RSF [Cleanroom](#)

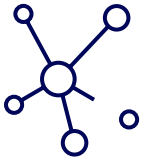
Total 7,822 RSF

Lease Expiration February 28, 2029

Date Available Immediately

Rate Negotiable

4FRONT Technology + Office Campus



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SUBLEASE or
DIRECT LEASE

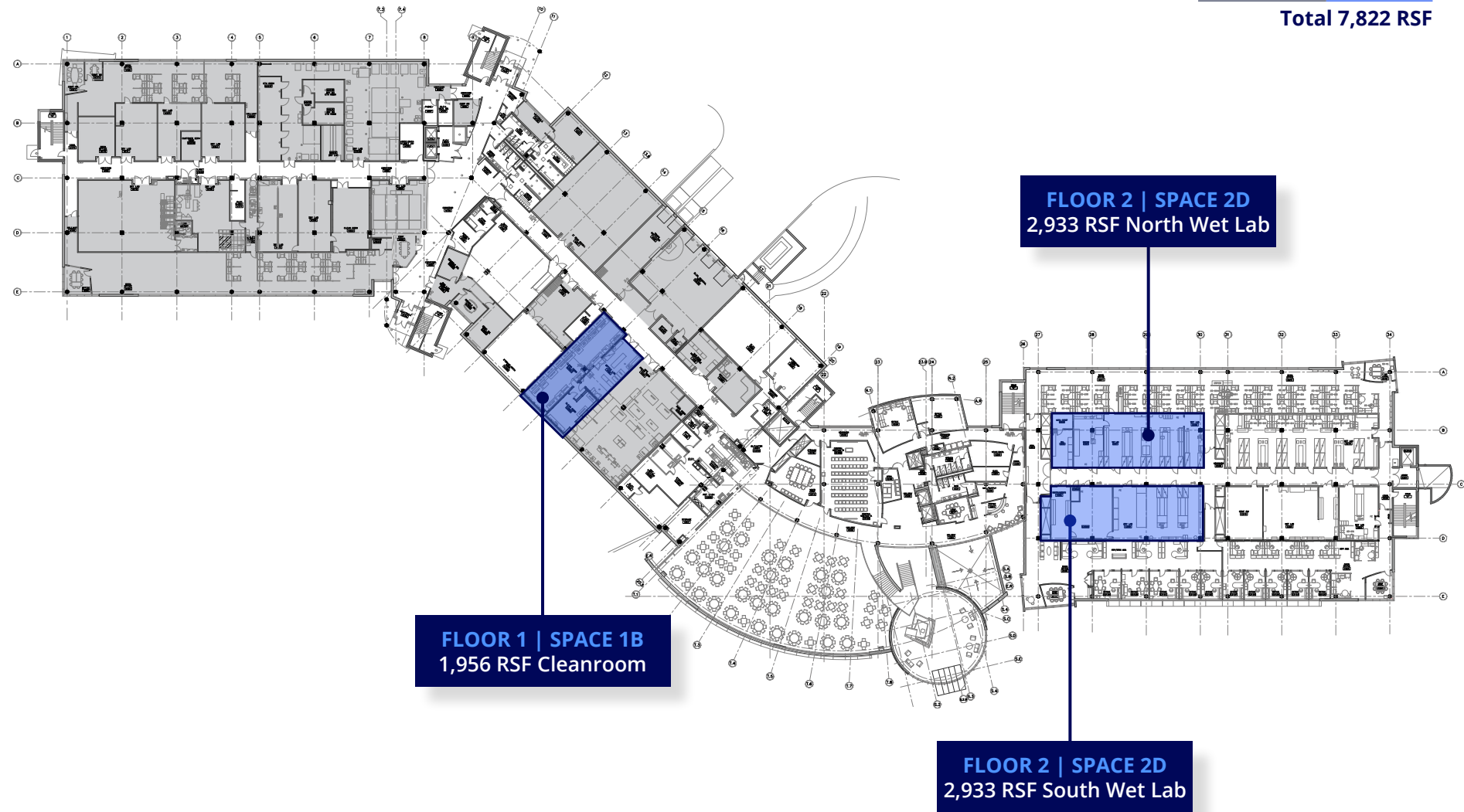
1,956 – 7,822 RSF

2D 2,933 RSF [North Wet Lab](#)

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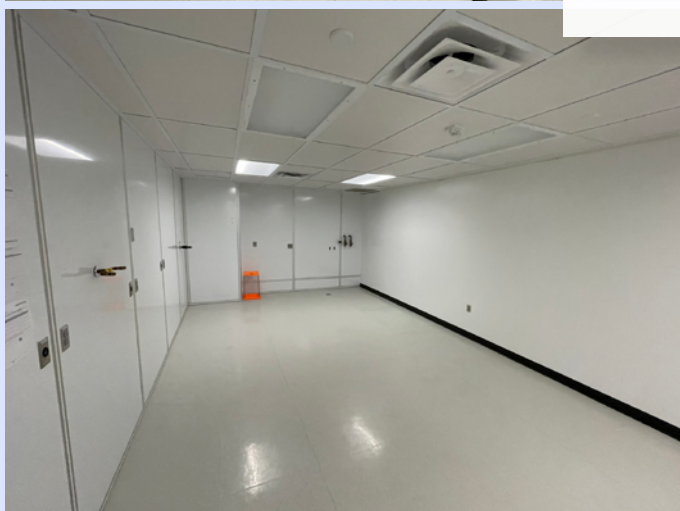
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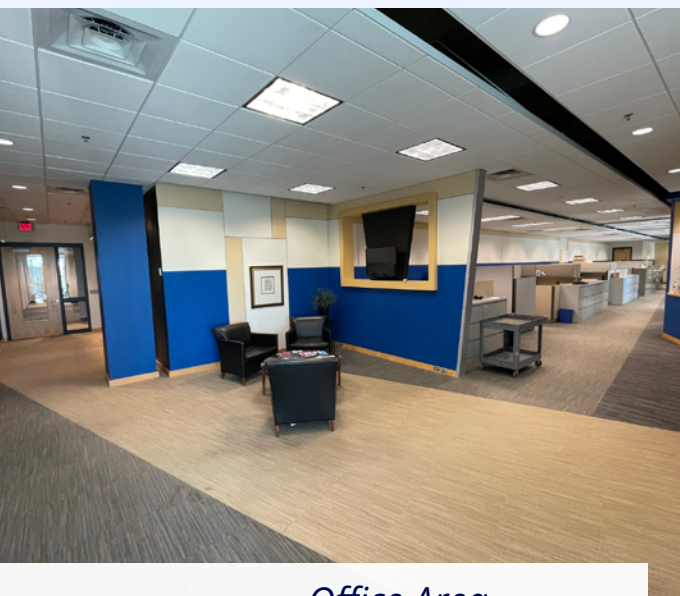
Total 7,822 RSF





Wet Labs and Cleanroom Areas





Office Area



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For more information, contact:



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