



I-694 and Highway 5 | Oakdale, MN 55128

4FRONT Technology + Office Campus

1,956 – 12,335 SF SUBLEASE OPPORTUNITY

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Associate VP | Minneapolis-St. Paul

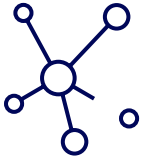
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Accelerating success.

4FRONT Technology + Office Campus



CAMPUS OVERVIEW

Central Location. Cutting Edge Innovation.

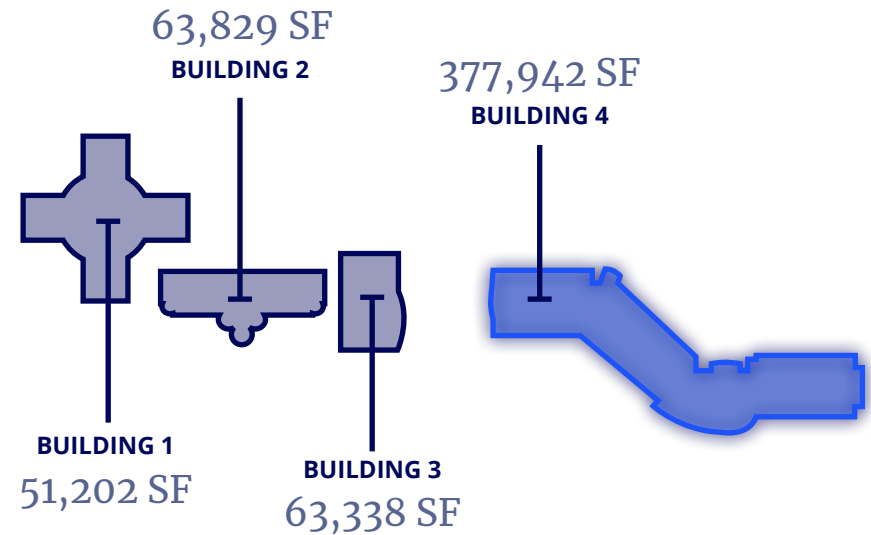
Situated on a beautiful 122 acre site, the **4Front Campus** offers a **leading edge algorithm** formulated to **attract and retain talented employees**.

Four Buildings 550,000 Total Square Feet

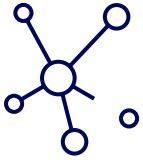
CAMPUS HIGHLIGHTS

- 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

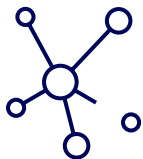
Class A Amenities

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

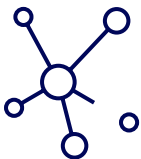
- 24/7 on-site personnel
- Building security system
- Access card tracking
- Security cameras
- On-site property management
- On-site mechanical and electrical services
- Back-up generators capability
- HVAC controlled data centers
- Loading docks

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

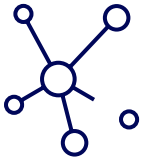


4FRONT BUILDING 4

SUBLEASE Opportunity

Space Available for SUBLEASE or DIRECT LEASE	1,956 – 12,335 RSF 2D 2,933 RSF North Wet Lab 2D 2,933 RSF South Wet Lab 2D 4,513 RSF South Office <u>1B 1,956 RSF Cleanroom</u> Total 12,335 RSF
Lease Expiration	February 28, 2029
Date Available	January 1, 2026
Rate	Negotiable

4FRONT Technology + Office Campus



Space Available for
SUBLEASE or
DIRECT LEASE

1,956 – 12,335 RSF

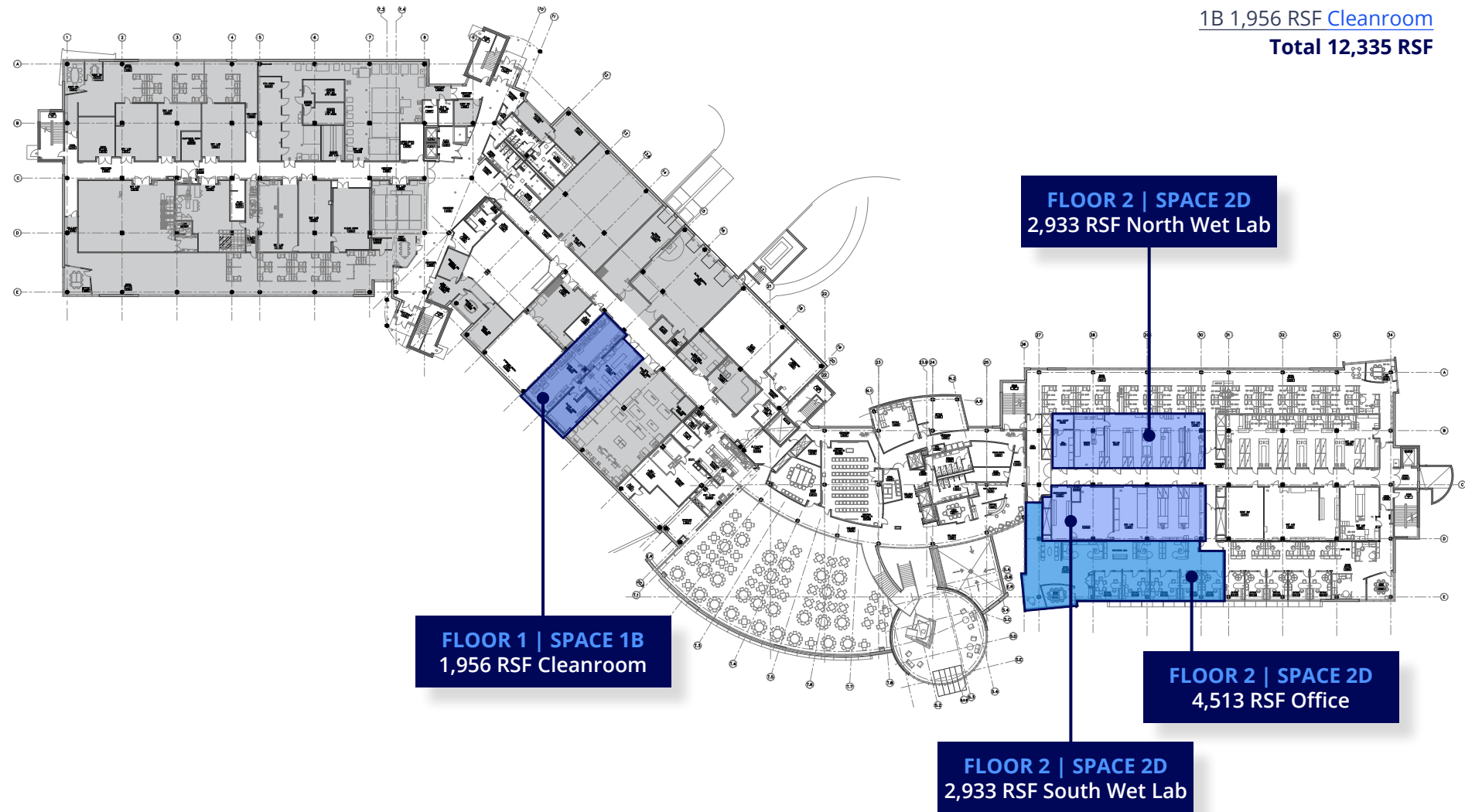
2D 2,933 RSF [North Wet Lab](#)

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

2D 4,513 RSF [South Office](#)

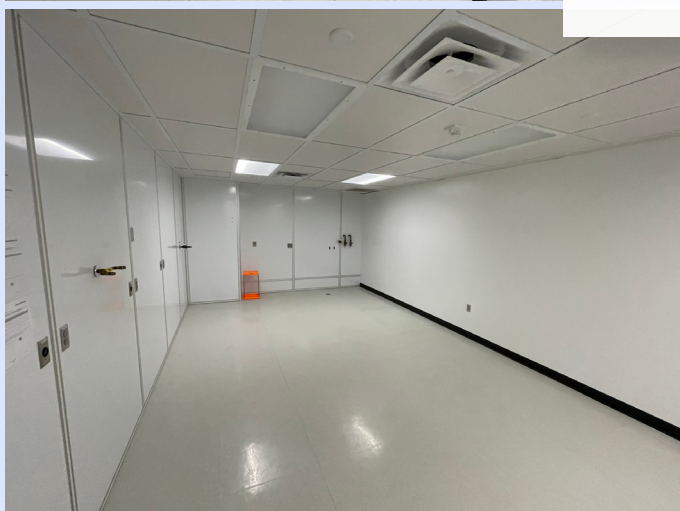
1B 1,956 RSF [Cleanroom](#)

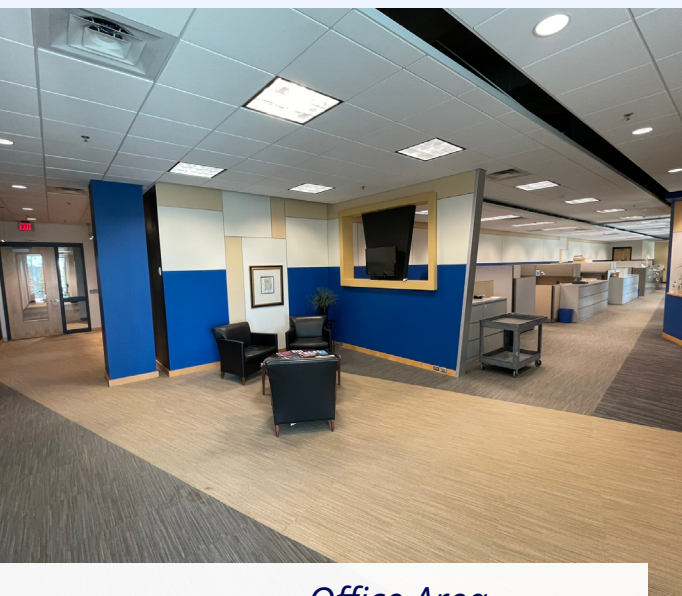
Total 12,335 RSF





Wet Labs and Cleanroom Areas





Office Area



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For more information, contact:



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