



Technology + Office Campus

I-694 and Highway 5 | Oakdale, MN 55128



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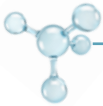
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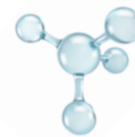
Mobile: 651 734 5468



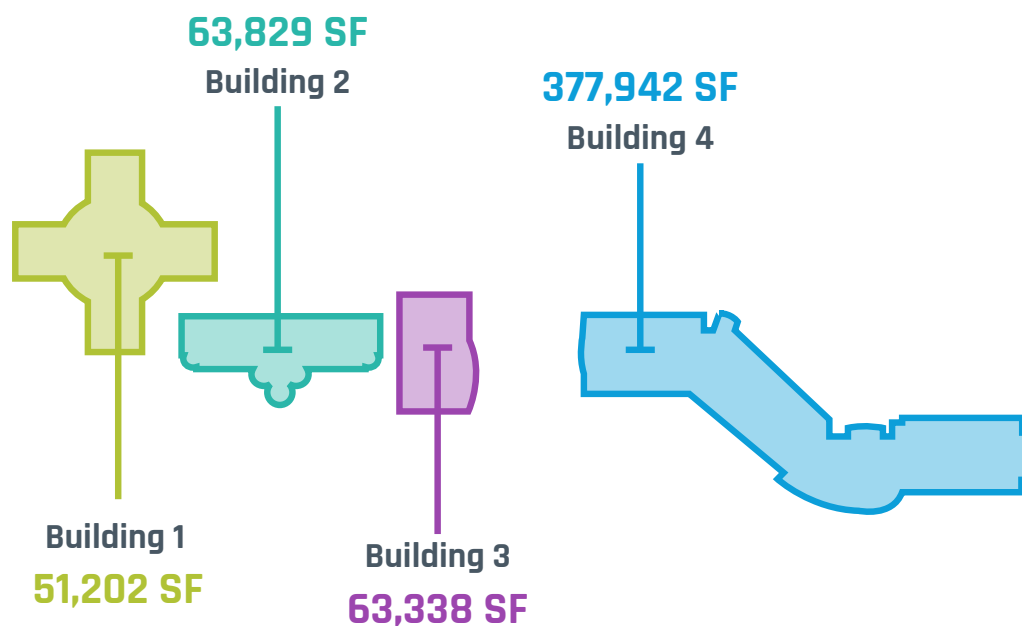


Campus Overview

4Front | Technology + Office Campus
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.



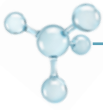
CAMPUS MAP

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](#)

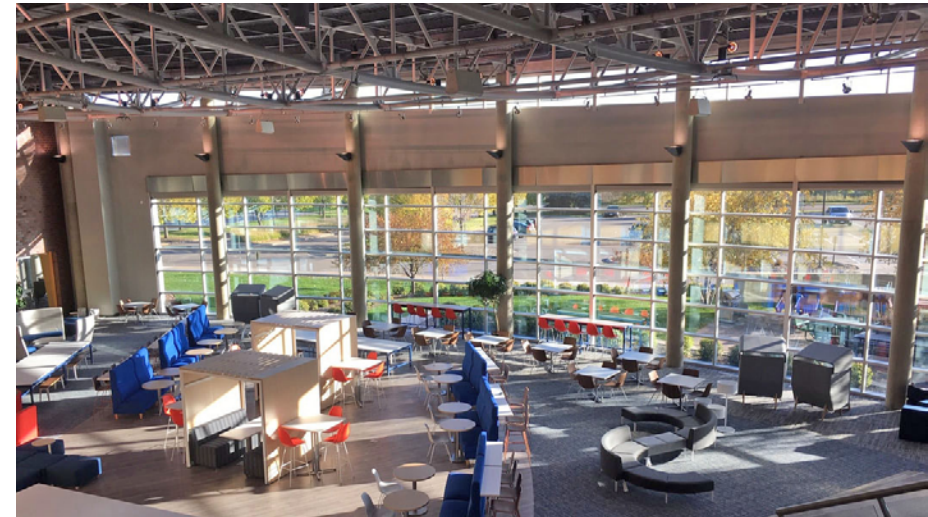


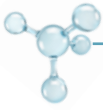
Campus Amenities

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





Campus Amenities

Building 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

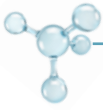
Laboratory Space

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

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





Building 4 Overview

General 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](#)

Construction Overview

Developer Imation

Parcel Number 170292114005 - Washington County, MN

Foundation Concrete spread footings and foundation walls

Parking 1,133 stalls

Parking Ratio 3.10 / 1,000 SF

Loading Dock Main dock has three (3) bays (with dock levelers) for shipping and receiving. One bay for trash compactor and recycling. One single dock (with dock levelers) for receiving and shipping chemicals.

Roof Structure Steel roof decking over standard steel bar joists supported by steel columns; rigid insulation and a built up roof.

Exterior Brick veneer cavity walls over cold formed steel framing

Framing Brick veneer cavity walls over cold formed steel framing

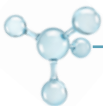
Roof 4-ply built-up roof

Floors 5" slab between 16" deep concrete joists. 100 psf Live Load.

Windows 1" sealed insulating glazing units with argon filled 1/2" air space and low-e coating. Aluminum glazing frames.

Ceiling Heights 9' and 10' with painted/exposed structure in lab and other areas. 14' clear to deck.

Stairwells Five (5) emergency egress stairwells. One (1) monumental feature staircase at lobby and cafeteria.



Building 4 Incubology

World-Class High Tech Incubator

The fully developed space will consist of:

- Dedicated state-of-the-art wet and dry labs
- Clean rooms
- Individual offices
- IT development and collaborative sharing spaces

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

Incubology brings:

- Pharma, biotech, medtech, nanotech, chemistry, IT and related

Examples of Life Science suites leased by 4Front Tenants

Clean Room Facilities

- 800+ square foot, Class 100 Clean Room
- 2,000+ square foot, Class 10,000 Clean Room
- Gowning area attached to clean room
- 1 ton hoist to move equipment
- Process chilled water, vibration isolation pads and pedestals
- Emergency back-up power
- Compressed air and N2
- Spot ventilation duct

Synthetic Chemistry Facilities

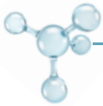
- 9 separate rooms with facilities for wet chemistry work
- Labs range in area from 150 to 2,500 square feet
- Each lab has facilities for DI water, N2 gas, air chilled water, flammable and non-flammable chemicals storage, safety equipment such as fire extinguishers and eye wash stations
- Safety showers
- One lab is specially suited for scale-up work and has a walk-in floor to ceiling hood
- Facilities for receiving and shipping chemicals
- Controlled central chemicals storage area with spill containment

Analytical Facilities

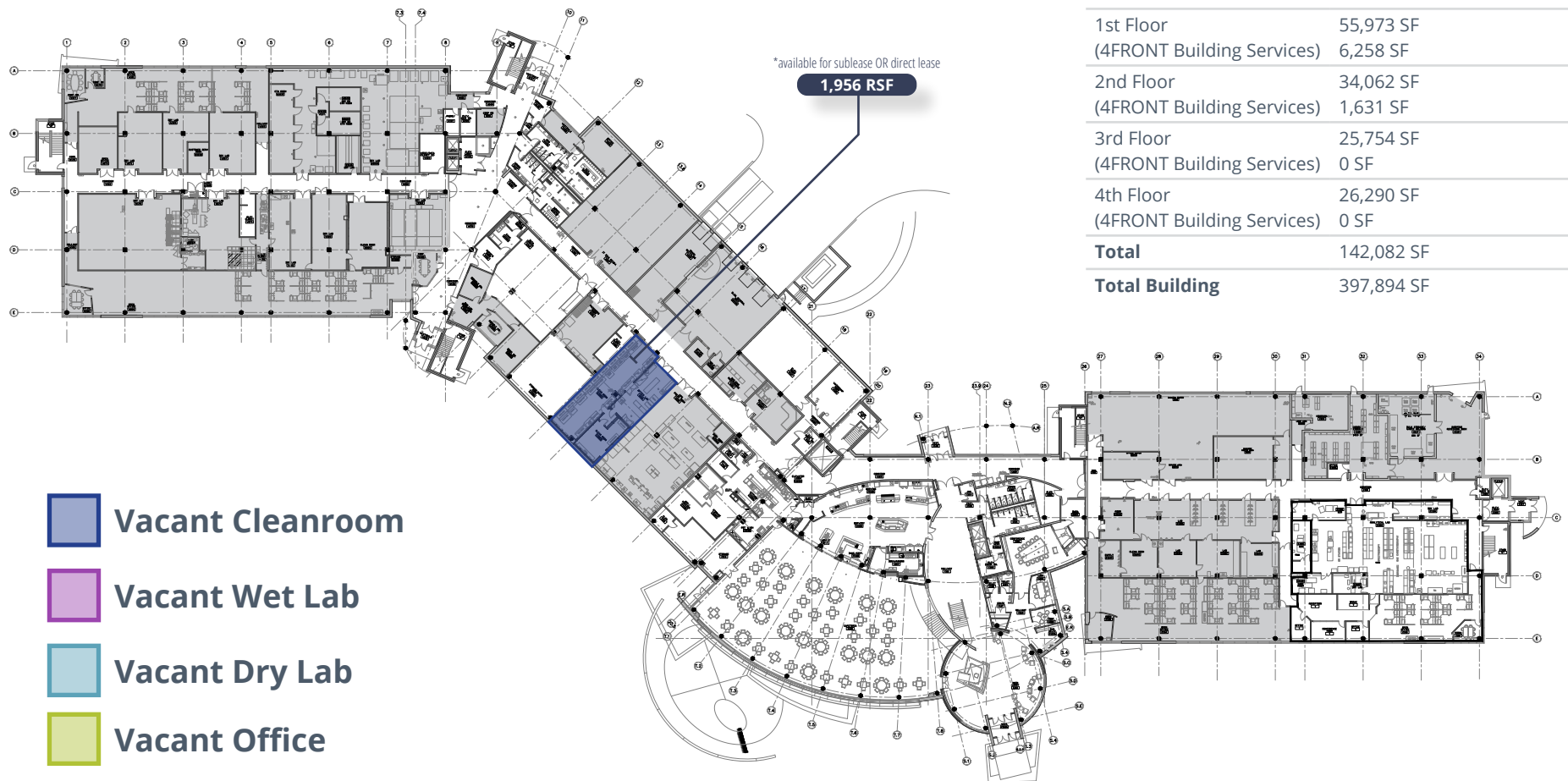
- Chemical analysis includes FTIR, Raman, UV-Vis, GC, GC-MS, HPLC, GPC, XRF and EDS
- Physical analysis including mechanical properties, surface analysis (Wyko and AFM), Thermal Analysis (DMA, DSC, TMA), surface area, porosity etc.
- Microscopy including optical microscopy, SEM, AFM, Laser confocal microscopy
- Numerous environmental and walk-in environmental chambers with data access (temperature and humidity control)

Chemical Compounding Facility

- Specially constructed 4,000+ square foot compounding area with conductive floors
- Walls specially constructed to blow out in case of an accident
- Floors constructed to contain and channel spills to central location
- Explosion proof electrical wiring and switches
- Change room with showers and lockers adjacent to compounding room



Building 4 First Floor Plan



Total Usable Area

1st Floor	51,086 SF
2nd Floor	63,401 SF
3rd Floor	70,861 SF
4th Floor	70,467 SF
Total	255,815 SF

Total Common Area

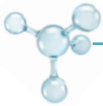
1st Floor	55,973 SF
(4FRONT Building Services)	6,258 SF
2nd Floor	34,062 SF
(4FRONT Building Services)	1,631 SF
3rd Floor	25,754 SF
(4FRONT Building Services)	0 SF
4th Floor	26,290 SF
(4FRONT Building Services)	0 SF

Total 142,082 SF

Total Building 397,894 SF

-  Vacant Cleanroom
-  Vacant Wet Lab
-  Vacant Dry Lab
-  Vacant Office

Currently Available: 1,956 RSF



Building 4 Second Floor Plan



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2nd Floor	63,401 SF
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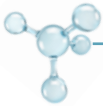
*available for sublease OR direct lease

2,933 RSF

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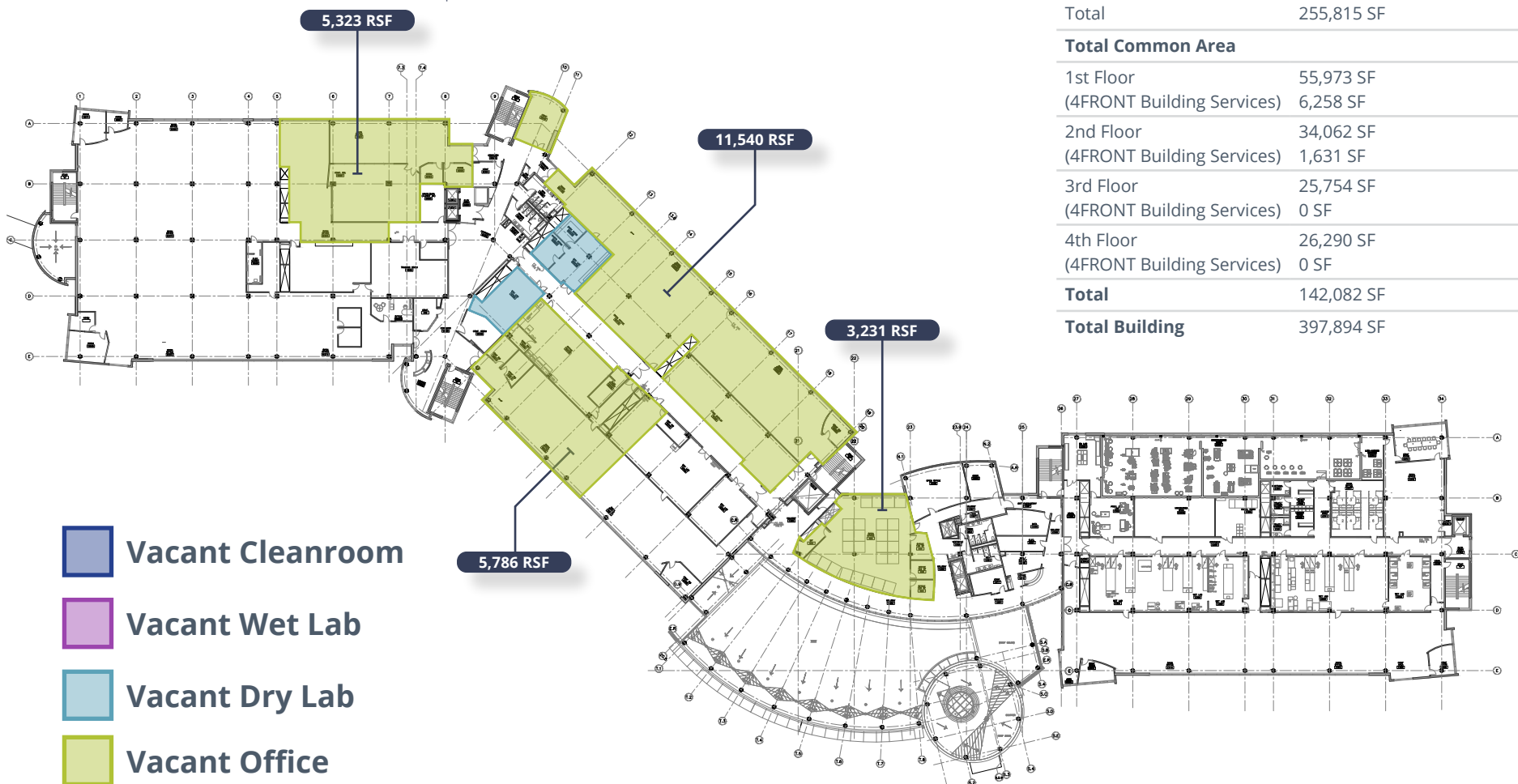
*available for sublease OR direct lease

Currently Available: 48,925 RSF



Building 4 Third Floor Plan

*divisible to 3,500 RSF of office space



Total Usable Area

1st Floor	51,086 SF
2nd Floor	63,401 SF
3rd Floor	70,861 SF
4th Floor	70,467 SF
Total	255,815 SF

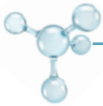
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3rd Floor	25,754 SF
(4FRONT Building Services)	0 SF
4th Floor	26,290 SF
(4FRONT Building Services)	0 SF

Total 142,082 SF

Total Building 397,894 SF

Currently Available: 25,880 RSF



Building 4 Fourth Floor Plan



Currently Available: 28,225 RSF

Total Usable Area

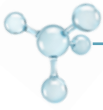
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Total Common Area

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(4FRONT Building Services)	1,631 SF
3rd Floor	25,754 SF
(4FRONT Building Services)	0 SF
4th Floor	26,290 SF
(4FRONT Building Services)	0 SF

Total 142,082 SF

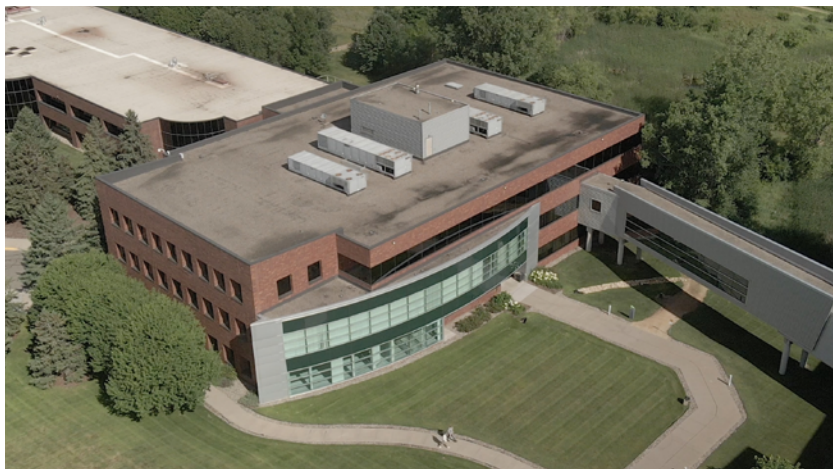
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Building 3 Overview

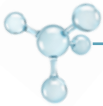
General Overview

Address	3505 High Point Dr N, Oakdale, MN 55128
Year Built	1997
Net Rentable Area	55,077 SF
Gross Building Area	63,338 SF
Occupancy	92%
Floors	3

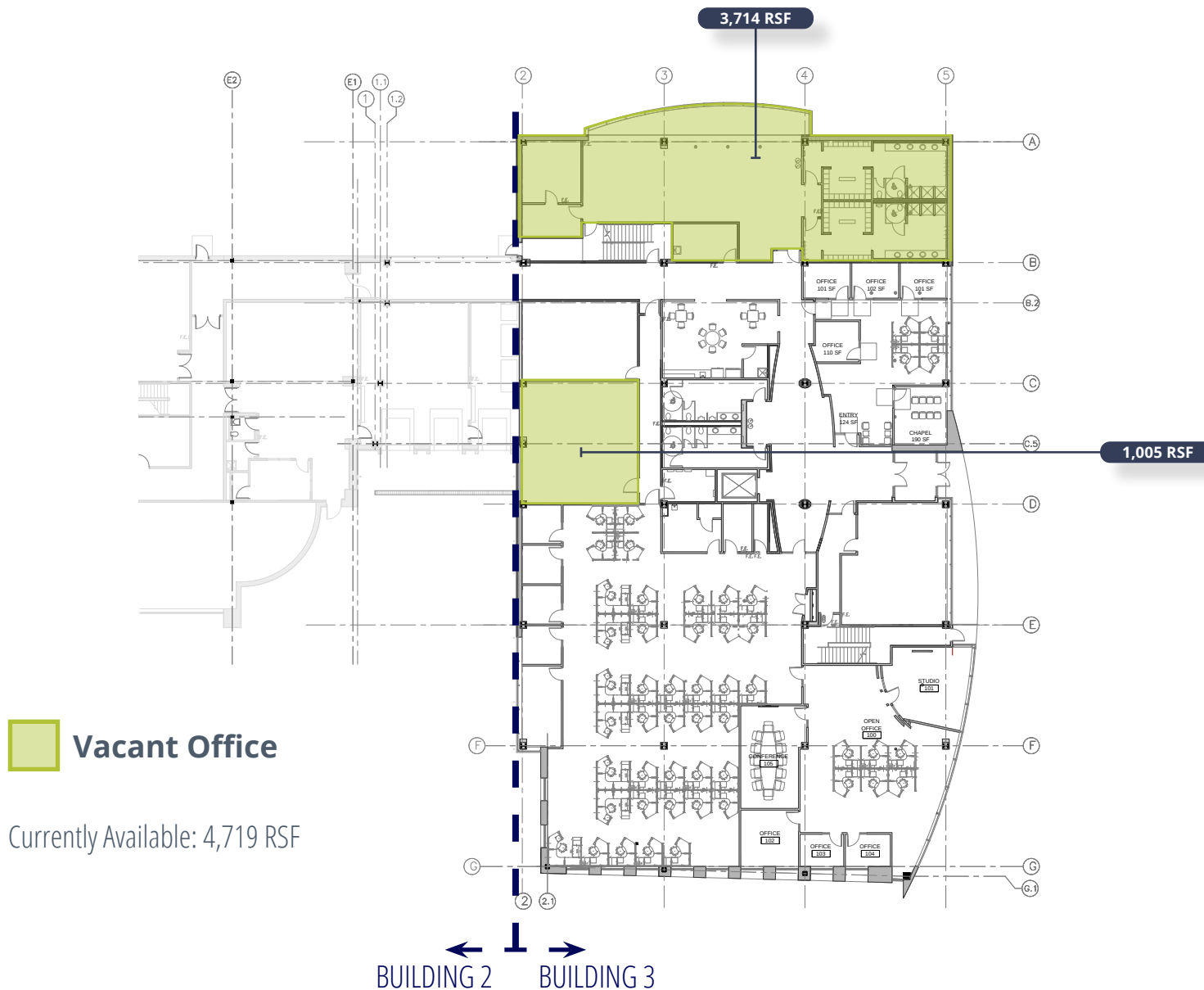


Construction Overview

Developer	Imation
Parcel Number	170292113005 - Washington County, MN
Foundation	Conventional concrete spread footings and foundation walls
Parking	304 stalls
Parking Ratio	4.82 / 1,000 SF
Loading Dock	3 dock doors; each door has a doc-leveler
Exterior	Brick veneer cavity walls over cold formed steel framing
Framing	Structural steel columns, beams and joists
Roof	4-ply built-up roof (original)
Floors	4.5" concrete over 3" composite 22 guage metal deck with 80 per square foot live load. Top floor is designed for 100 per square foot live load.
Windows	1" sealed insulating glazing units with argon filled 1/2" air space and low-e coating. Aluminum glazing frames.
Ceiling Heights	9'
Stairwells	Two (2) emergency egress stairwells



Building 3 First Floor Plan

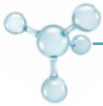


Total Usable Area

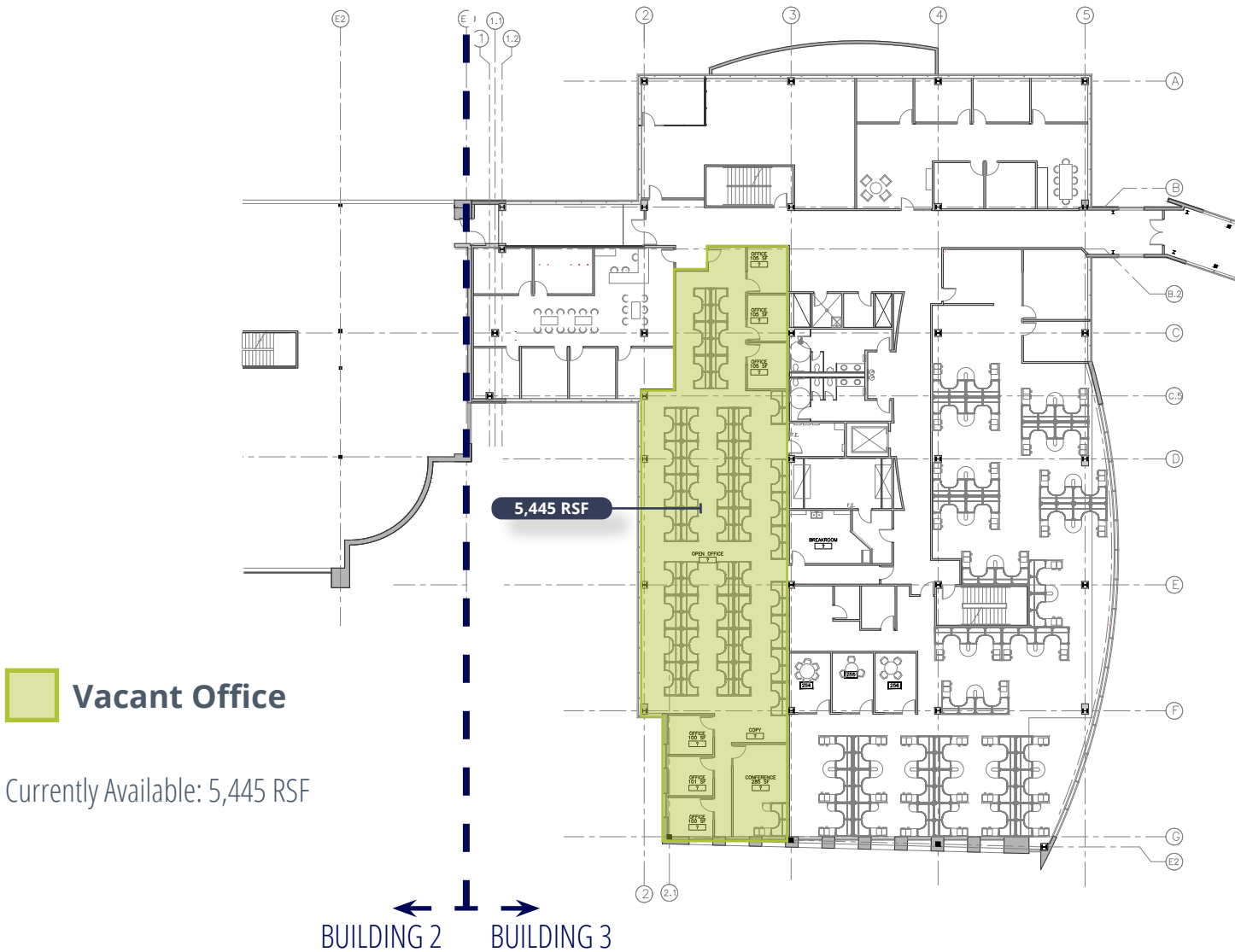
1st Floor	14,272 SF
2nd Floor	16,712 SF
3rd Floor	14,696 SF
Total	45,680 SF

Total Common Area

1st Floor	5,837 SF
(4FRONT Building Services)	0 SF
2nd Floor	5,275 SF
(4FRONT Building Services)	0 SF
3rd Floor	4,636 SF
(4FRONT Building Services)	0 SF
Total	15,748 SF
Total Building	61,428 SF



Building 3 Second Floor Plan



Total Usable Area

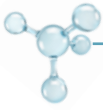
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2nd Floor	5,275 SF
(4FRONT Building Services)	0 SF
3rd Floor	4,636 SF
(4FRONT Building Services)	0 SF
Total	15,748 SF
Total Building	61,428 SF

 **Vacant Office**

Currently Available: 5,445 RSF



Building 2 Overview

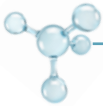
General Overview

Address	3505 High Point Dr N, Oakdale, MN 55128
Year Built	1986
Net Rentable Area	58,854 SF
Gross Building Area	63,829 SF
Occupancy	50 %
Floors	2

Construction Overview

Developer	Opus developer and builder
Parcel Number	170292113004 - Washington County, MN
Foundation	Conventional concrete spread footings and foundation walls
Parking	294 stalls
Parking Ratio	5.0/1,000 SF
Loading Dock	N/A
Exterior	Brick veneer cavity walls over cold formed steel framing
Framing	Structural steel columns, beams and joists
Roof	4-ply built-up roof (original)
Floors	4.5" concrete over 1.5" composite 22 gauge metal deck with 80 per sf live load
Windows	1" sealed insulating glazing units with 1/2" air space and overall u-value of 0.10. Aluminum glazing frames.
Ceiling Heights	8'-6" and 8'-10"
Stairwells	Two internal stairwells. One feature staircase located in lobby.





Building 2 First Floor Plan

Total Usable Area

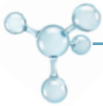
1st Floor	14,260 SF
2nd Floor	27,802 SF
Total	42,062 SF

Total Common Area

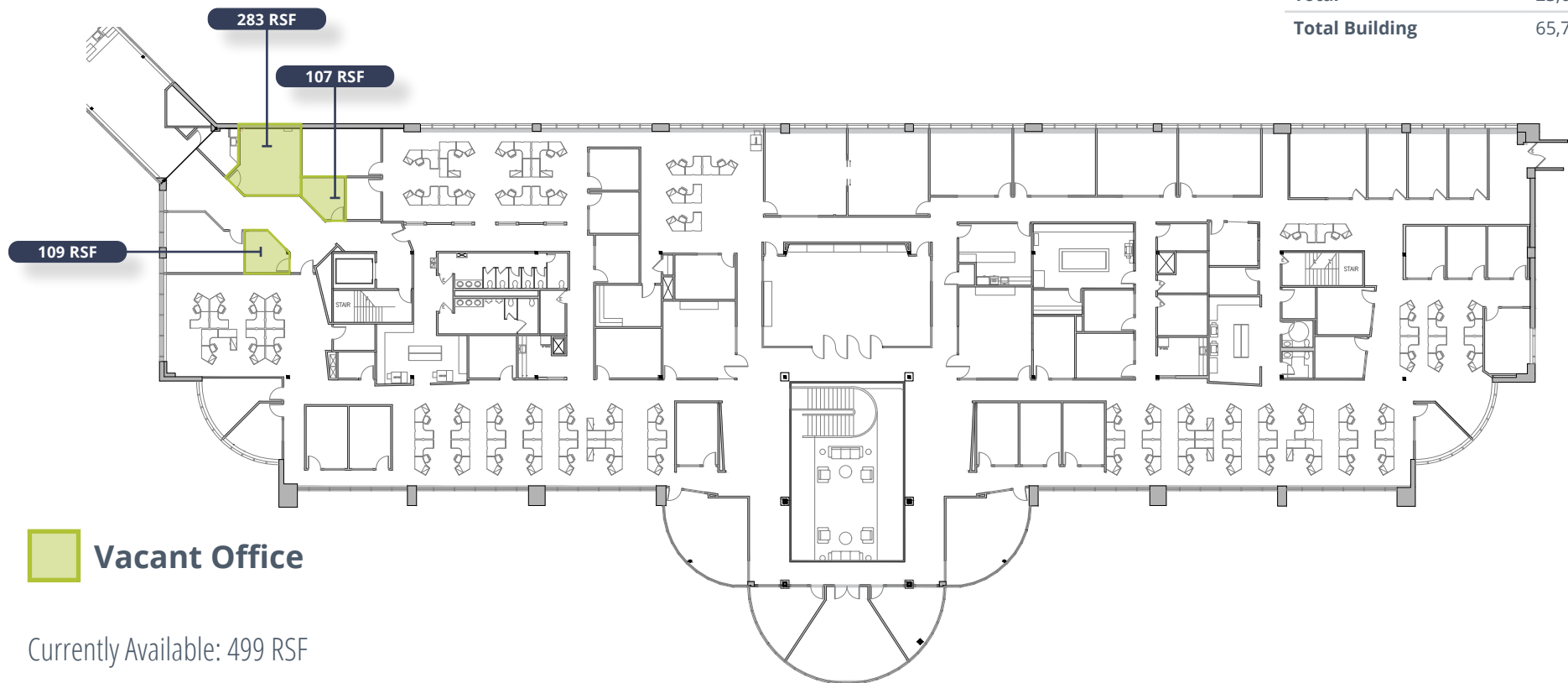
1st Floor	18,639 SF
(4FRONT Building Services)	2,981 SF
2nd Floor	5,006 SF
(4FRONT Building Services)	0 SF
Total	23,645 SF

Total Building 65,707 SF





Building 2 Second Floor Plan



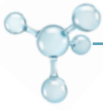
Total Usable Area

1st Floor	14,260 SF
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Total	42,062 SF

Total Common Area

1st Floor	18,639 SF
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Total Building	65,707 SF
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Building 1 Overview

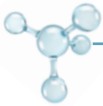
General Overview

Address	3507 High Point Dr N, Oakdale, MN 55128
Year Built	1986
Net Rentable Area	49,373 SF
Gross Building Area	51,202SF
Occupancy	93%
Floors	1



Construction Overview

Developer	Opus developer and bulder
Parcel Number	170292113004 - Washington County, MN
Foundation	Conventional concrete spread footings and foundation walls
Parking	247 stalls
Parking Ratio	5.0 / 1,000 SF
Loading Dock	N/A
Exterior	Brick veneer cavity walls over cold formed steel framing
Framing	Structural steel columns, beams and joists
Roof	4-ply built-up roof with skylights (original)
Floors	4" thick concrete slab on grade
Windows	1" sealed insulating glazing units 1/2" air space and overall U-value of 0.10. Aluminum glazing frames.
Ceiling Heights	8'-6" and 8'-10"
Stairwells	N/A



Building 1 First Floor Plan

Total Usable Area

1st Floor	40,226 SF
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Total Common Area

1st Floor	10,944 SF
(4FRONT Building Services)	0 SF

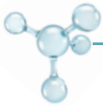
Total	10,994 SF
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Total Building	51,170 SF
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 **Vacant Office**

Currently Available: 812 RSF

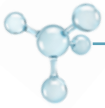


Building 4 Expansion Available



Land Opportunity

- 140,000 SF lab/R&D facility with office and amenities available
- Brand new build-to-suit
- Permitting & zoning cleared for immediate construction



Aerial





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