



Colliers

For Lease

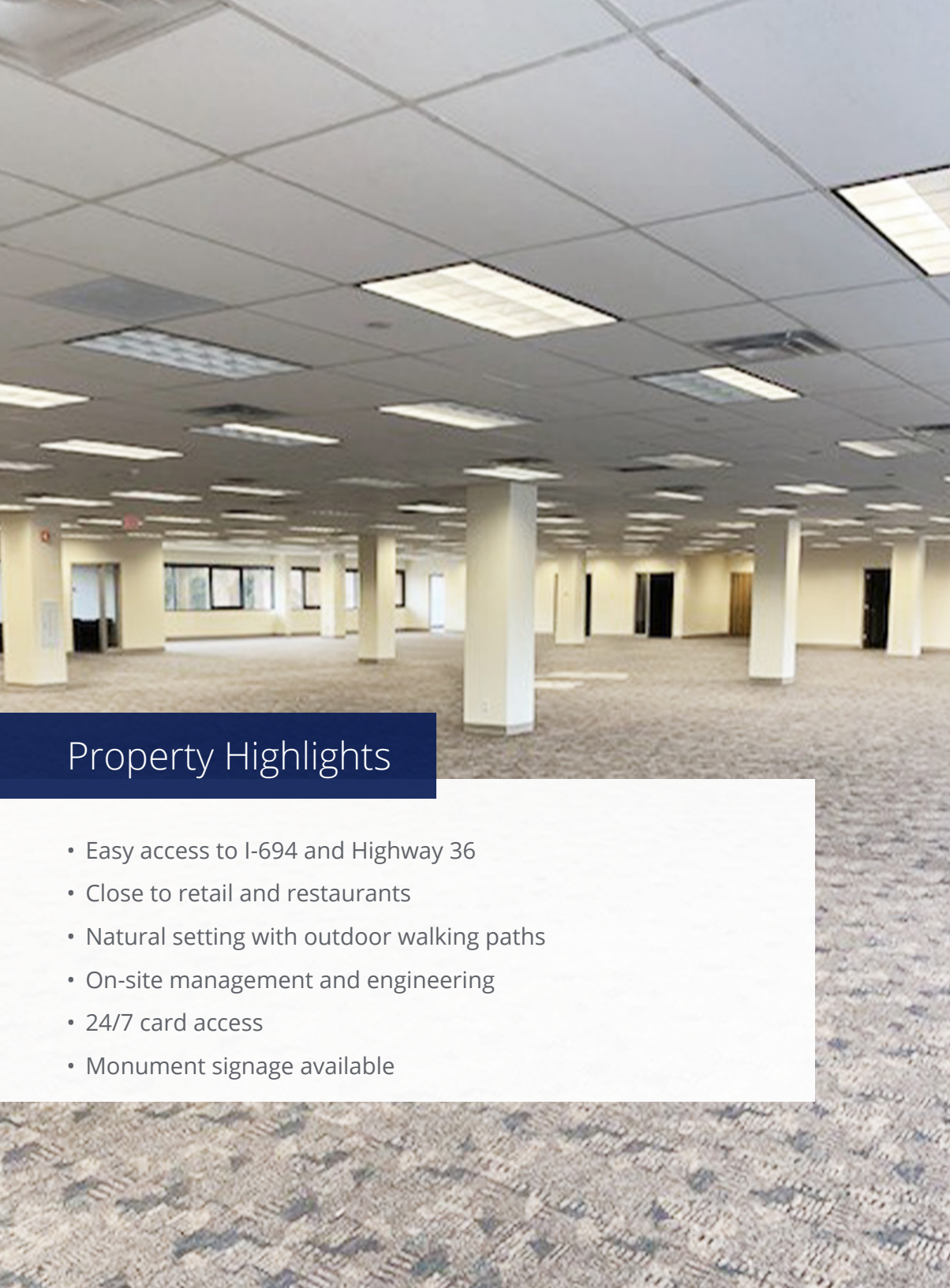
Anderson Center

2 Pine Tree Drive | Arden Hills, MN

Rob Davis

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Property Highlights

- Easy access to I-694 and Highway 36
- Close to retail and restaurants
- Natural setting with outdoor walking paths
- On-site management and engineering
- 24/7 card access
- Monument signage available

Building Features

- Redundant power coming into the building
- Back-up Building Generator with 1.3 megawatt of power
- Back-up Generator for Life Safety Systems
- Data Center with Back-up Generator with 500KW of power
- Abundant surface parking and underground parking (4:1,000 ratio)
- 9' Ceilings
- Sprinklered
- Raised floor for easy data access
- Multiple conference & training rooms
- Built in 1980

Space Available

Suite 307

4,246 RSF

2025 RE Taxes & CAM

Tax \$2.74 PSF

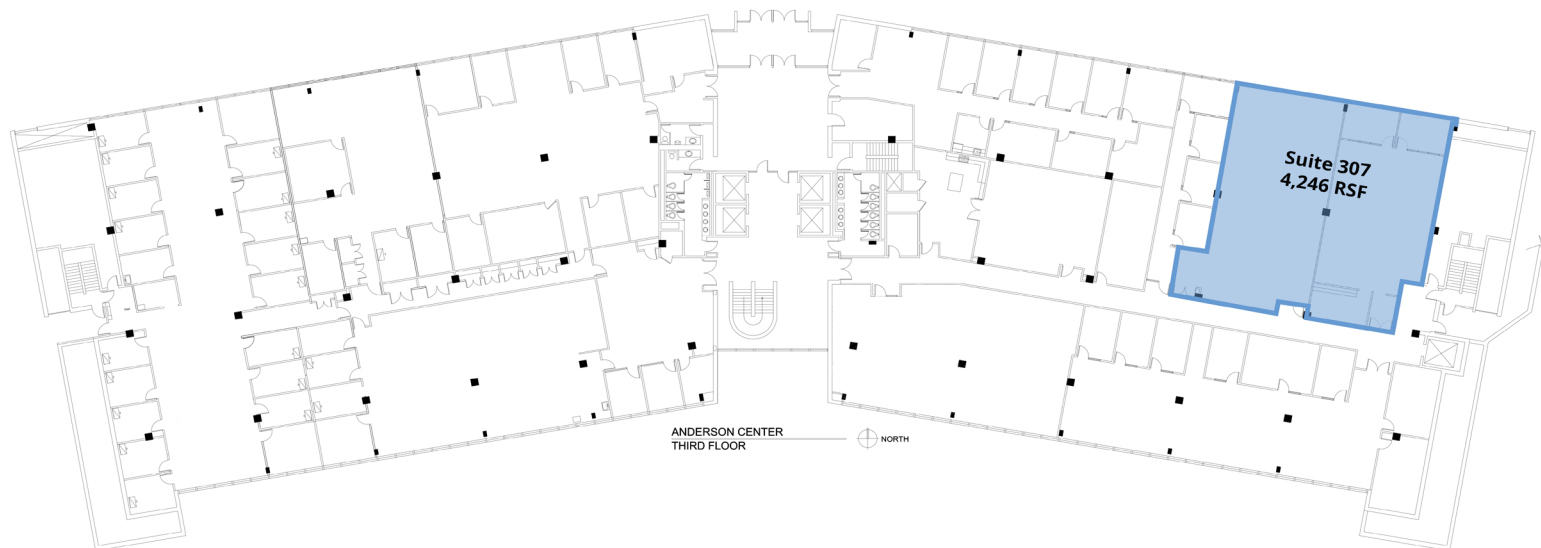
CAM \$6.28 PSF

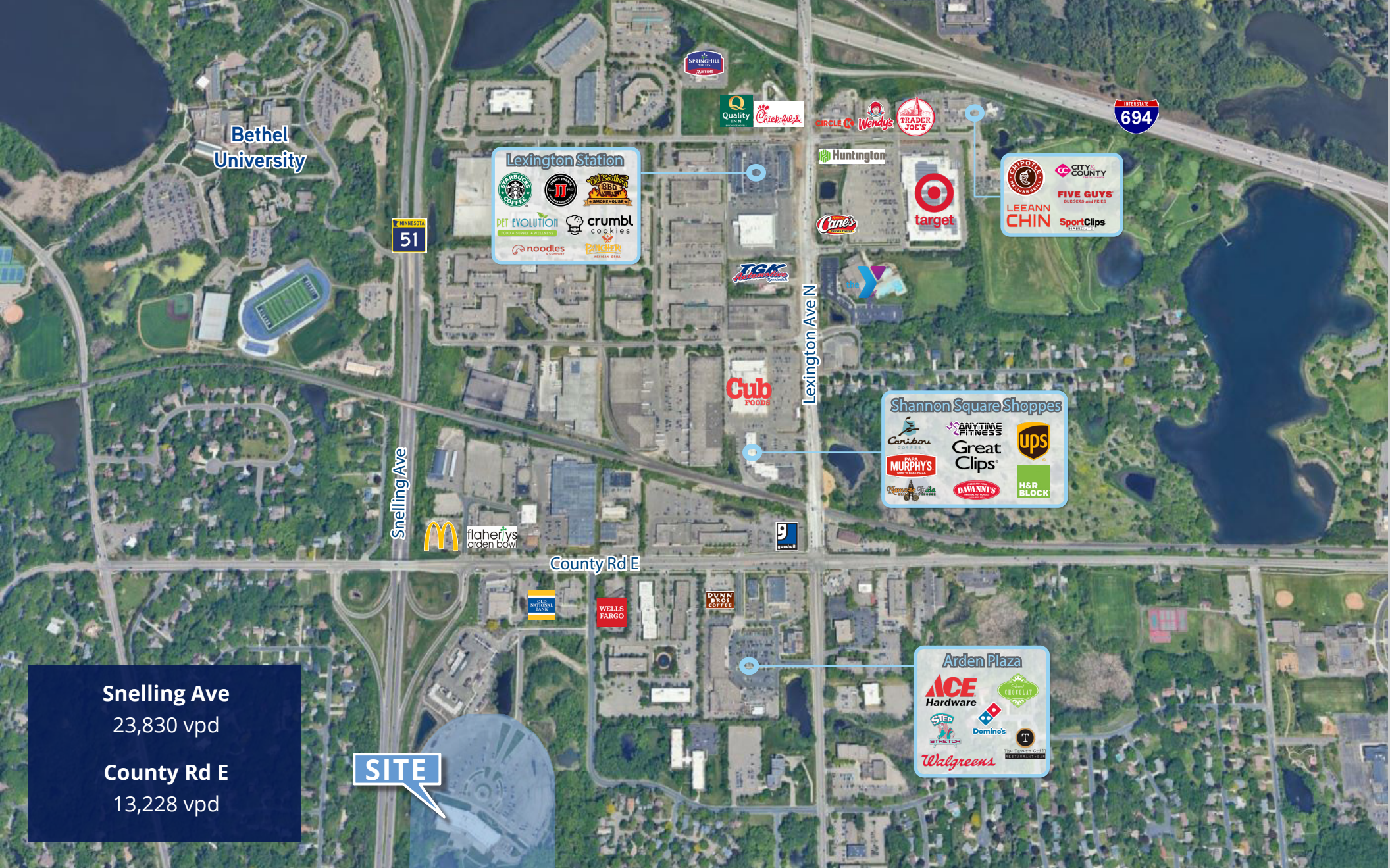
Total \$9.02 PSF

Anderson Center | For Lease

Third Floor Plan

Suite 307 | 4,246 RSF





Snelling Ave

23,830 vpd

County Rd E

13,228 vpd

SITE

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