



METROPOINT BUILDING 300
300 HIGHWAY 169 SOUTH
ST. LOUIS PARK, MN 55426

METROPOINTMN.COM

BUILDING 300

PROPERTY ADDRESS:

300 Highway 169 South
St. Louis Park, MN 55426

FLOORS:

Eight

BUILDING SIZE:

169,615 RSF

FLOOR PLATES:

21,746 RSF each

EXTERIOR:

Structural concrete with non-reflective glass
and anodized metal

PARKING:

683 spaces, attached ramp

PASSENGER ELEVATORS:

Three

SERVICE ELEVATORS:

One

LOADING DOCK:

Yes

SECURITY:

24-hour onsite

NET RENTAL RATES: \$14.50 – \$15.50 PSF

2025 EST. CAM & REAL ESTATE TAX:

\$9.73 PSF operating

\$1.71 PSF taxes

\$11.44 PSF total

HVAC:

Heat pumps with energy management system
controls

ELECTRICAL:

Low voltage: 3.44 watts PSF

High voltage: 7.95 watts PSF

FIRE/LIFE SAFETY:

Fully sprinklerized with three fire-rated, presurized stairwells to exterior

TELECOMMUNICATION:

Cable and fiber optics available

AMENITIES:

- Cafeteria
- Café and coffee shop
- Fitness Center with showers and locker rooms
- State-of-the-art conference and training center

LEASING

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