



The Oaks Office Center

For Sale or Lease

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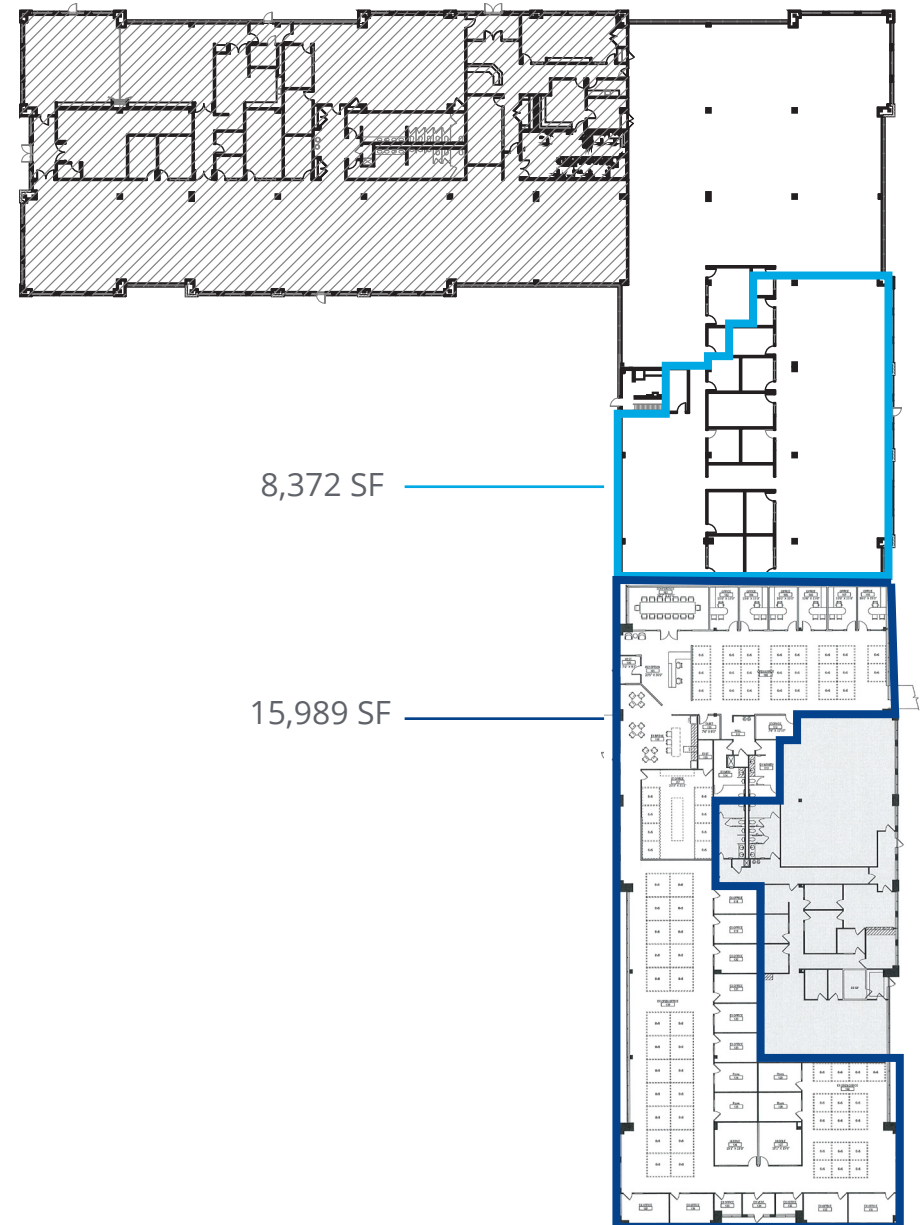
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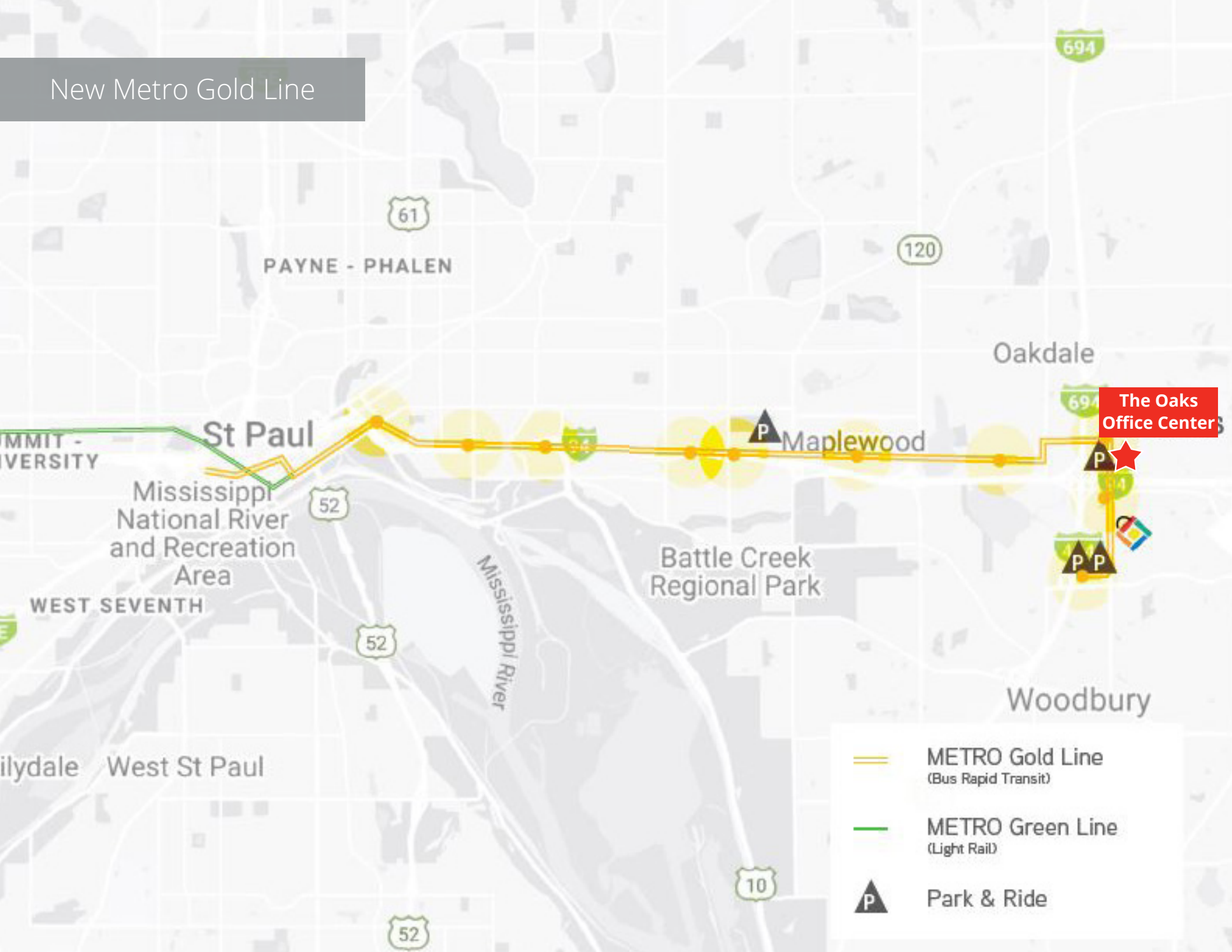
Property Highlights

- Excellent owner/user opportunity with in place income
- Excellent glass line
- 10' drop ceiling
- Fully sprinklered
- Building/monument signage
- High visibility to I-94
- Easy access to I-94
- Close proximity to retail and restaurant amenities

Address	7755 3rd St N, Oakdale, MN
Building Size	59,656 SF
Site Size	5.04 acres
Year Built	2007
Parking	5/1,000 SF
Available	8,372 SF (Divisible to 3,500 SF) 15,989 SF (Divisible to 3,000 SF)
Sale Price	Negotiable
Net Rate	\$15.00 PSF
Tax & OPEX	\$11.00 PSF (includes gas, electric, janitorial, and HVAC repair and replacement)



New Metro Gold Line





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