

The Oaks Business Park by Carlson

FOR LEASE



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CARLSON
REAL ESTATE
COMPANY

Where You Want to Be

Carlson Real Estate Company is dedicated to developing long-term client relationships by operating with caring and integrity, and providing innovative and accommodating solutions.

THE OAKS OFFICE CENTER: Build-To-Suit Site

Oakdale, Minnesota

General Information

The build-to-suit site is planned for an two-story building located in The Oaks Office Center, adjacent to the main entrance to The Oaks Business Park. This architecturally cohesive, mixed-use, 650,00-square-foot development rests on 55-acres in Oakdale, Minnesota. In addition to build-to-suit sites, it also offers flex/light industrial, office condominium, and single- and two-story Class "A" office buildings. It is the largest master-planned development of its kind in the eastern Twin Cities.

Build-To-Suit Features & Amenities

- 3.1 acre site
- Located at the main entrance to The Oaks Business Park
- Approved for up to 34,000 SF
- Class "A" finish
- Excellent visibility and access
- Can be built to exact specifications
- Scenic wetland views
- Ideal location for business banking or medical office users
- Corporate identification available
- Rezoning to business service retail may be possible
- **GENERATION GREEN** compliant
- On-site management

The Oaks Business Park Features & Amenities

- Walking paths
- Natural wetlands
- Signature bridge
- Scenic overlook
- Professionally designed and maintained landscaping

*The Oaks Business Park
Build-To-Suit Site offers easy
access, a convenient location,
and the opportunity to design
from the ground up.*

The Benefits of Leasing from Carlson Real Estate Company

Our full-time property management staff is professionally trained and dedicated to total customer service and satisfaction. They are equipped with state-of-the-art systems to track, respond to, and resolve all of your concerns. Furthermore, we are constantly improving our processes and striving for even better standards of customer service, quality, and responsiveness. Carlson Real Estate Company’s extensive development and property management experience means you can be confident in the quality and permanence of The Oaks Office Center.

Location

The Oaks Office Center is located immediately northeast of the intersection of I-94 and I-694 in Oakdale, Minnesota. It is within minutes of downtown St. Paul and Minneapolis, Twin Cities International Airport, and the scenic St. Croix River Valley. This location provides convenience and access that employees and guests will value. Area amenities include a wide variety of shopping, dining, lodging, recreation, and entertainment options, all serving to enhance this advantageous location.

