

The Oaks   
Business Park  
by Carlson

# FOR SALE OR LEASE

Ownership from 1,500 SF to 9,000 SF



**COLLIERS  
INTERNATIONAL**

TURLEY  
MARTIN  
TUCKER

Commercial Real Estate Services

**Pete Dufour, CCIM**  
612.347.9342  
pdufour@ctmt.com

**Mark Stevens**  
612.347.9365  
mstevens@ctmt.com

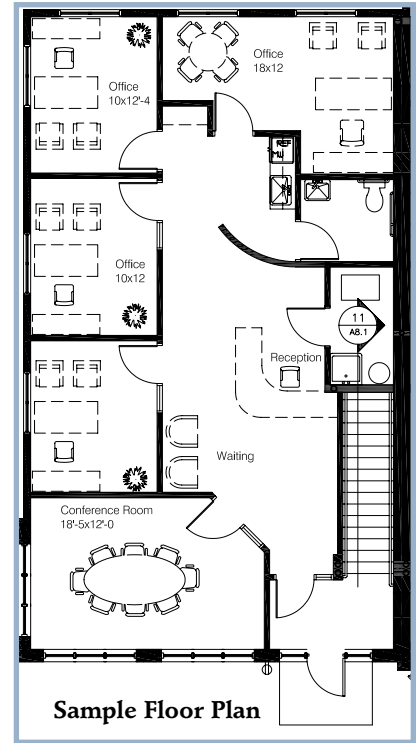
**CARLSON  
REAL ESTATE  
COMPANY**

## The Oaks Office Suites Oakdale, Minnesota

The Oaks Office Suites is an integral part of The Oaks Business Park, a 650,000 SF development set on 55 acres in Oakdale, MN. A premier business park in the East Metro area, The Oaks Business Park boasts tenants such as The Hartford and Global Traffic Technologies, a consolidation of two former 3M subsidiaries.

- Four 9,000 SF buildings
- High-end, quality construction, Class A finishes
- Located northeast of the intersection of I-94 & I-694
- Professional on-site management and maintenance
- Area features a wide array of shopping, dining, recreation, and entertainment amenities
- Exterior signage opportunities with excellent visibility from I-94
- Individual entrances
- Parking adjacent to your suite
- Professionally manicured grounds and landscaping, with walking paths and a picturesque view of the pond and fountain

DEVELOPED BY CARLSON REAL ESTATE COMPANY



**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.

DEVELOPED BY CARLSON REAL ESTATE COMPANY