

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: Single-Story

Oakdale, Minnesota

General Information

Single-story Class "A" office buildings are part of The Oaks Office Center, which is comprised of single- and multi-story office space within The Oaks Business Park. This cohesive 650,000 square foot mixed-use development is set on 55 acres in Oakdale, Minnesota and also includes flex/light industrial, office condominium, and build-to-suit buildings. It is the largest master-planned development of its kind in the eastern Twin Cities metropolitan area.

Single-Story Office Building Features & Amenities

- Two 59,000 SF brick buildings with buff colored accents
- Class "A" office finish
- Decorative columns and lighting set off tenant main entrances
- Building standard exterior signage available
- Variable air volume systems
- 10' standard finish ceiling heights
- **GENERATION GREEN** compliant
- Low-E reflective glass
- Security card access available
- High-speed telecom available
- On-site management

The Oaks Business Park Features & Amenities

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

*High-quality Class "A" construction,
ideal for image-conscious businesses*



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.

Building and Site Plans

Choose from a wide variety of standard space plan arrangements and finish options, or customize the office configuration to meet your specific needs.

