

# 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: Tower Build-To-Suit Site

Oakdale, Minnesota



*The Oaks Business Park Tower Build-To-Suit Site offers unparalleled visibility and access from Interstate 94 and 694.*

## General Information

The build-to-suit site is planned for an office tower of approximately 5-6 stories. This will be the most prominent structure in The Oaks Office Center, the Class "A" component of the 55-acre, 650,000-square-foot Oaks Business Park. This architecturally cohesive mixed-use development in Oakdale, Minnesota also includes 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.

## The Oaks Business Park Features & Amenities

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

## Build-To-Suit Features & Amenities

- 8.42 acre site
- Approved for up to 156,000 SF
- Could accommodate up to 240,000 SF with parking deck
- Class "A" finish
- Incredible freeway visibility
- Build to exact specifications
- Potential mixed-use project (medical/residential/hotel) with gateway zoning
- Signature building of the eastern metro within formal business campus setting
- Scenic wetland views
- Ideal location for business banking or medical office users
- Corporate identification available
- Rezoning to business service retail may be possible
- State-of-the-art HVAC and security systems available
- **GENERATION GREEN** compliant
- On-site management

## 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.

