

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 TECH CENTER

Oakdale, Minnesota



Prime east metro location with superb freeway access

General Information

The Oaks Tech Center is a four-building complex located on the northern edge of The Oaks Business Park, a 650,000 square foot mixed-use development set on 55 acres in Oakdale, Minnesota. The development also offers multi- and single-story Class A office, office condominium, and build-to-suit buildings. It is the largest master-planned development of its kind in the eastern Twin Cities, one of the fastest growing areas in the metro.

The Oaks Business Park Features & Amenities

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

Flex/Light Industrial Building Features

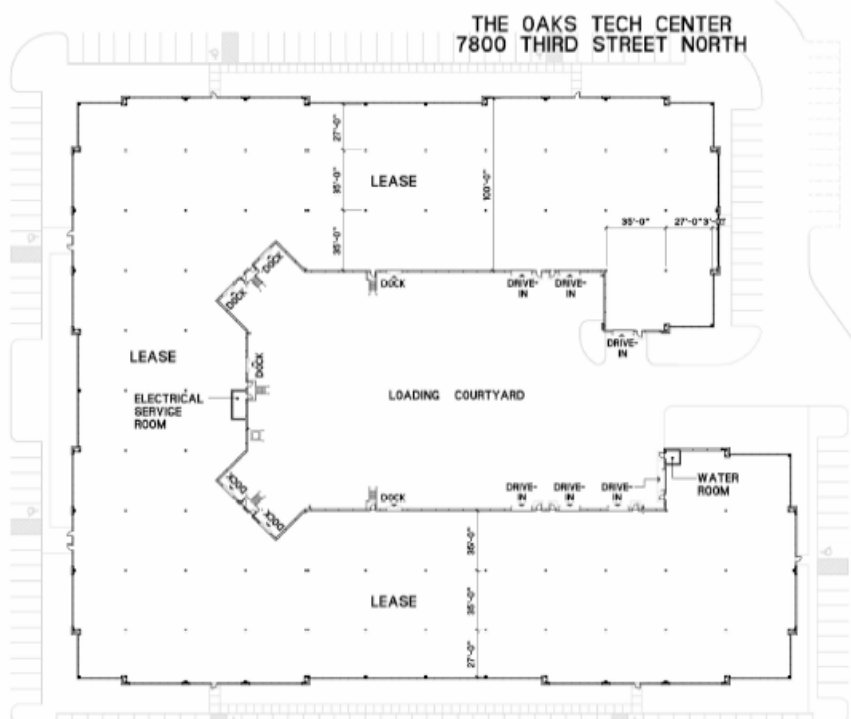
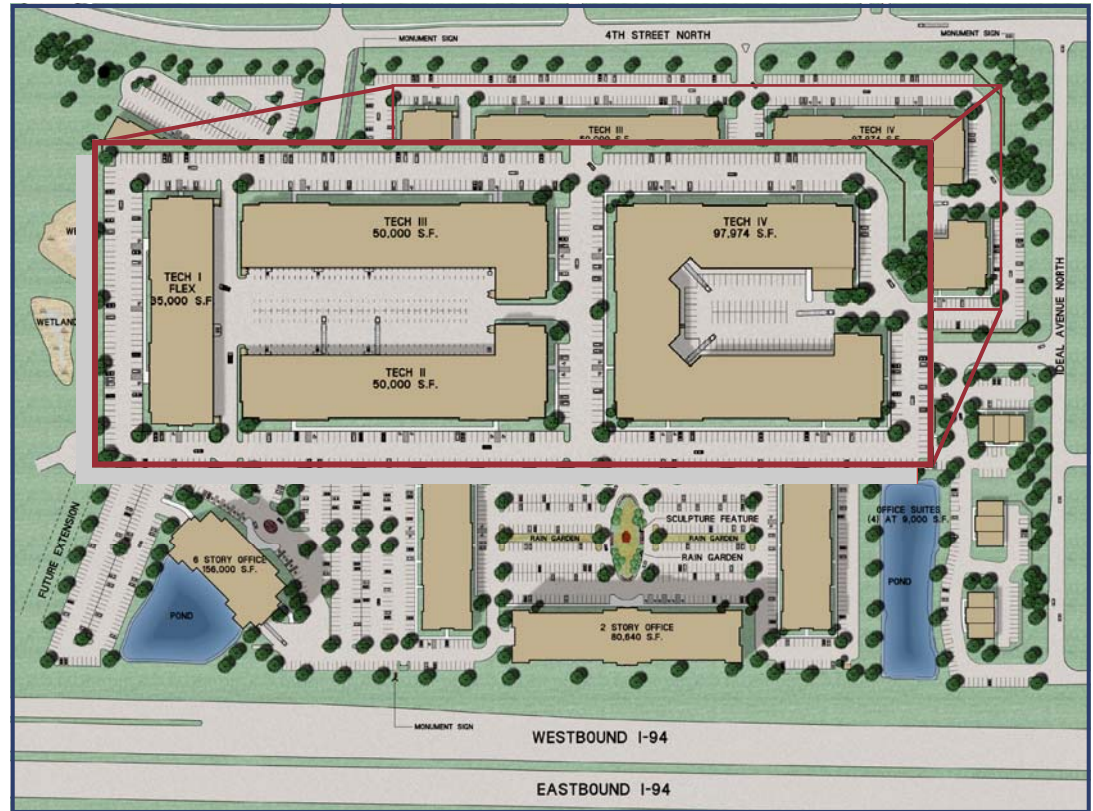
- Four flex/light industrial buildings totaling 233,000 SF
- 97,974 SF building completed in 2007
- 100% finish accommodation available
- Extensive glass lines
- Abundant parking
- 18' clear heights
- Loading docks
- Drive-in doors
- Building standard exterior signage
- 35' column spacing
- 10' finish ceiling
- 5" concrete floors
- 2' x 4' deep cell parabolic lighting
- Four-ply built-up roof
- High-speed telecom 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 Tech Center.

Location

- Immediately northeast of the I-94 and I-694 interchange
- Within minutes of downtown St. Paul, Minneapolis, and Twin Cities International Airport
- Provides convenience and access that guests and employees will value
- Area features a wide array of shopping, dining, lodging, recreation, and entertainment amenities



Flexible Floorplan

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