



TRANSWESTERN

REAL ESTATE
SERVICES



NORTHPARK CORPORATE CENTER

ARDEN HILLS, MN 55112

NORTHPARK CORPORATE CENTER

PARK INFORMATION

Northpark Corporate Center has the best rates in the market with many recent improvements to the properties. The 97,819 square foot office park enjoys easy access to major highways such as Interstate 694 and Highway 51, that connect it to all points in the Minneapolis/St. Paul metropolitan area. Nearby amenities include hotels, restaurants and shopping, which add to the appeal of the location from a tenancy perspective.

PARK AMENITIES

- Updated building lobbies
- Beautiful park setting
- Ample surface parking, underground parking also available

COMPLETED IMPROVEMENTS

	<u>6 PINE TREE</u>	<u>8 PINE TREE</u>
New HVAC	✓	✓
Updated Bathrooms & Cooridors	✓	✓
Elevator Modernization	✓	✓
Common Area LED	✓	✓
Boiler Replacement	✓	

Total Capital Spend (including completed Tenant Improvements) = \$1.778MM





NORTHPARK CORPORATE CENTER

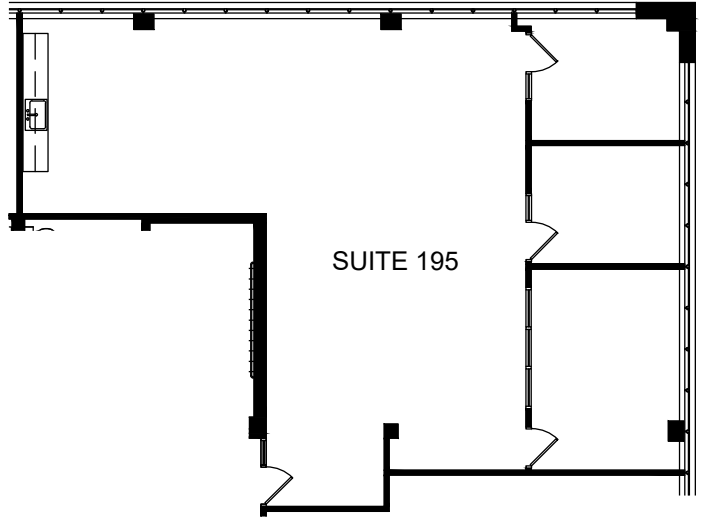


6 PINE TREE DRIVE

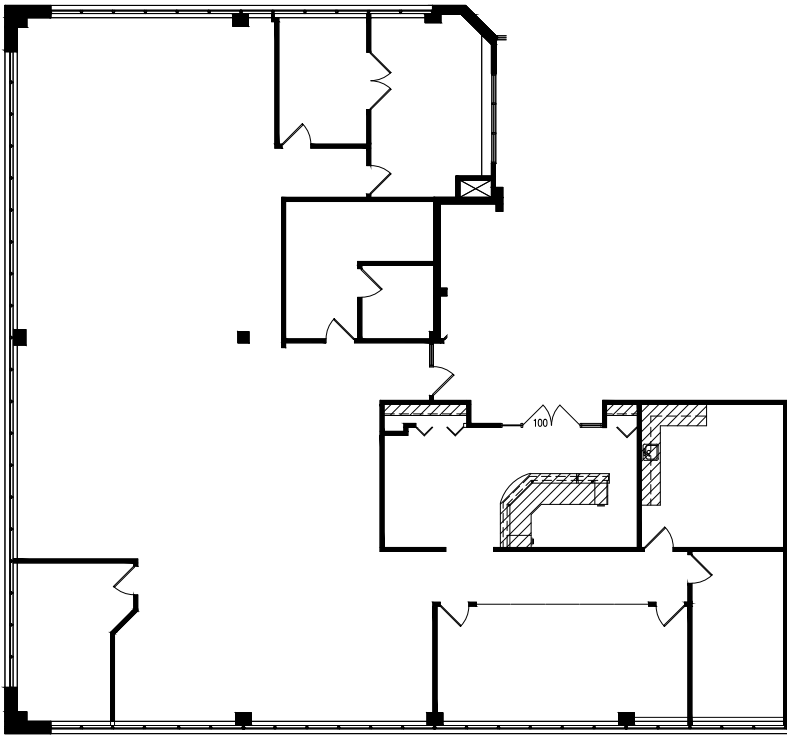
- Building Size: 48,518 SF
- 3-story
- Year Built / Renovated: 1984 / On-going
- Availability: 1,857 SF - 5,237 SF
- \$14.00 Net
- \$8.30 Estimated Operating Expenses & Taxes

3		
2		
1	SUITE 100 5,237 SF	SPEC SUITE 1,857 SF

SPEC SUITE 195
1,857 SF



SUITE 100
5,237 SF

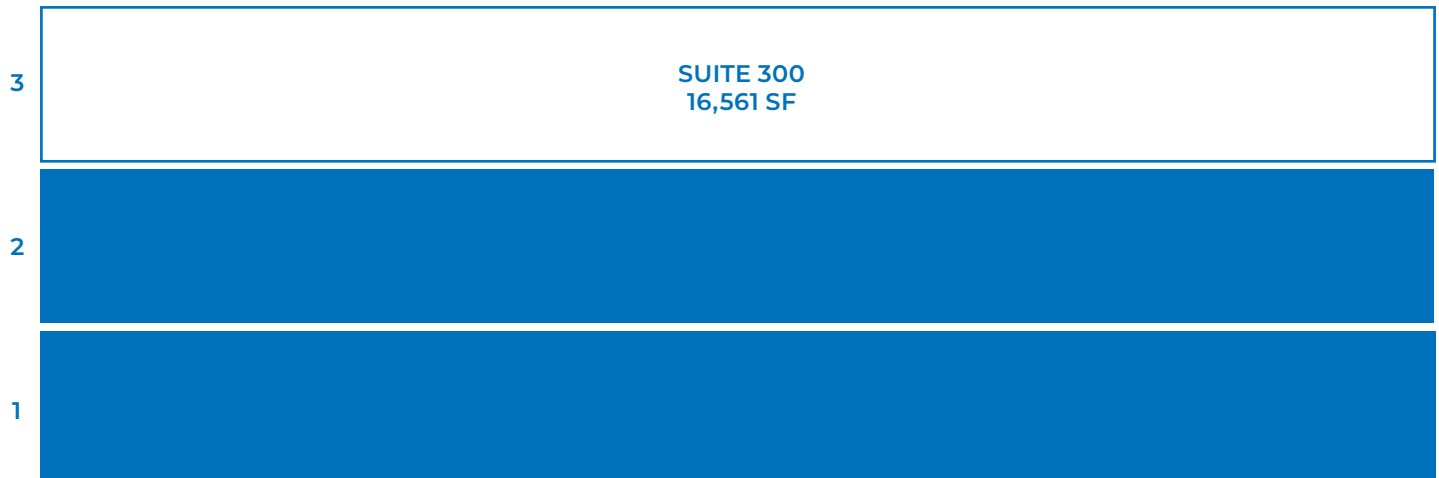


NORTHPARK CORPORATE CENTER

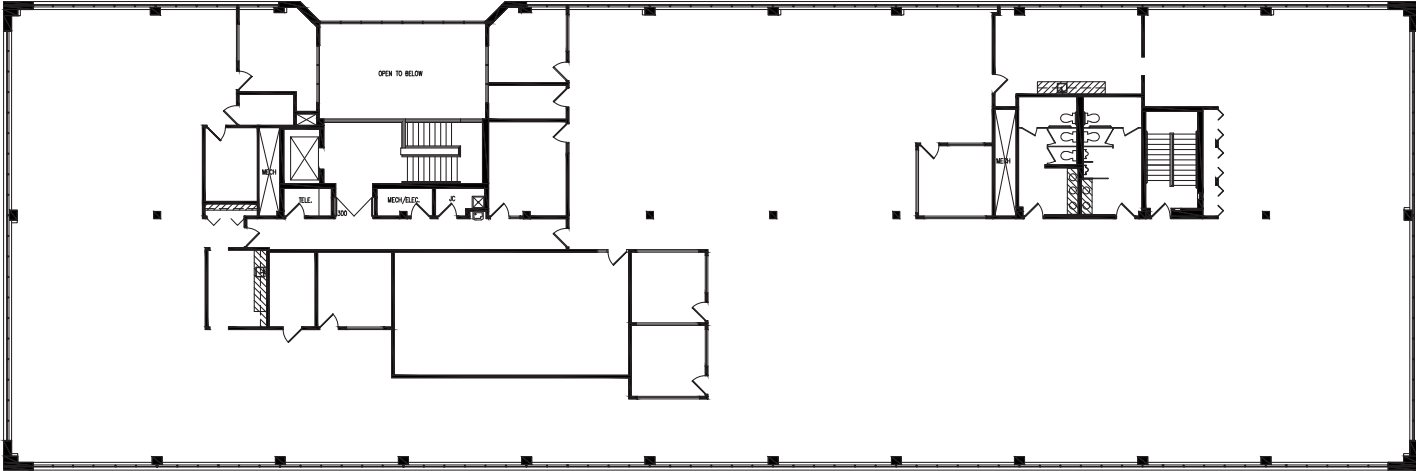


8 PINE TREE DRIVE

- Building Size: 49,301 SF
- 3-story
- Year Built / Renovated: 1984 / On-going
- Availability: Up to 16,561 SF
- \$14.00 Net
- \$8.50 Estimated Operating Expenses & Taxes



SUITE 300 - 16,561 SF



CLOSE TO EVERYTHING



FRANK RICHIE

612.359.1674

frank.richie@transwestern.com

MIKE HONSA

612.359.1631

mike.honsa@transwestern.com

ERIC RAPP

612.359.1635

eric.rapp@transwestern.com