



## For Leasing Information, Contact:

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# Property Fact Sheet

## PROPERTY ADDRESS:

300 Highway 169 South  
St. Louis Park, MN 55426

## FLOORS:

Eight

## BUILDING SIZE:

168,221 rentable square feet

## FLOOR PLATES:

21,746 RSF each

## EXTERIOR FACADE:

Structural concrete with non-reflective glass and anodized metal

## PARKING:

683 surface spaces; attached ramp

## PASSENGER ELEVATORS:

Three

## SERVICE ELEVATORS:

One

## LOADING DOCK:

Yes

## SECURITY:

24-hour on-site

## NET RENTAL RATES:

\$13.50 - \$14.50 per square foot

## 2018 EST. CAM & REAL ESTATE TAX:

\$8.07 per square foot operating

\$4.25 per square foot taxes

**\$12.32 per square foot total**

## HVAC:

Heat pumps with energy management system controls

## ELECTRICAL:

Low voltage: 3.44 watts per square foot

High voltage: 7.95 watts per square foot

## FIRE/LIFE SAFETY:

Fully sprinklered with three fire-rated, pressurized stairwells to exterior

## TELECOMMUNICATION:

Cable and fiber optics available

## AMENITIES:

Superior on-site campus amenities include:

- Cafeteria
- Cafe/Coffee Shop
- Fitness Center with showers and locker rooms
- State-of-the-art conference and training center
- Beauty Salon
- Convenience store
- 24/7 on-site security