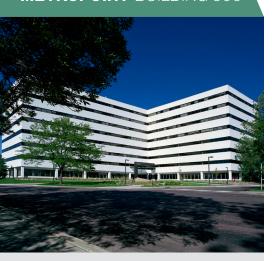
### **METROPOINT** BUILDING 300





# For Leasing Information, Contact:

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COLLIERS INTERNATIONAL 4350 Baker Road, Suite 400 Minnetonka, MN 55343 www.colliers.com/msp

## 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 nonreflective 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 sprinkelered 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