

OFFICE SPACE FOR LEASE

# NORTH PARK CORPORATE CENTER

6 & 8 Pine Tree Drive | Arden Hills, MN 55112



TRANSWESTERN

REAL ESTATE  
SERVICES



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# PROPERTY SPECIFICATIONS



## Location Map



### Building Specifications

- 6 Pine Tree Building Size: 48,465 SF
- 8 Pine Tree Building Size: 48,465 SF
- Year Built / Renovated: 1984 / 1999
- Availability: 680 SF - 16,487 SF
- Net Rates: \$13.00 PSF
- Operating Expenses & Taxes (2020 estimate)
  - \$6.24 Operating Expenses
  - \$2.58 Real Estate Taxes
  - \$8.82 Total



### Location Amenities

- Vended lunch rooms
- Building conference rooms
- Beautiful park setting
- Ample surface parking, underground parking also available



### Area Amenities

- Convenient access to I-694
- Abundant food and shopping nearby including Rosedale Center

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