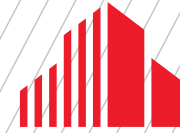


FOR LEASE

UP TO 55,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

6043

CENTURY OFFICE PARK

6043 HUDSON ROAD, WOODBURY, MN

PROPERTY HIGHLIGHTS

- Located off I-94 and I-494
- Close proximity to Maplewood, St Paul, Stillwater, Oakdale, and Hudson WI
- Free conference rooms & free Wi-Fi
- Underground parking available
- Ample free parking is available
- Convenient location - surrounded by major highways: I-94, I-694, & Hwy. 36
- Close to Caribou, skyway connected to Country Inn Hotel, Green Mill and other retail and fast food
- Custom build-outs available

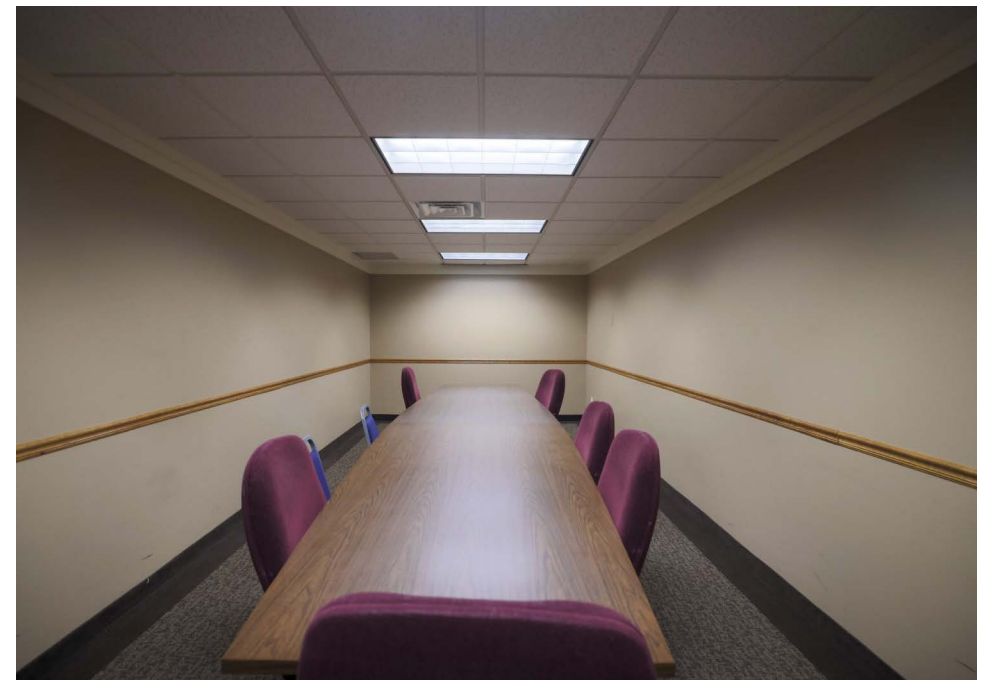
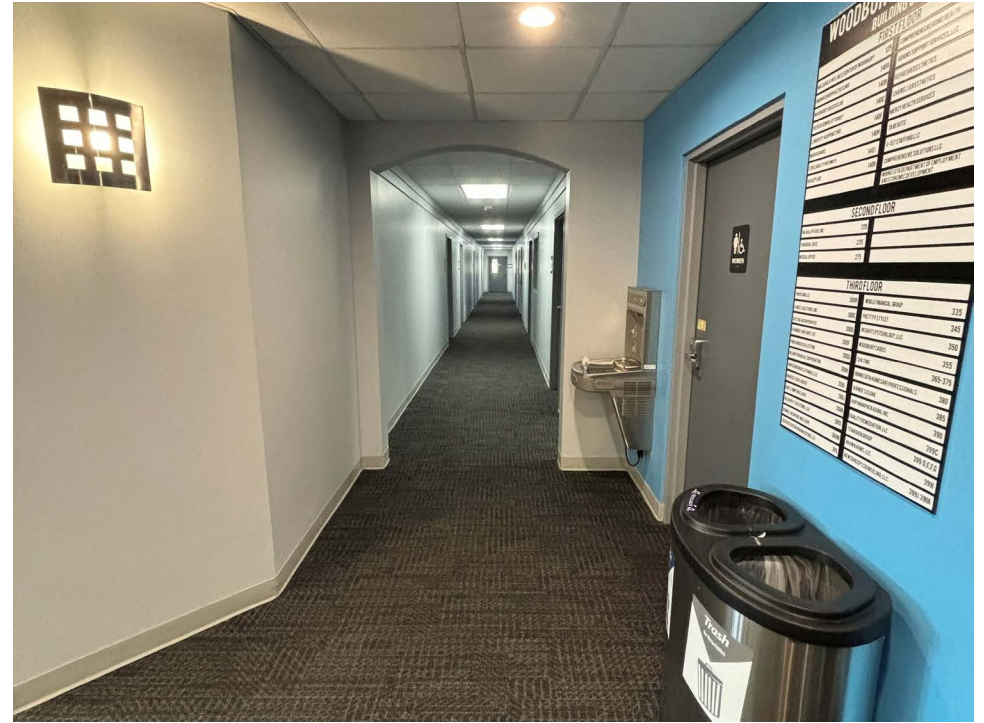
BUILDING SIZE 53,500SF

YEAR BUILT/RENOVATED 1969 / 2023

OF FLOORS Three (3)

AVAILABLE SQ. FT. 200 - 55,000 SF

GROSS LEASE RATE \$19.50 per RSF



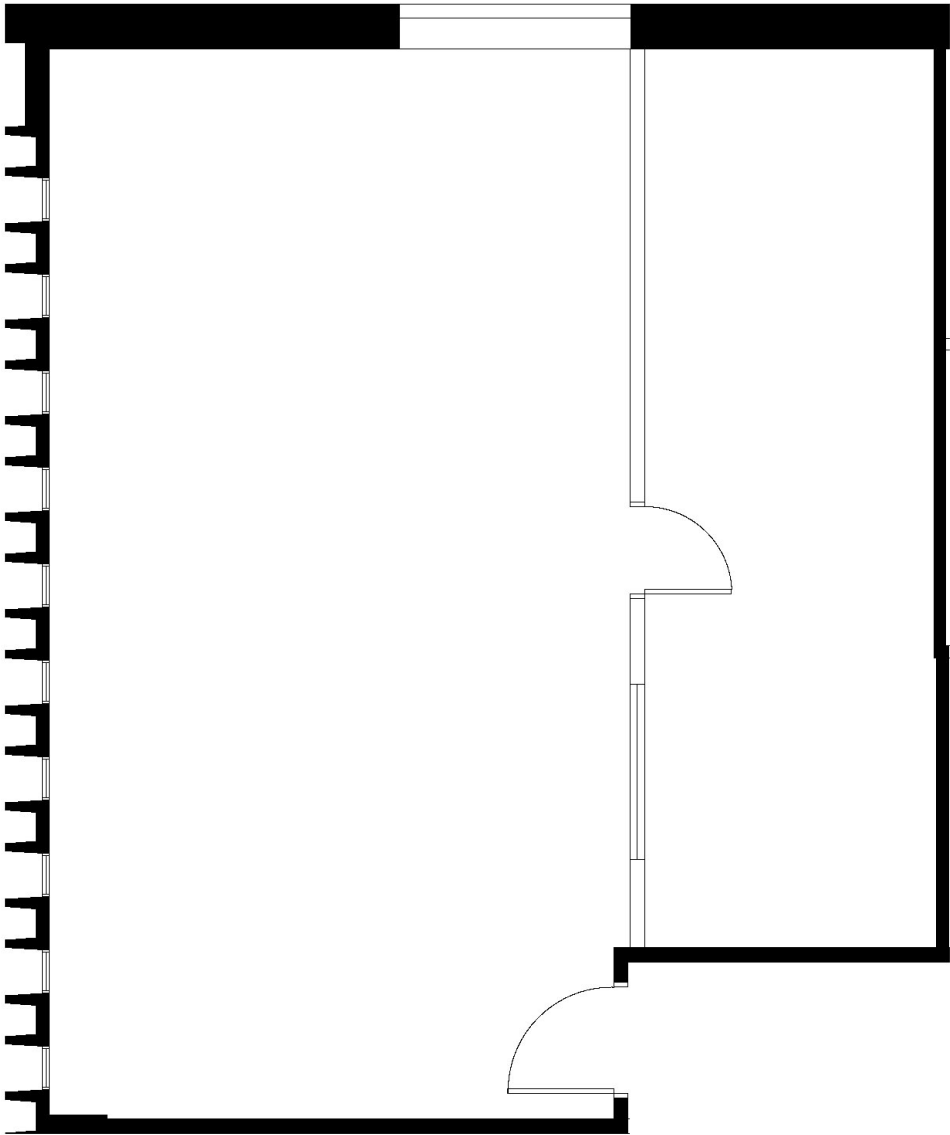
CENTURY OFFICE PARK - 6043 HUDSON ROAD | WOODBURY, MN

PROPERTY AVAILABILITIES

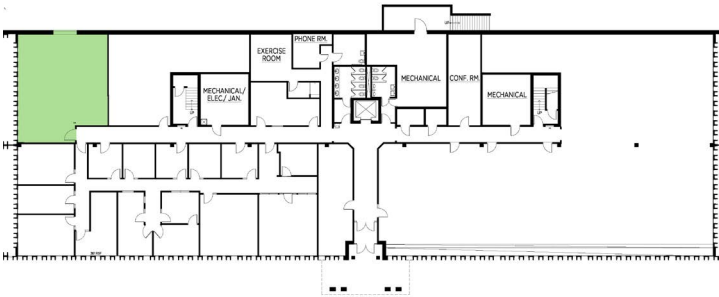
Suite Number	Rentable Square Footage
100	1,373
200	961
300A	378
300B	395
300E	452
330	2,918
335	613
370	694
372	336
399B	150
399F	158



SUITE 100 - 1,373 RSF

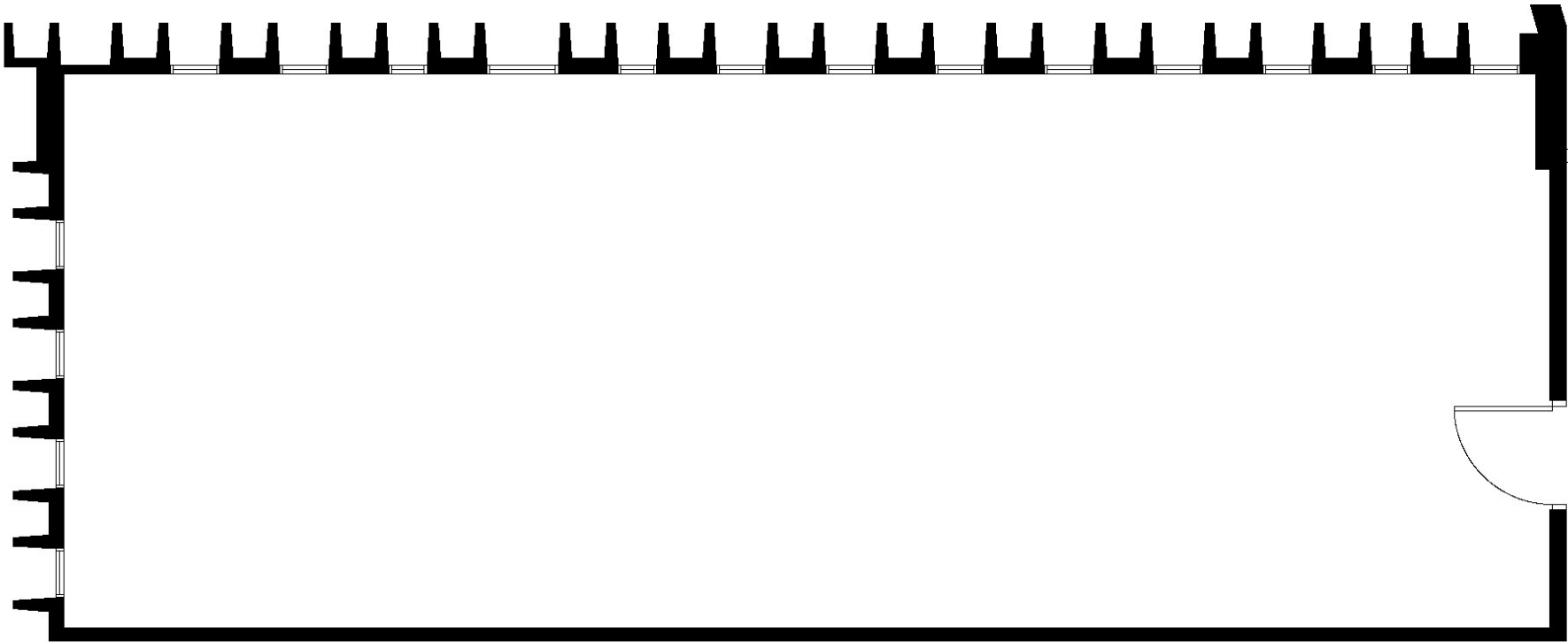


KEY PLAN - 1ST FLOOR

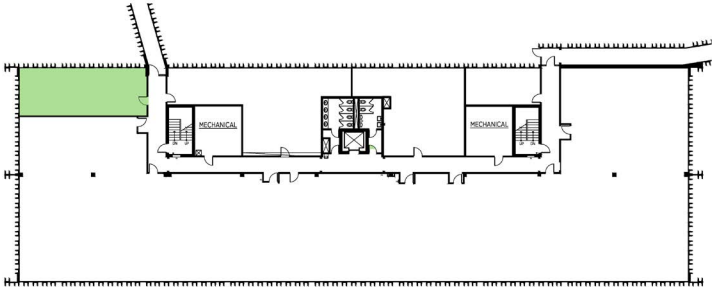


FLOOR
PLAN

SUITE 200 - 961 RSF

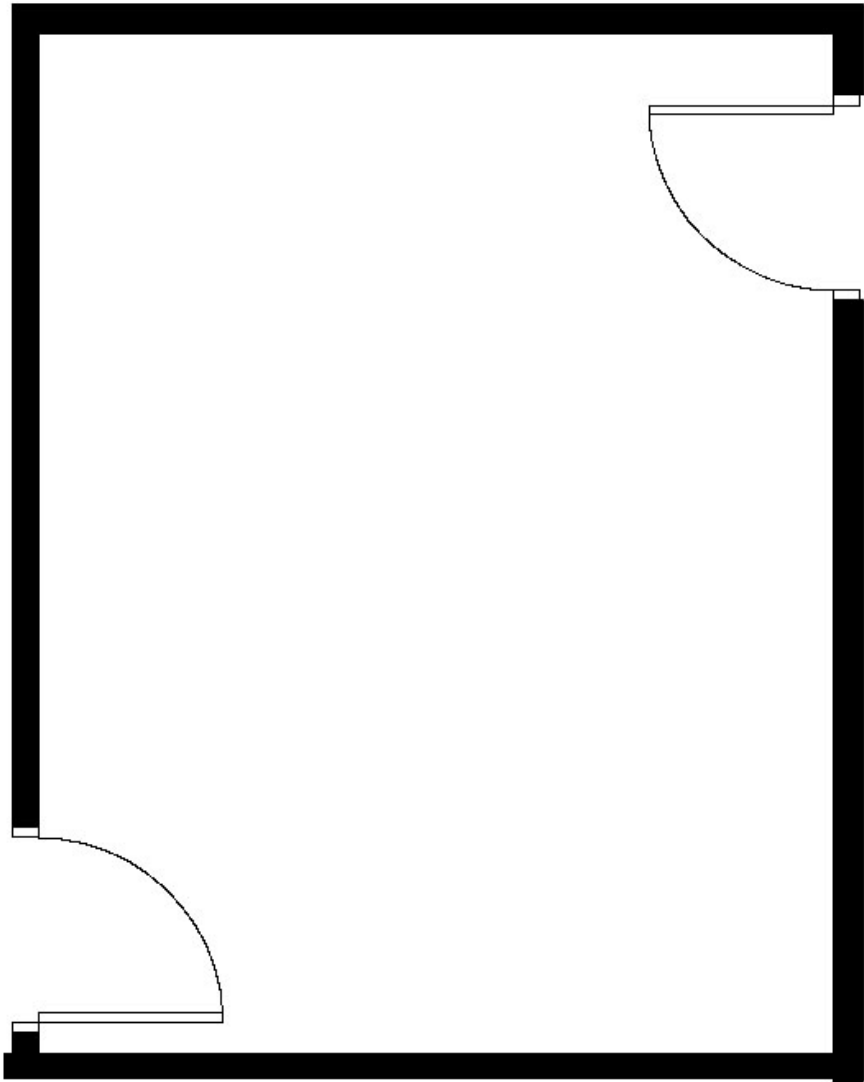


KEY PLAN - 2ND FLOOR

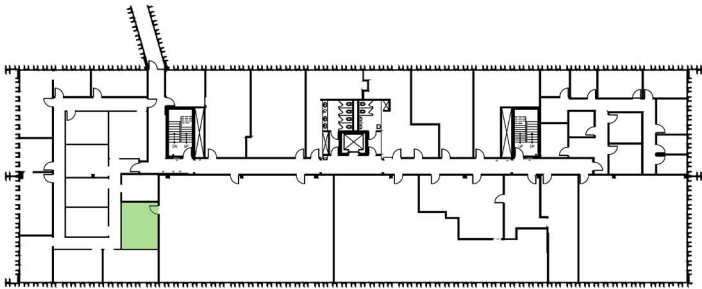


FLOOR
PLAN

SUITE 300A - 378 RSF

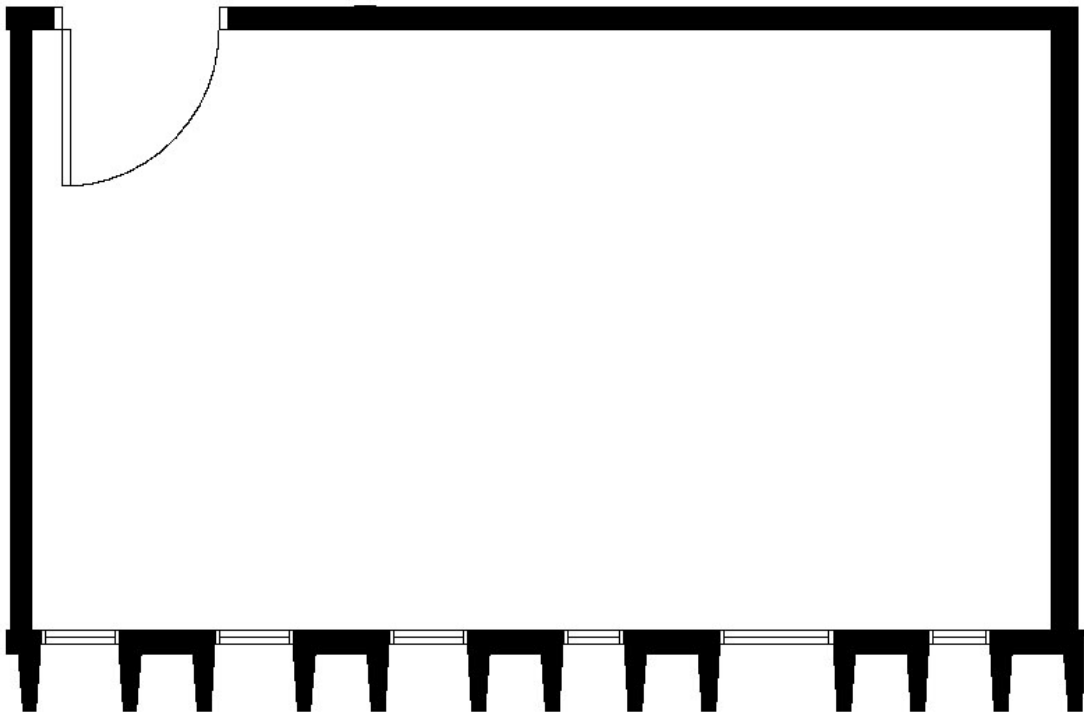


KEY PLAN - 3RD FLOOR

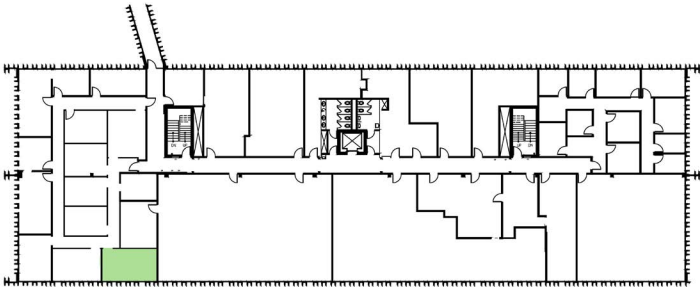


FLOOR
PLAN

SUITE 300B - 395 RSF

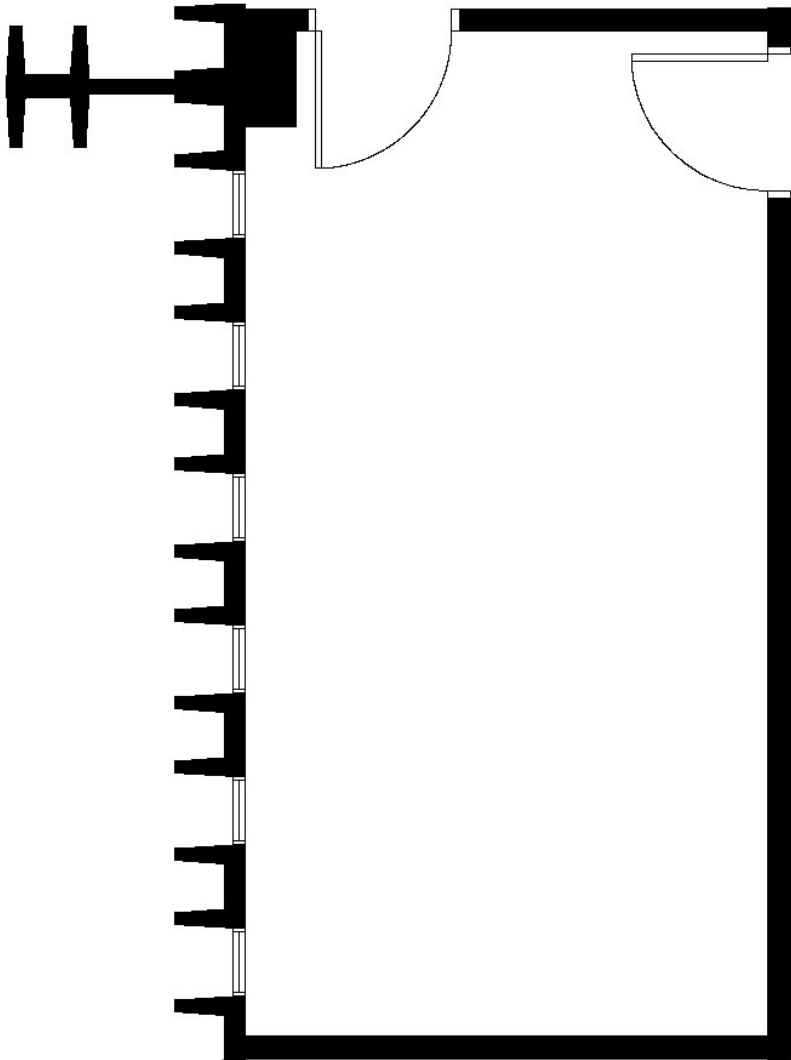


KEY PLAN - 3RD FLOOR

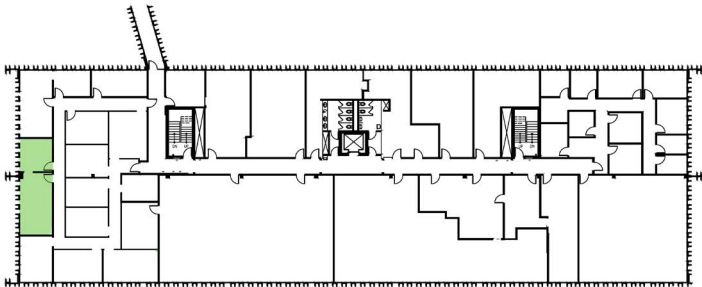


FLOOR
PLAN

SUITE 300E - 452 RSF

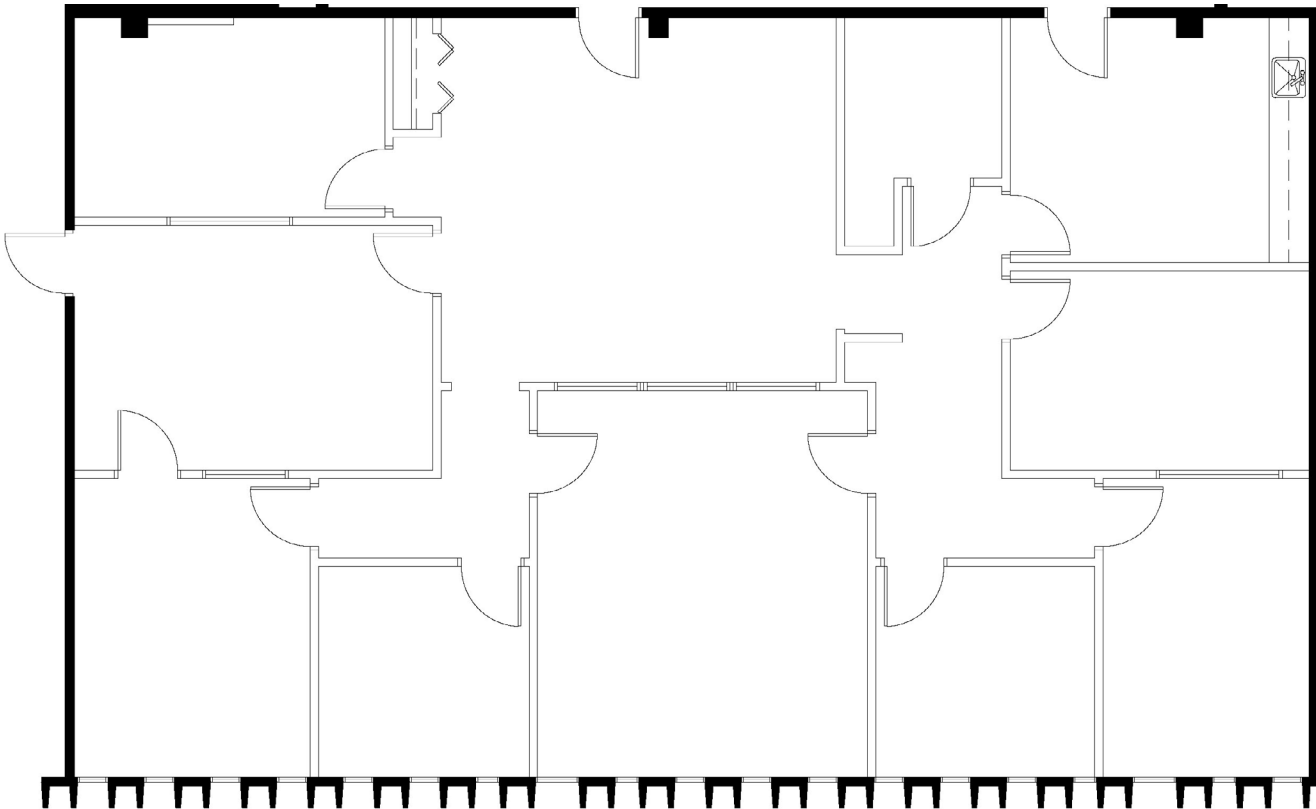


KEY PLAN - 3RD FLOOR

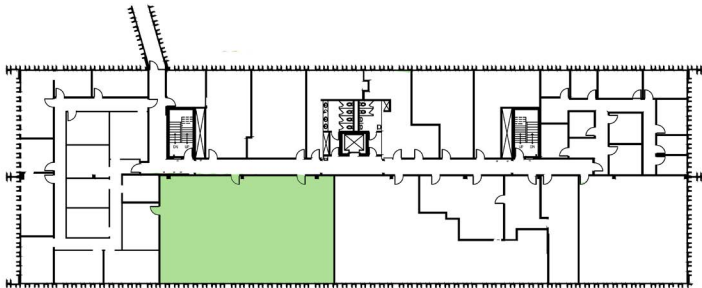


FLOOR
PLAN

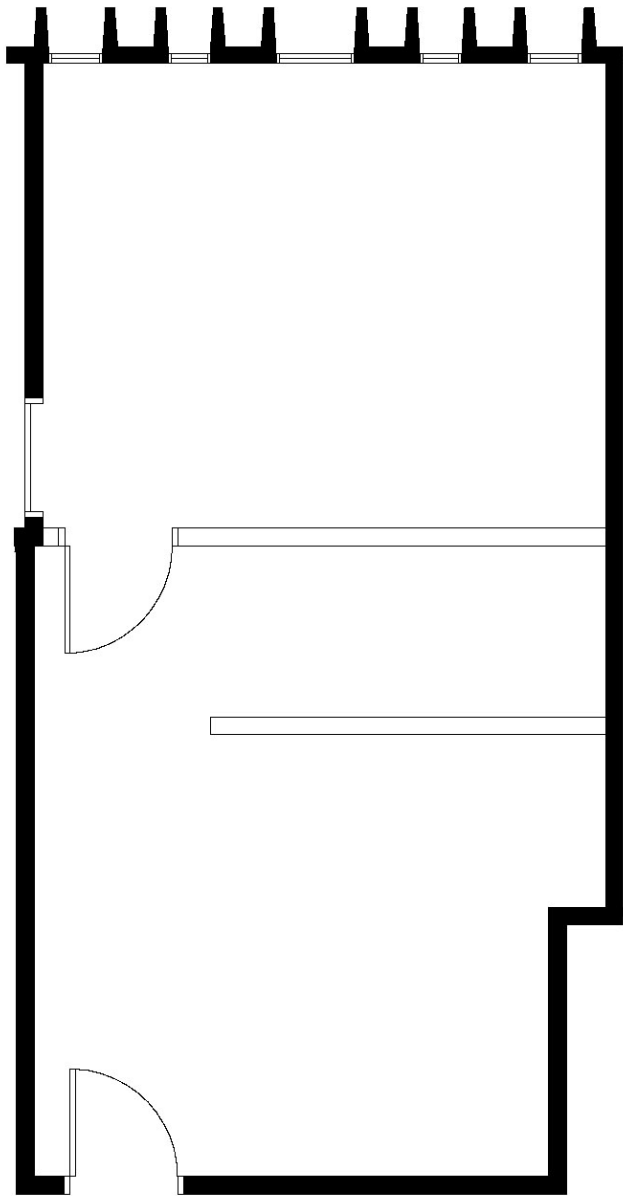
SUITE 330 - 2,918 RSF



KEY PLAN - 3RD FLOOR

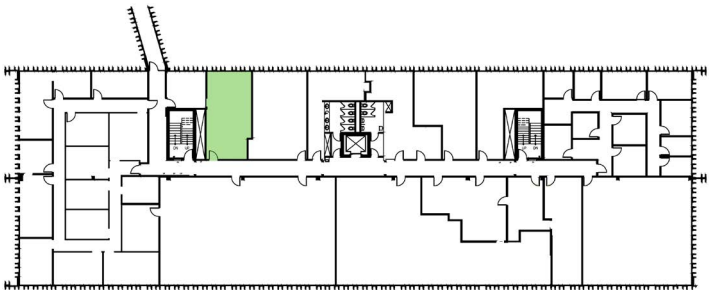


FLOOR
PLAN



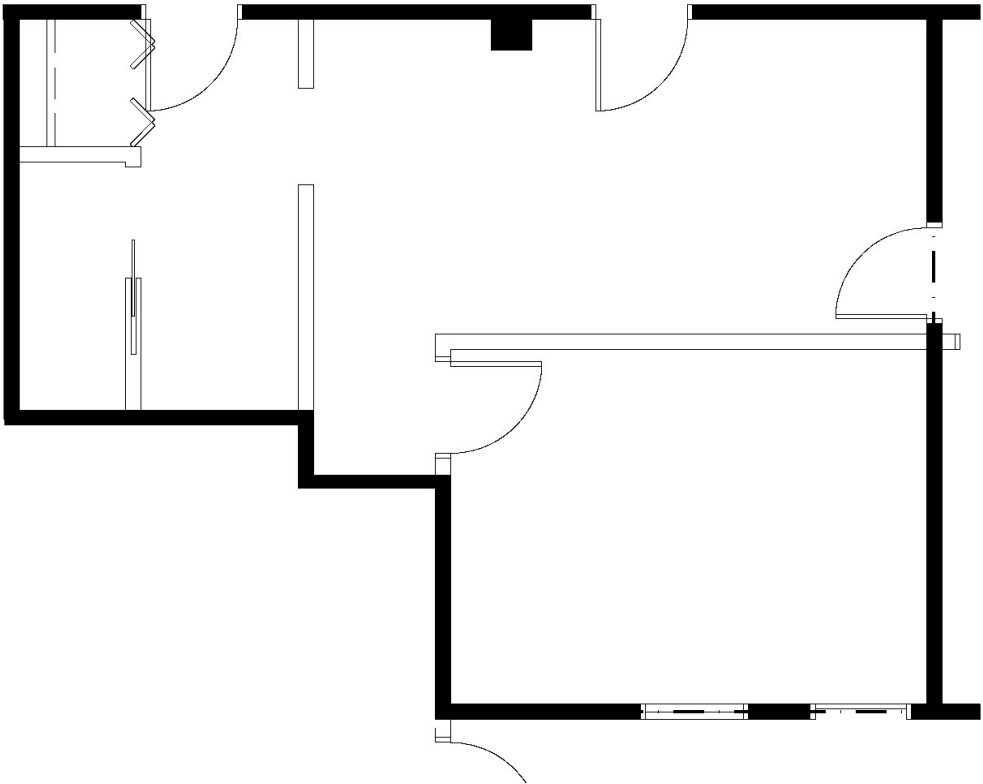
SUITE 335 - 613 RSF

KEY PLAN - 3RD FLOOR

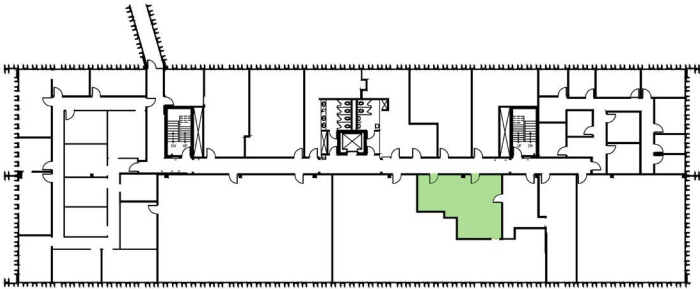


FLOOR
PLAN

SUITE 370 - 694 RSF

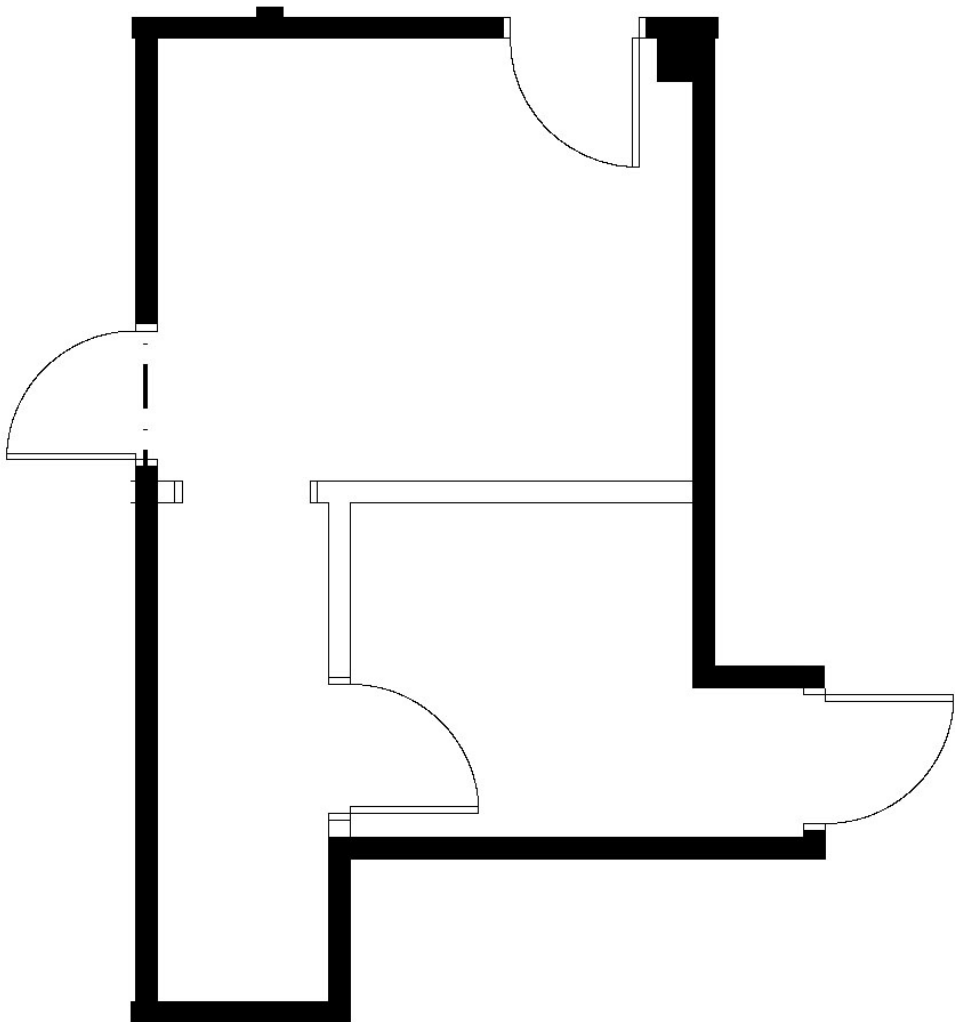


KEY PLAN - 3RD FLOOR

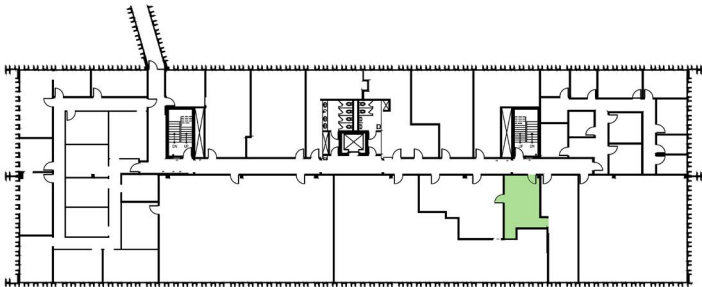


FLOOR
PLAN

SUITE 372 - 336 RSF

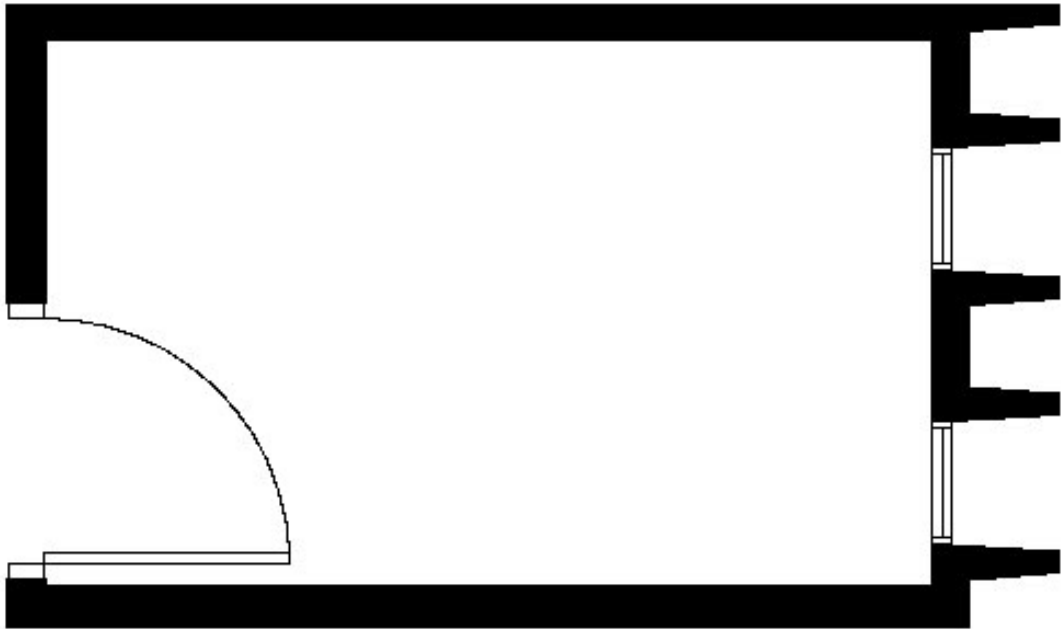


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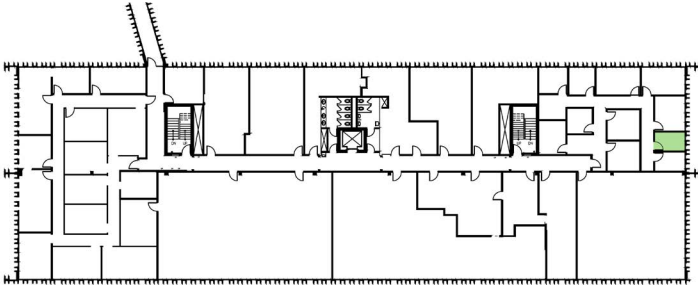


FLOOR
PLAN

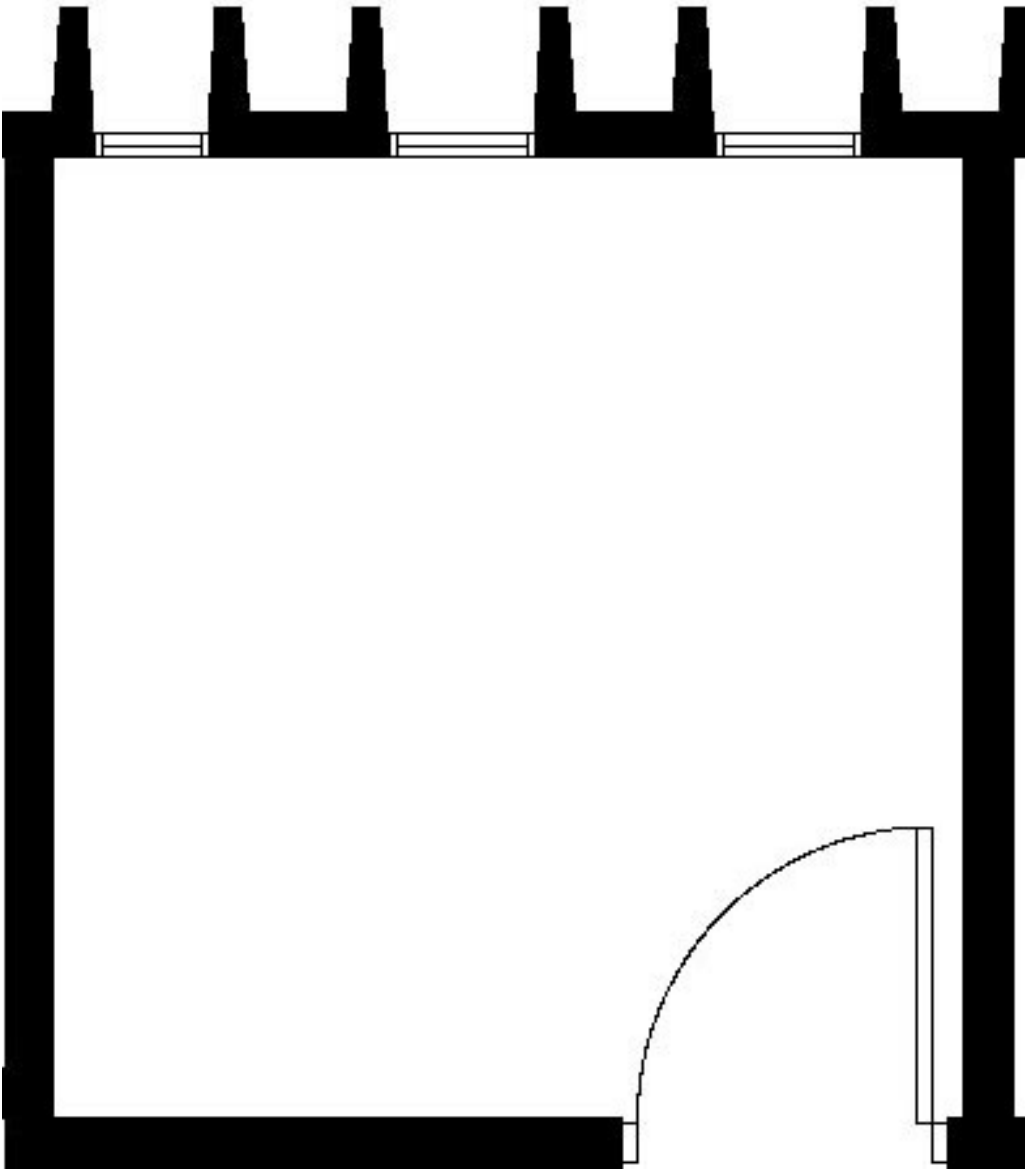
SUITE 399B - 150 RSF



KEY PLAN - 3RD FLOOR

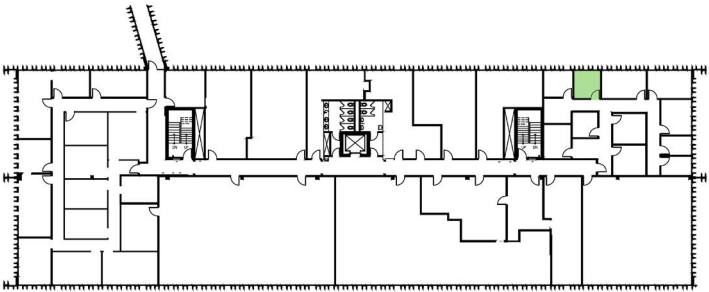


FLOOR
PLAN

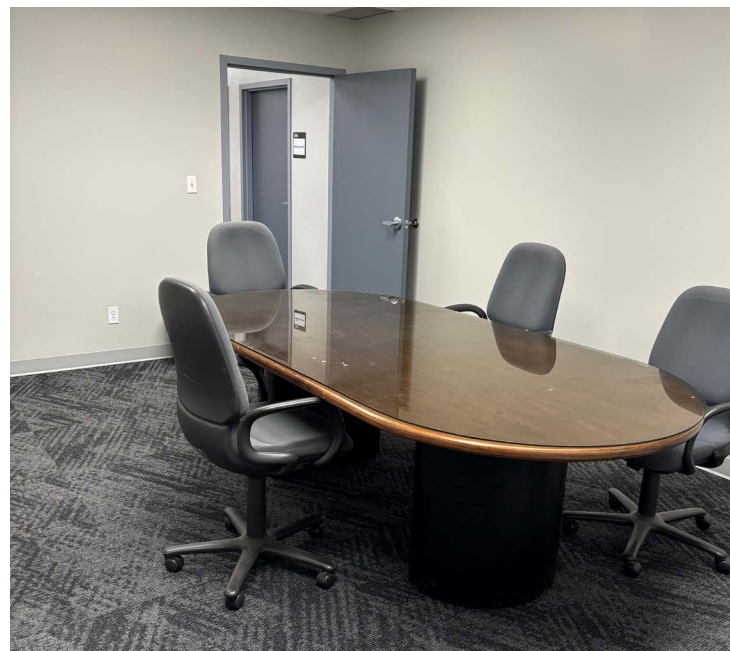


SUITE 399F - 158 RSF

KEY PLAN - 3RD FLOOR

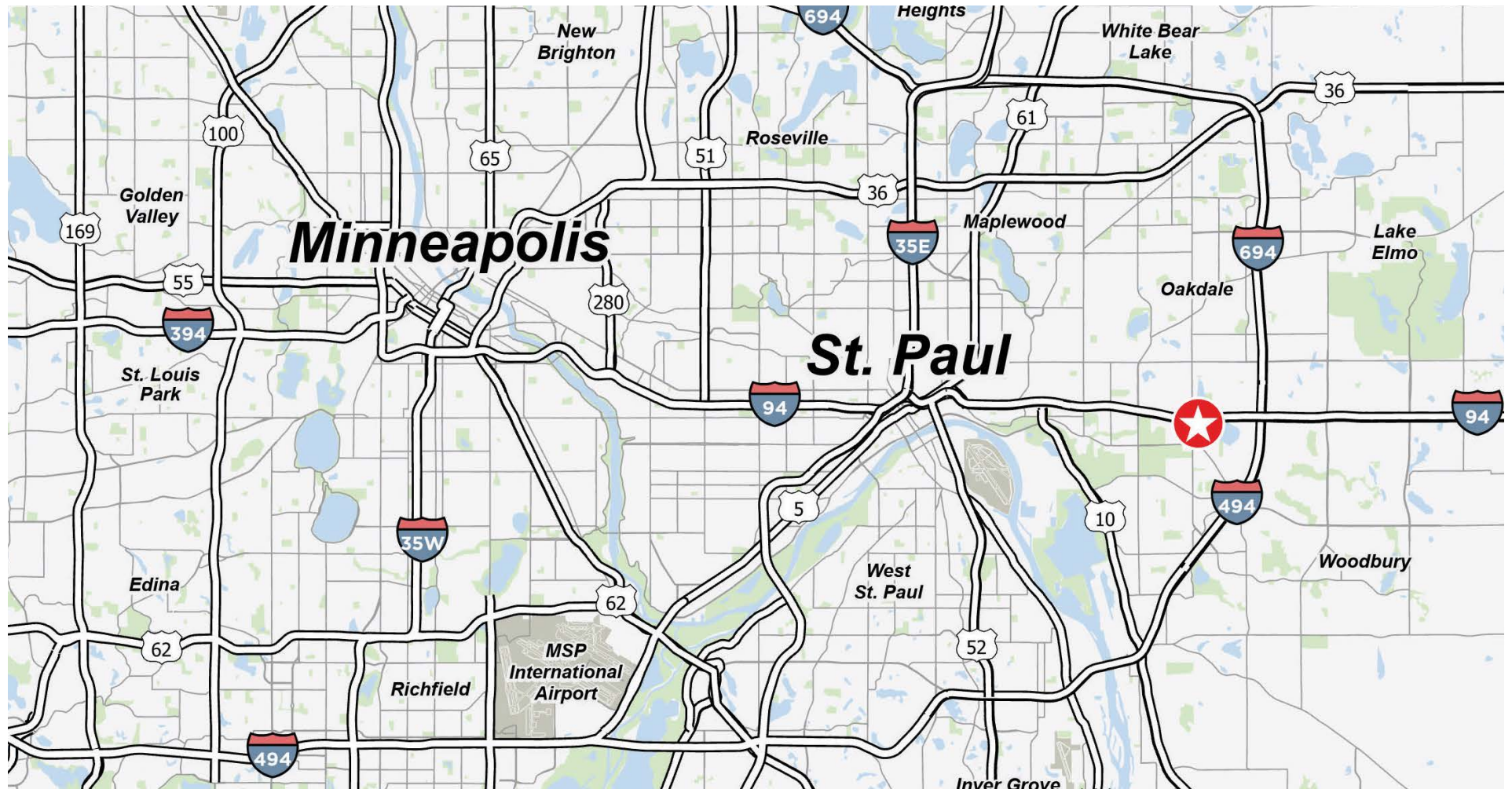


FLOOR
PLAN





AERIAL
MAP



DEMOGRAPHICS (WITHIN 5 MILES)

226,585

Population

\$81,703

Median Household Income

97,820

Daytime Population

LOCATION
MAP

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