



Capital
Partners



NINETY-FOUR

EXCHANGE

OAKDALE, MINNESOTA

The Intersection of Visibility, Access & Opportunity

A High Visibility Corporate Opportunity

◆ Premier build-to-suit site at one of the Twin Cities' most traveled interchanges

◆ Ideal for corporate headquarters, light manufacturing, flex, or distribution

◆ Immediate access to **Interstate 94** and **Interstate 694**

◆ Strong branding presence with direct freeway exposure

◆ Easy access to restaurants, retail, parks, trails and more

◆ A proven regional workforce





Building 1

- 102,600 SF
- 180' Building Depth
- 28' Clear
- 50'X50' W/ 60' Speedbay
- Power: 2,000 Amps
- Floors: 6" Unreinforced
- Loading
- 10 Docks W/ Levelers
- 6 Drive-In Doors

Building 2

- 90,000 SF
- 180' Building Depth
- 28' Clear
- 50' X 50' W/ 60' Speedbay
- Power: 2,000 Amps
- Floors: 6" Unreinforced
- Loading
- 8 Docks W/Levelers
- 4 Drive-In Doors

Corporate Campus Flexibility

- Modern, campus-style environment with room to expand
- Two proposed buildings with scalable footprints
- Future development areas allow phased growth
- Designed to support office, R&D, manufacturing, or logistics uses



Amenity Rich Surroundings

Balanced Business Location With Strong Quality Of Life Appeal

Unmatched Access, Ultimate Visibility

- Prominent frontage and visibility from both interstates
- Fast connections to St. Paul, Minneapolis, and the East Metro
- Excellent commute access for employees and visitors





Access to a Deep and Diverse Labor Pool

One of the Twin Cities' most established **employment corridors**

Easy commute from Oakdale, Woodbury, Maplewood, Stillwater, St. Paul, and eastern suburbs

10 minute walk from new Metro Gold Line bus stop

47% of Washington County's population have a Bachelor's degree or higher

+2.0% year-over-year local employment growth

Active **manufacturing, logistics, and technical training programs** in Ramsey and Washington Counties

Washington County has more than **139,200 workers ages 16+**

Where Visibility, Access & Growth Converge

Ninety-Four Exchange delivers a rare combination of **freeway visibility, build-to-suit flexibility, and corporate campus appeal**—all in a location positioned to attract talent, clients, and longterm value.

For more information, please contact:

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