



# MOUNDS VIEW BUSINESS PARK BLDG D

2222 WOODALE DRIVE, MOUNDS VIEW, MINNESOTA

**FOR LEASE**



## FEATURES:

- A modern, energy efficient office/tech complex situated on 5.42 acres
- Well located in a master-planned business park with direct access to I-35W and Hwy. 10
- County Highway 10 visibility
- Located on Metro bus line
- Large employee base in area
- Fiber Available

- TOTAL BUILDING SF:** 55,742 SF (100% A/C)
- AVAILABLE:** 17,736 SF - Suite 200
- OFFICE:** 13,558 SF
- WAREHOUSE:** 4,178 SF
- LOADING:** 2 dock doors (1 leveler)
- CLEAR HEIGHT:** 14' 3"
- COLUMN SPACING:** 40' x 40'
- POWER:** 600A, 480/277V, 3 PH
- SPRINKLERED:** Yes
- PARKING:** 73 (4.1/1000)
- FREEWAY ACCESS:** I-35W via Co. Hwy. 10



**FOR MORE  
INFORMATION  
PLEASE  
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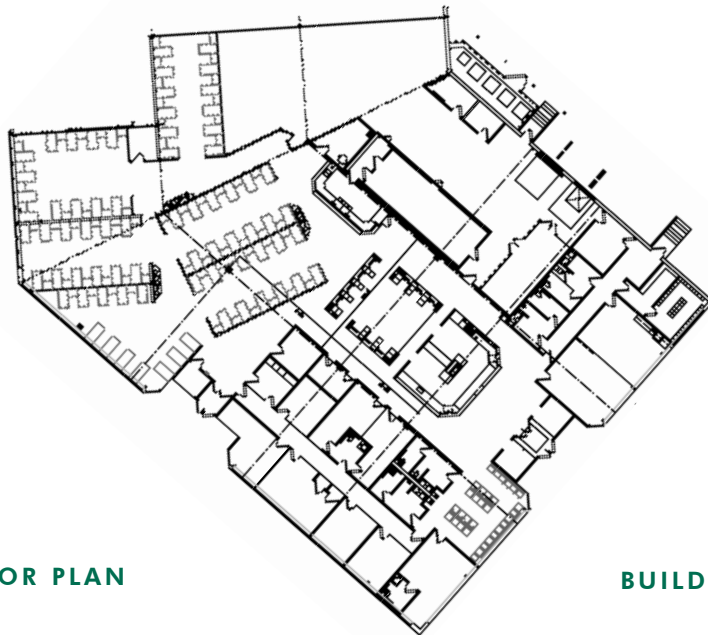
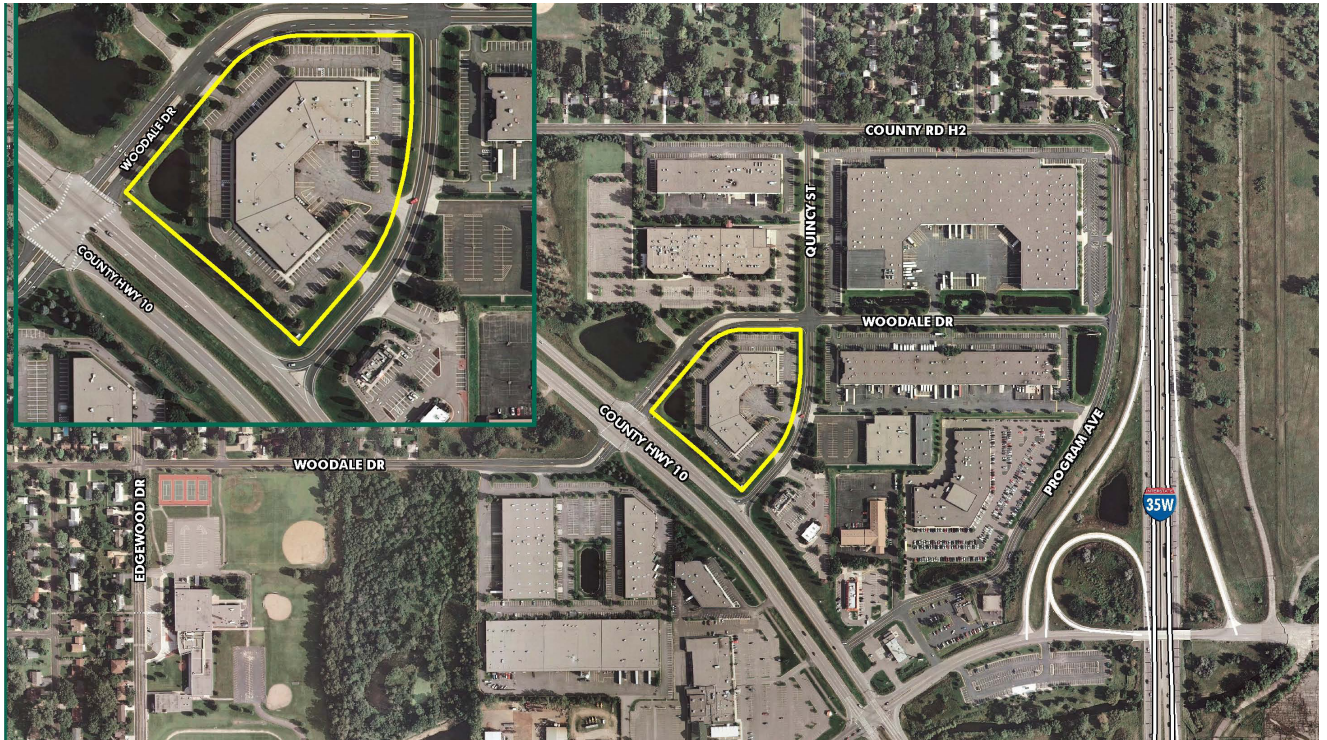
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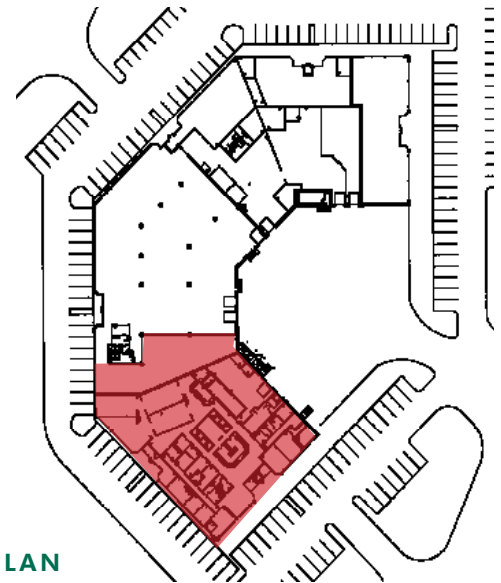


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FLOOR PLAN



BUILDING PLAN

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# MOUNDS VIEW BUSINESS PARK D

[www.cbre.com/moundsviewd](http://www.cbre.com/moundsviewd)

**FOR LEASE**

2222 WOODALE DRIVE, MOUNDS VIEW, MINNESOTA

<b>TOTAL BUILDING SF:</b>	55,742 square feet - 100% air conditioned
<b>LAND AREA:</b>	5.42 acres
<b>AVAILABLE SF:</b>	Suite 200 – 17,736 square feet
<b>OFFICE SF:</b>	13,558 square feet
<b>WAREHOUSE SF:</b>	4,178 square feet
<b>LOADING:</b>	2 dock doors (8' x 10') one leveler
<b>COLUMN SPACING:</b>	40' x 40'
<b>CLEAR HEIGHT:</b>	14' – 3"
<b>BUILDING DEPTH:</b>	126'
<b>YEAR BUILT/CONSTRUCTION:</b>	1989/brick façade with wrap around tinted glassline
<b>SPRINKLERED:</b>	Yes - wet
<b>POWER:</b>	600A, 480/277V, 3-Phase
<b>PARKING:</b>	73 stalls – 4.1/1000
<b>LEASE RATES:</b>	\$4.75 per SF for warehouse and \$8.75 per SF for office
<b>2015 REAL ESTATE TAXES</b>	\$2.22 per SF
<b>2015 CAM:</b>	\$1.63 per SF
<b>2015 TOTAL:</b>	\$3.85 per SF
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>▪ Direct access to I-35W and Highway 10 interchange</li> <li>▪ High-image, office/tech building well located in a planned business park environment with great visibility from Co. Hwy. 10</li> <li>▪ Location offers restaurants and retail services nearby</li> <li>▪ Fiber available</li> </ul>



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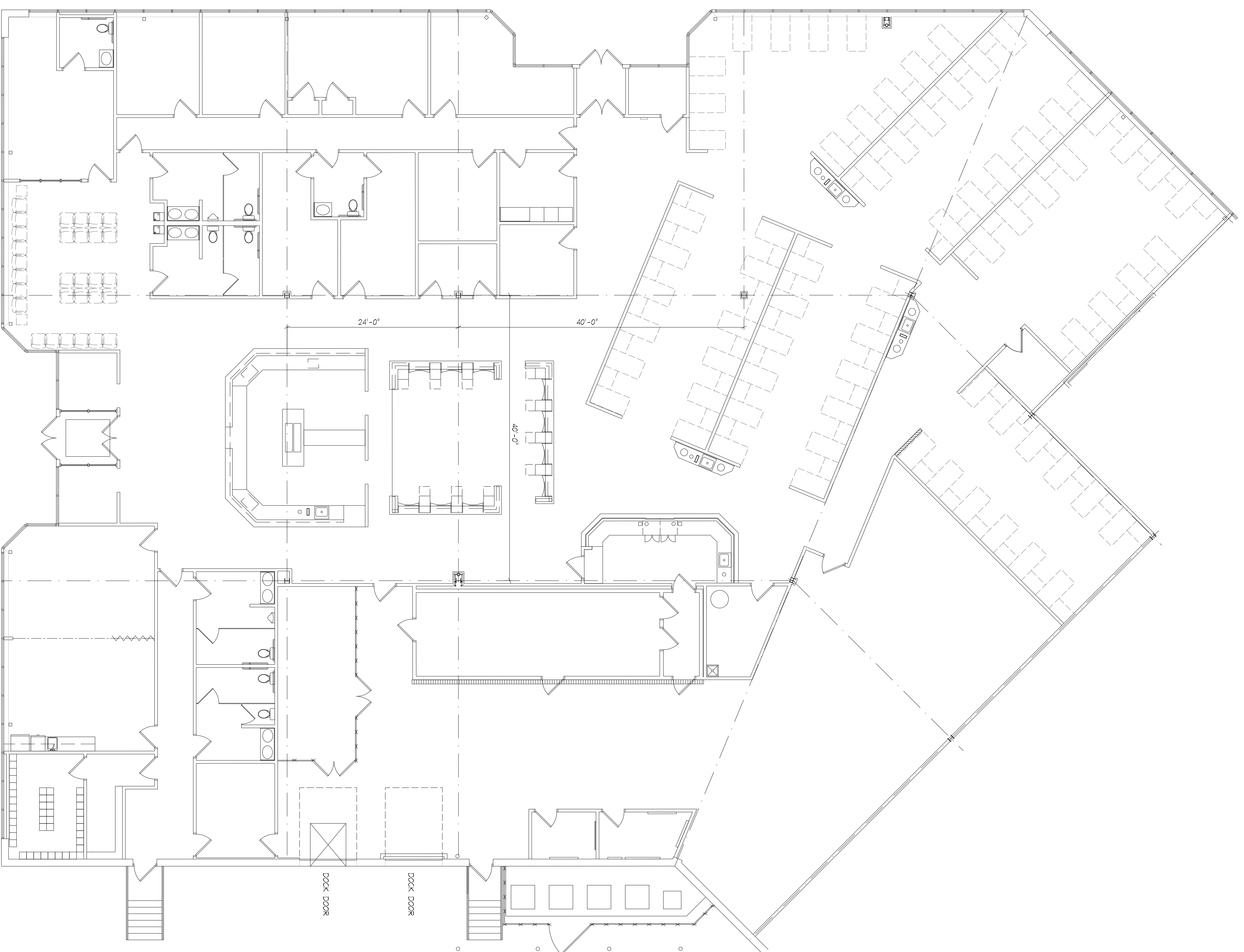
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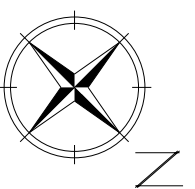


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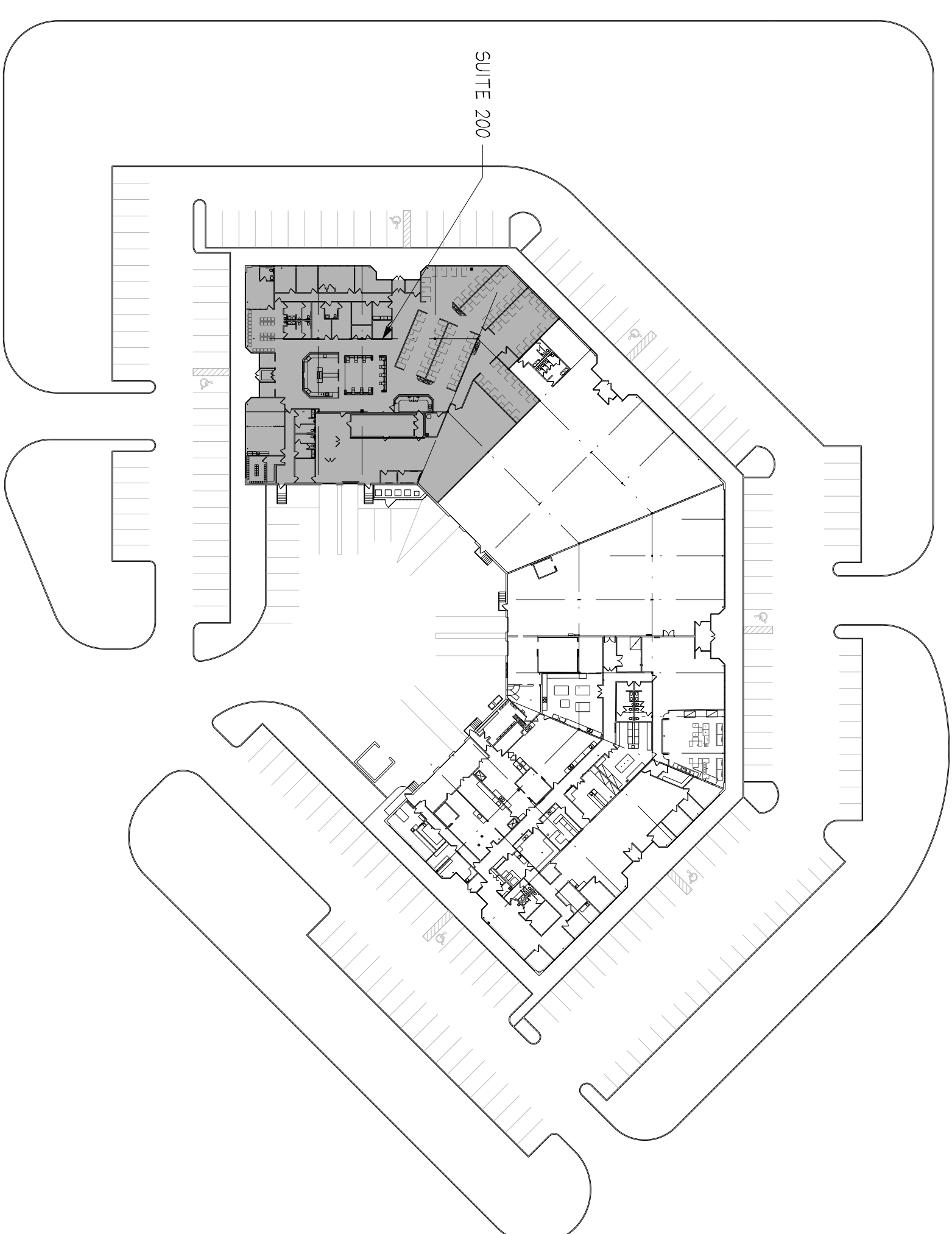
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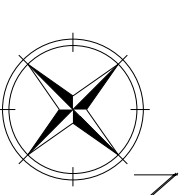
1 FLOOR PLAN  
SCALE 1/8" = 1'-0"



BUILDING DATA	
TOTAL BUILDING AREA	55,742 SF
TOTAL PARKING	195
TYPICAL STRUCTURAL BAY	40' x 40'
CLEAR HEIGHT	14'-3"
TENANT DOCK DOORS	2
TENANT DRIVE IN DOORS	0
GROUND FLOOR FINISHED AREA	13,558 SF
GROUND FLOOR WAREHOUSE AREA	4,178 SF
TOTAL TENANT AREA	17,736 SF



2 SITE PLAN  
SCALE 1/8" = 1'-0"



SUITE 200  
BUILDING D  
MOUNDS VIEW BUSINESS PARK  
2222 WOODALE DRIVE  
MOUNDS VIEW, MINNESOTA 55112



Prepared For:

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I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE WORK SHOWN AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
LICENSE #: \_\_\_\_\_  
DATE: \_\_\_\_\_

Issue & Revision Dates  
DATE 03-16-15

214103A

EXISTING CONDITIONS

A1.0

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