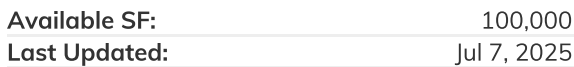


3510 Hopkins Pl | Oakdale, MN | US | Washington County
Available SF: 100,000



Colliers
Rob Davis
+1 000 000 0000 | rob.davis@colliers.com

4FRONT: The Place for Cutting Edge Innovation Four Buildings | 550,000 total square feetHighly visible and accessible from I-694 and Highway 14Award-winning design with modern, updated finishes throughout 2,000 - 100,000 contiguous square feet availableUp to 18,000 square feet of finished lab spaceNew, local long-term ownership (Slumberland)Incubology, and world-class high tech incubator 4FRONT offers superior campus amenities designed to attract and retain talented employees. Campus AmenitiesTwo cafeterias and patio dining areaUpdated lounge areasCoffee BarTwo fitness centers with lockers and showersFully equipped conference facilitiesClimate controlled walkwaysOpen office areasAbundant free parkingBike and motorcycle parkingGreen space with outdoor garden and nearly 2 miles of walking trailsBeautiful 122 acre settingElectric car charging stationsAccess to Metro Transit Bus serviceHigh Speed InternetComcast | Century Link | Direct TV24/7 security with on-site personnelFedEx and UPS pick-up, drop-off and secure package holding areas Current Availabilities | Building 41st Floor:309 RSF (D Pod Wet Lab Space)7,380 RSF (D Pod Office/Wet Lab Space)2nd Floor:2,080 RSF (A Pod Office/Lab Space)10,367 RSF (A Pod Office/Lab Space)3,676 RSF (D Pod Office/Lab Space)24,205 RSF (B Pod - Office/Lab Space)3rd Floor:24,281 RSF (A Pod Office/Lab Space)610 RSF (A Pod Office/Lab Space)8,876 RSF (B Pod Office/Lab Space)11,540 RSF (B Pod Office/Lab Space)3,231 RSF (C Pod Office/Lab Space)1,053 RSF (D Pod Vacant Storage Space)4th Floor:28,545 RSF (A Pod Office/Lab Space)610 RSF (A Pod Office/Lab Space)11,733 RSF (B Pod Office/Lab Space)770 RSF (C Pod Office/Lab Space) Check out Current Availabilities at the other 4Front Buildings:4Front BUILDING 14Front BUILDING 24Front BUILDING 3 Future Space: "E" Pod Addition140,000 SF proposed built-to-suit space

	10 Mile Radius	20 Mile Radius	30 Mile Radius
Number of People	592,796	1,920,296	3,083,368

Source: ESRI® , 2024

Radius	Number of Properties
10 Mile Radius	227,138
20 Mile Radius	775,215
30 Mile Radius	1,229,563

Source: ESRI®. 2024

Transportation

Property Images

