Metropoint

The Center for Business

BUILDING 300

METROPOINT BUILDING 300
300 HIGHWAY 169 SOUTH
ST. LOUIS PARK, MN 55426

METROPOINTMN.COM

PROPERTY ADDRESS:
300 Highway 169 South
St. Louis Park, MN 55426

FLOORS:
Eight

BUILDING SIZE:
169,615 RSF

FLOOR PLATES:
21,746 RSF each

EXTERIOR:
Structural concrete with non-reflective glass and anodized metal

PARKING:
683 spaces, attached ramp

PASSENGER ELEVATORS:
Three

SERVICE ELEVATORS:
One

LOADING DOCK:
Yes

SECURITY:
24-hour onsite

NET RENTAL RATES:
$13.50–$14.50 PSF

2022 EST. CAM & REAL ESTATE TAX:
$8.16 PSF operating
$4.71 PSF taxes
$12.87 PSF total

HVAC:
Heat pumps with energy management system controls

ELECTRICAL:
Low voltage: 3.44 watts PSF
High voltage: 7.95 watts PSF

FIRE/LIFE SAFETY:
Fully sprinklerized with three fire-rated, pressurized stairwells to exterior

TELECOMMUNICATION:
Cable and fiber optics available

AMENITIES:
- Cafeteria
- Café and coffee shop
- Fitness Center with showers and locker rooms
- State-of-the-art conference and training center

LEASING

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