



METROPOINT BUILDING 400  
400 HIGHWAY 169 SOUTH  
ST. LOUIS PARK, MN 55426

[METROPOINTMN.COM](http://METROPOINTMN.COM)

## BUILDING 400

### PROPERTY ADDRESS:

400 Highway 169 South  
St. Louis Park, MN 55426

### FLOORS:

Eight

### BUILDING SIZE:

168,221 RSF

### FLOOR PLATES:

22,280 RSF each

### EXTERIOR:

Structural concrete with non-reflective glass and anodized metal

### PARKING:

644 surface spaces and attached ramp; 59 climate-controlled spaces in heated garage

### PASSENGER ELEVATORS:

Three

### SERVICE ELEVATORS:

One

### LOADING DOCK:

Yes

### SECURITY:

24-hour onsite

### NET RENTAL RATES:

\$15.00 PSF

### 2022 EST. CAM & REAL ESTATE TAX:

\$8.53 PSF operating

\$4.06 PSF taxes

\$12.59 PSF total

### HVAC:

Modified VAV system with energy management controls

### ELECTRICAL:

Low voltage: 3.66 watts PSF

High voltage: 8.44 watts PSF

### FIRE/LIFE SAFETY:

Fully sprinklerized with two fire-rated, pressurized stairwells to exterior

### TELECOMMUNICATION:

Cable and fiber optics available

### AMENITIES:

Superior onsite campus amenities include:

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

## LEASING

**KEVIN O'NEILL** SIOR  
952.897.7724  
[kevin.oneill@colliers.com](mailto:kevin.oneill@colliers.com)

**MICHAEL GELFMAN** SIOR  
952.897.7875  
[michael.gelfman@colliers.com](mailto:michael.gelfman@colliers.com)

**NATHAN KARRICK**  
952.897.7722  
[nathan.karrick@colliers.com](mailto:nathan.karrick@colliers.com)

