



METROPOINT BUILDING 435
435 FORD ROAD
ST. LOUIS PARK, MN 55426

METROPOINTMN.COM

BUILDING 435

PROPERTY ADDRESS:

435 Ford Road
St. Louis Park, MN 55426

FLOORS:

Ten

BUILDING SIZE:

202,897 RSF

FLOOR PLATES:

21,519 RSF each

EXTERIOR:

Structural concrete with non-reflective glass and anodized metal

PARKING:

712 spaces, attached ramp

PASSENGER ELEVATORS:

Three

SERVICE ELEVATORS:

One

LOADING DOCK:

Yes

SECURITY:

24-hour onsite

NET RENTAL RATES:

\$13.50 PSF

2022 EST. CAM & REAL ESTATE TAX:

\$7.73 PSF operating

\$3.64 PSF taxes

\$11.37 PSF total

HVAC:

Heat pumps with energy management system controls

ELECTRICAL:

Low voltage: 3.5 watts PSF

High voltage: 8.5 watts PSF

FIRE/LIFE SAFETY:

Fully sprinklerized with three 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

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