

Office/Retail Lease

Hadley Plaza
5705 Hadley Ave N, Oakdale, MN 55128



PROPERTY DETAILS

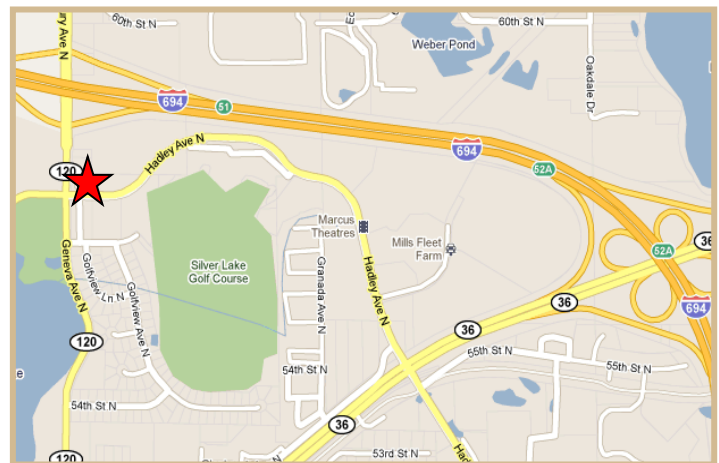
Near large upscale multi-unit complex, Oakdale Theaters, Century College, Fleet Farm, and community golf course.

Building Size: 10,074 SF

Available: 1,730 SF

Lease Rate: \$14.50/SF/YR

LOCATION



Mark Young
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371

John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
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7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
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www.crossroadsproperties.net

**CROSSROADS
PROPERTIES**

**Office/Retail
Lease**

**Hadley Plaza
5705 Hadley Ave N, Oakdale, MN 55128**

ADDITIONAL PROPERTY DETAILS

Address:	5705 Hadley Avenue, Oakdale, MN 55128
PID #:	0602921210005
Building Size:	10,074 SF
Available Space:	1,730 SF
Lease Rate:	\$14.50/SF/YR
Operating Expenses:	\$6.75 (includes tax, maintenance, insurance) Gas and Electric separately metered
Lease Term:	Three years (negotiable)
Occupancy:	As soon as needed
Parking:	Ample
Nearby Business:	Upscale apartment complex Oakdale Theaters Golf Course Century College County Vo-tech Campus
Potential Uses:	Food Service/Coffee Shop – Great location for commuter traffic Professional Office – Professional look and easy access for clients
Tenant Improvements:	Negotiable
Comments:	Great access to Hwy 694 and Hwy 120 Signage potential Excellent growth in the area Newer building with curb appeal

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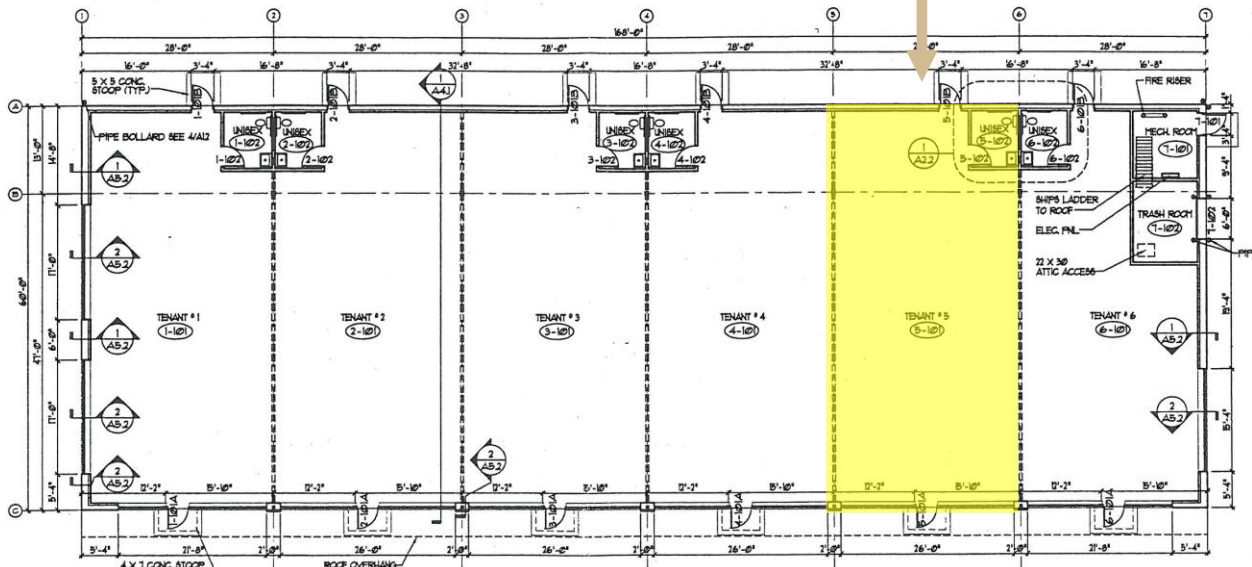
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AERIAL VIEW



BUILDING PLAN

1,730 SF
Shell Condition



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