
Northwoods Office Building

3900 Northwoods Drive, Arden Hills, MN 55112



PROJECT OVERVIEW

Capri/Capital Advisors hired Cushman & Wakefield to lease and manage the property when they learned their 65,000 sf anchor tenant was going to vacate the property in six months. The space being vacated was uniquely designed to fit the needs of the existing consulting firm, which made the space functionally obsolete for future tenants. In addition, Capri/Capital's goal was to re-lease the space to multiple tenants with staggered expiration dates in order to stabilize the rent roll.

SOLUTIONS

- Upon engagement, we immediately recommended that the owners update the lobby and corridors that were tired and outdated.
- We executed a tailored marketing plan aimed at exposing the property to all mid-sized corporate users with 20 to 100 employees in the west and northwest suburbs of Minneapolis as well as the broker community.

RESULTS

- Within 18 months, the leasing team finalized ten leases to bring the building occupancy back to 100%.