

BEACON SHORES

WELCOME TO THE EAST METRO'S PREMIERE EXECUTIVE OFFICE CONDOMINIUMS



Look no further than Beacon Shores for distinctive office condominiums! Experience all the coziness of a North Woods design with all the modern conveniences of the Oakdale-Woodbury business district. Enjoy a carefree office environment and professionally maintained grounds.

Each unit can be divided with two separate entrances for sub-leasing or multiple units or can be laid out for 1-user with interior open staircases. These upper-end executive office condos feature upgraded building materials, Marvin windows, Cedar Shake siding, ample parking, and all overlook Armstrong Lake. Beacon Shores is located in a prime location with excellent exposure and easy freeway access. The association will ensure a continued high-end professional image.

The pricing is for a quality office finish that includes a high-efficiency heating system with 2 separate furnaces for separate heat and A/C control on each floor, complete electrical system, complete media/internet/phone jacks, a sprinkler system, 2 finished ceramic tile bathrooms, finished and painted perimeter walls, finished ceilings with lighting, tiled vestibules, and finished decks and/or patios. Custom build out is available to add kitchens, conference rooms, fireplaces, and any other upgrades you desire.

The association fees are \$395 a month per unit and will include common area maintenance/repairs, hazard insurance, snow/lawn care, common area electric/gas/water, maintenance reserves and professional management.

THESE EXCLUSIVE UNITS ARE AVAILABLE FOR SALE OR LEASE!



© Beacon Properties 2006

Tony Schwartz
Cell: 651-295-7550
Email: TonyS@BProperties.com

Information deemed reliable but not guaranteed

EXTERIOR HIGHLIGHTS



Sophisticated entrances and signage welcome your clients in a spectacular manner! Beacon Shores monument signs increase your visibility to the general public, while your patrons can easily locate your business in the complex courtesy of your individualized name signs. The exterior is regulated by the association to maintain a professional look, day in and day out.

Enjoy the breathtaking views of Armstrong Lake from your very own office! The natural environment provides abundant wildlife and a tranquil atmosphere. Entertain clients or take a relaxing lunch break on your patio or deck. Take pleasure in the picturesque backdrop year round.



The lush landscaping of Beacon Shores was designed to compliment the natural beauty. Ample parking is surrounded by numerous trees and eye-catching plants to enhance the North Shore ambiance created by the architecture of the buildings. Wow your clients before they even enter your door!

I NTERIOR HIGHLIGHTS

Create fabulous first impressions with a carefully designed floor plan to fit your company's needs and desires! Whether you need a large reception area, a coffee nook, or a children's play area, Beacon Shores provides the blank canvas to create your office masterpiece.



Style and practicality combine for a functional workspace! Every aspect of your unit is tailored to your individual business. Build-outs can include conference rooms, kitchenettes, lounges, and copy areas. You determine the budget, materials, and layout to construct the ideal office for your company.

Enjoy coming to work each day at Beacon Shores! Large windows create a bright and sunny feeling in each room. Utilize the latest communication and media tools that are included with every unit to increase efficiency. Control your comfort level with separate heat and A/C controls on each floor, along with a high-efficiency furnace. Work in the luxury of these, and many more, standard items in your new office.



ONLY BEACON SHORES CAN OFFER:



- Current units available for occupancy within 60 days.
- An additional two buildings to begin construction in 2008.
- Exclusivity with a limit of 16 total 2-story units being built.
- Great location next to Oak Marsh Golf Course and blocks to major shopping and restaurants.

LOCATION! LOCATION! LOCATION! Beacon Shores is located on a high volume intersection in Oakdale slated for future commercial growth. The site offers maximum visual exposure with easy access to I-94, I-494, and I-694. This ideal location is nearby Oak Marsh Golf Course, Hilton Garden Inn & Prom Center Banquet Facility, Woodbury Lakes, and a wide array of restaurants & services. Enjoy the benefits of a Woodbury location in a more tranquil setting!



FEEDBACK ON BEACON SHORES:

“We have been thrilled with our move to Beacon Shores. The location is great and our patients love the ample parking. The view of Armstrong Lake at sunset is a special bonus. Both Beacon Properties and Archnet Builders were wonderful to work with and the quality of the workmanship on our office was outstanding. Thanks, Beacon Shores!”

~William A. Kriva, Parkview Chiropractic

“I purchased an office condo at Beacon Shores as an investment. Beacon Properties offered plenty of assistance in making design decisions and in procuring a tenant. My unit was leased out immediately, and it cash flows nicely. I am extremely happy with my decision to make Beacon Shores part of my investment portfolio.”

~ Ted H. Lillie, Lillie Suburban Newspaper