



OFFICE SPACE FOR LEASE

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CURRELL CENTRE

PROPERTY INFORMATION

ADDRESS	7616 Currell Blvd
CITY, STATE	Woodbury, MN 55125
SPACE AVAILABLE	1,565 SF
LEASE RATE	\$14.00 - \$16.00 PSF
TAX & OPS. 2019	\$11.00 PSF Est.
BUILDING SIZE	43,506 SF
YEAR BUILT	1999
PARKING RATIO	5 : 1,000

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,108	70,305	147,609
DAYTIME POPULATION	5,987	36,939	59,917
MEDIAN HH INCOME	\$91,864	\$96,417	\$82,438
AVERAGE HH INCOME	\$114,753	\$120,646	\$108,412
MEDIAN AGE	40.4	37.6	36.4



BUILDING FEATURES

- Conference room
- Break room
- Upgraded lobby
- Abundant parking
- Scenic wooded views from vacancy

WOODBURY AREA

- Across the street from Woodbury Village shopping center that includes:
 - Kohl's, Target, Chipotle, Applebee's, Xperience Fitness, and Woodbury 10 Theatre.
- Near Tamarack Nature Preserve
- One of the fastest growing Cities in Minnesota.

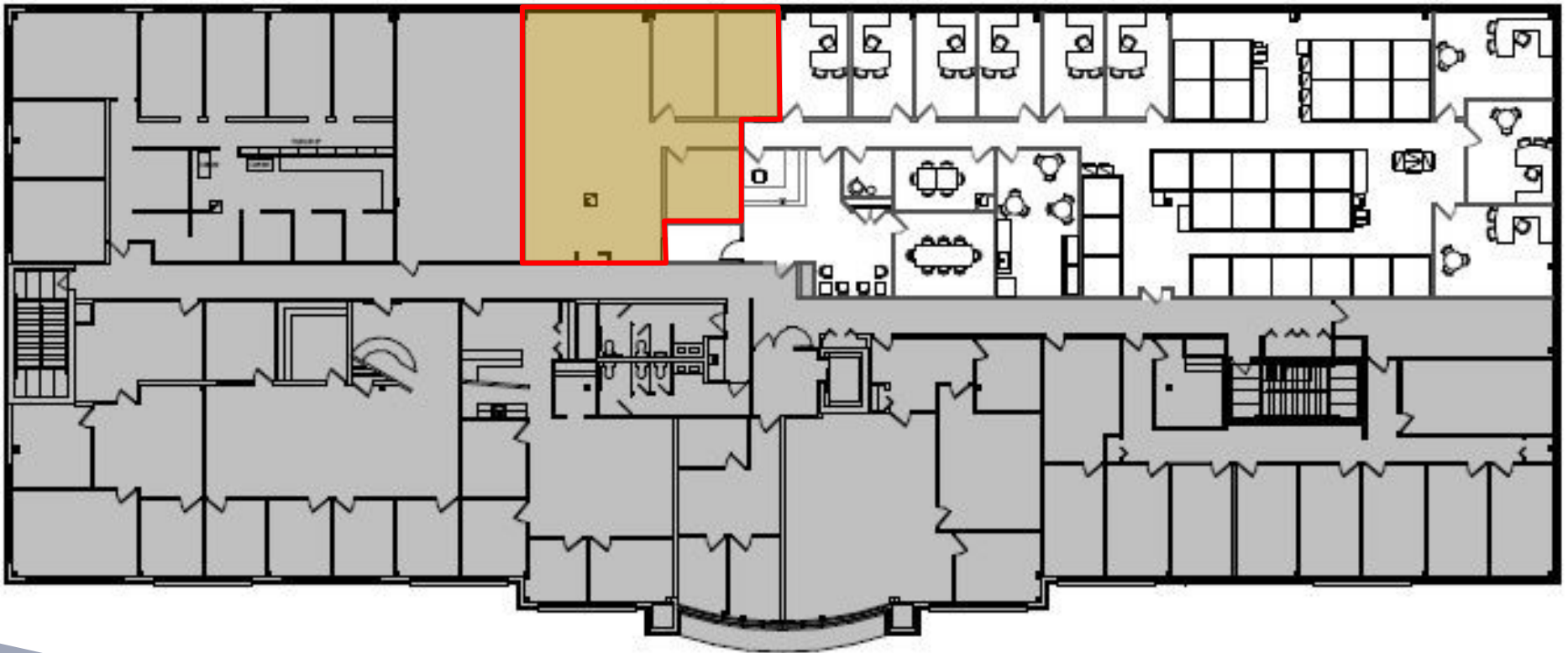
TRAFFIC COUNTS

VALLEY CREEK RD	24,500 VPD
BIELENBERG DR	10,500 VPD
CURRELL BLVD	2,800 VPD

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UPLAND
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FLOOR PLAN

1,565 SF Available



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