REAL ESTATE GROUP, INC.

CURRELL CENTRE

7616 Currell Blvd | Woodbury, MN | 55125

OFFICE SPACE FOR LEASE

Joshua Huempfner 612-465-8522 josh@upland.com Blake Martin 612-465-8521 blake@upland.com

CURRELL CENTRE

PROPERTY INFORMATION

Address	7616 Currell Blvd
CITY, STATE	Woodbury, MN 55125
SUITE 130	2,394 RSF
SUITE 290	3,458 RSF
LEASE RATE	Negotiable
TAX & OPS. 2020	\$11.71 PSF
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.

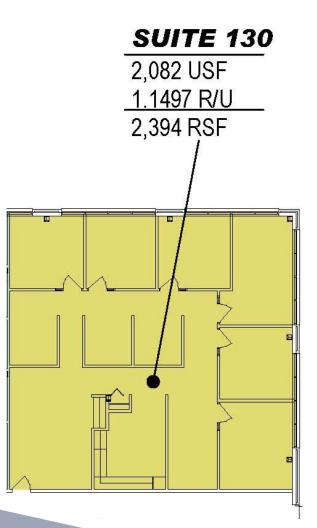
REAL ESTATE GROUP, INC.

- Near Tamarack Nature Preserve
- One of the fastest growing Cities in Minnesota.

7	TRAFFIC COUNTS		Blake Martin	
8		VALLEY CREEK RD	24,500 VPD	612-465-8521
12		BIELENBERG DR	10,500 VPD	blake@upland.com
		CURRELL BLVD	2,800 VPD	

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FLOOR PLAN—SUITE 130

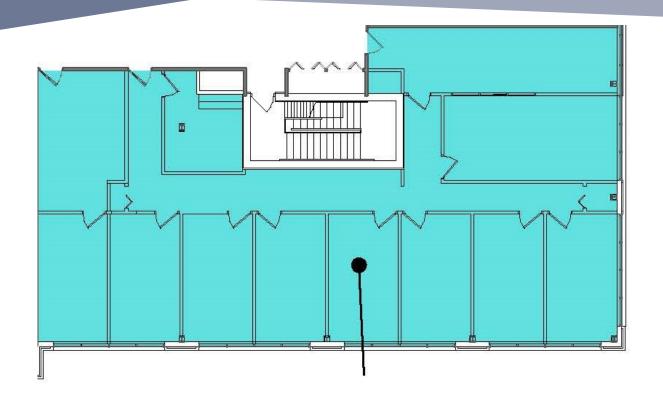


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FLOOR PLAN—SUITE 290



SUITE 290 2,946 USF 1.1737 R/U 3,458 RSF

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