



## OFFICE SPACE FOR LEASE

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# CURRELL CENTRE

## PROPERTY INFORMATION

<b>ADDRESS</b>	7616 Currell Blvd
<b>CITY, STATE</b>	Woodbury, MN 55125
<b>SUITE 130</b>	2,394 RSF
<b>SUITE 290</b>	3,458 RSF
<b>LEASE RATE</b>	Negotiable
<b>TAX &amp; Ops. 2020</b>	\$11.71 PSF
<b>BUILDING SIZE</b>	43,506 SF
<b>YEAR BUILT</b>	1999
<b>PARKING RATIO</b>	5 : 1,000

## DEMOGRAPHICS

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

<b>VALLEY CREEK RD</b>	24,500 VPD
<b>BIELENBERG DR</b>	10,500 VPD
<b>CURRELL BLVD</b>	2,800 VPD

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REAL ESTATE GROUP, INC.

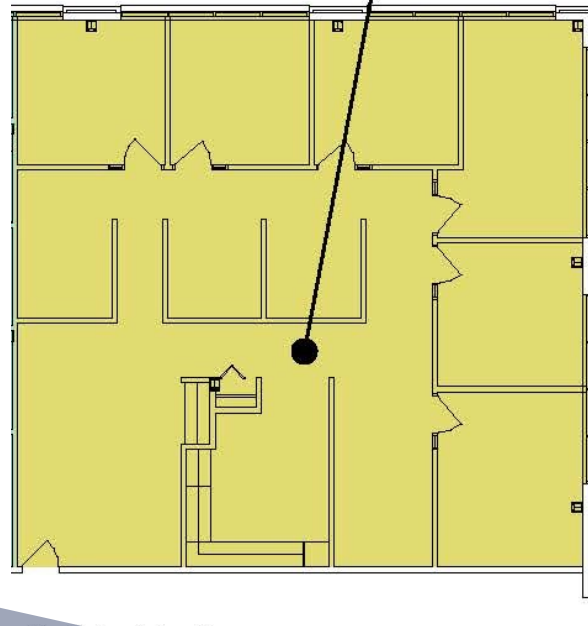
# FLOOR PLAN—SUITE 130

## **SUITE 130**

2,082 USF

1.1497 R/U

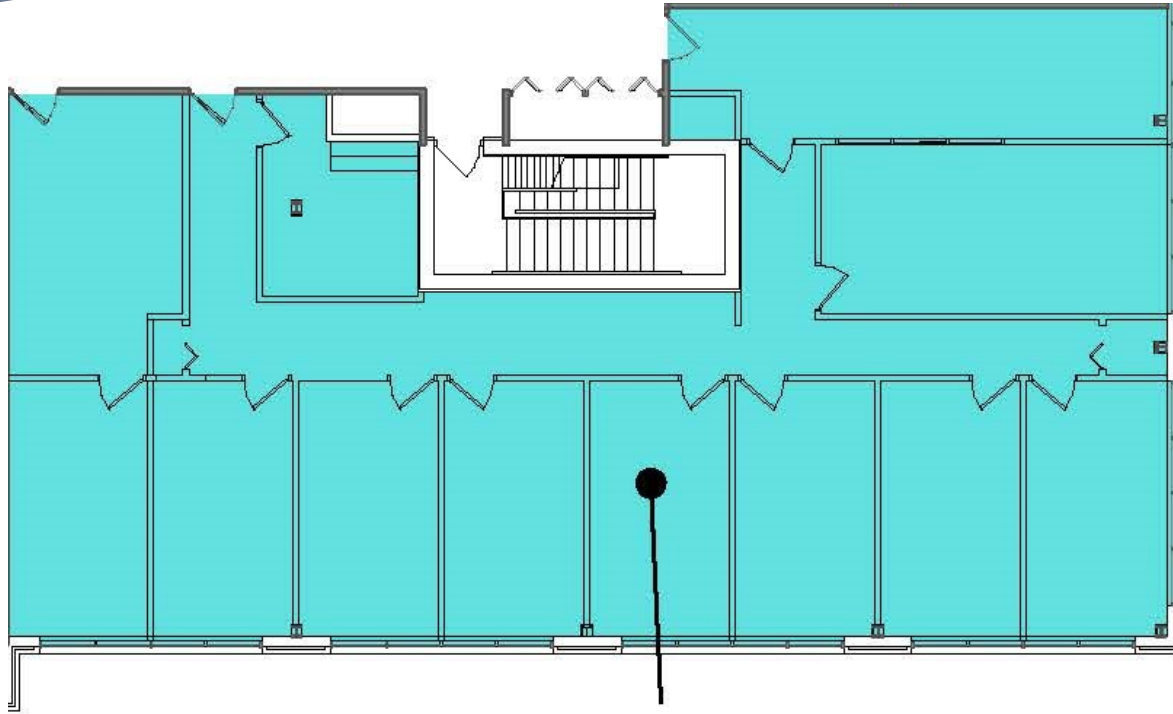
2,394 RSF



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# FLOOR PLAN—SUITE 290



## **SUITE 290**

2,946 USF

1.1737 R/U

3,458 RSF

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