

CURRELL CENTRE

7616 Currell Blvd, Woodbury, MN 55125



LEASING INFORMATION

Blake Martin

651-424-1911

bmartin@thelinnco.com



REALTY

PROPERTY

INFORMATION

BUILDING

Address: 7616 Currell Blvd
Woodbury, MN

Size: 43,506 SF

Year Built: 1999

Parking: 5 : 1,000

AVAILABLE

Suite 100: 6,370 SF

Suite 120: 842 SF

Suite 290: 1,200 - 3,458 SF

RATES

Base Rent: Negotiable

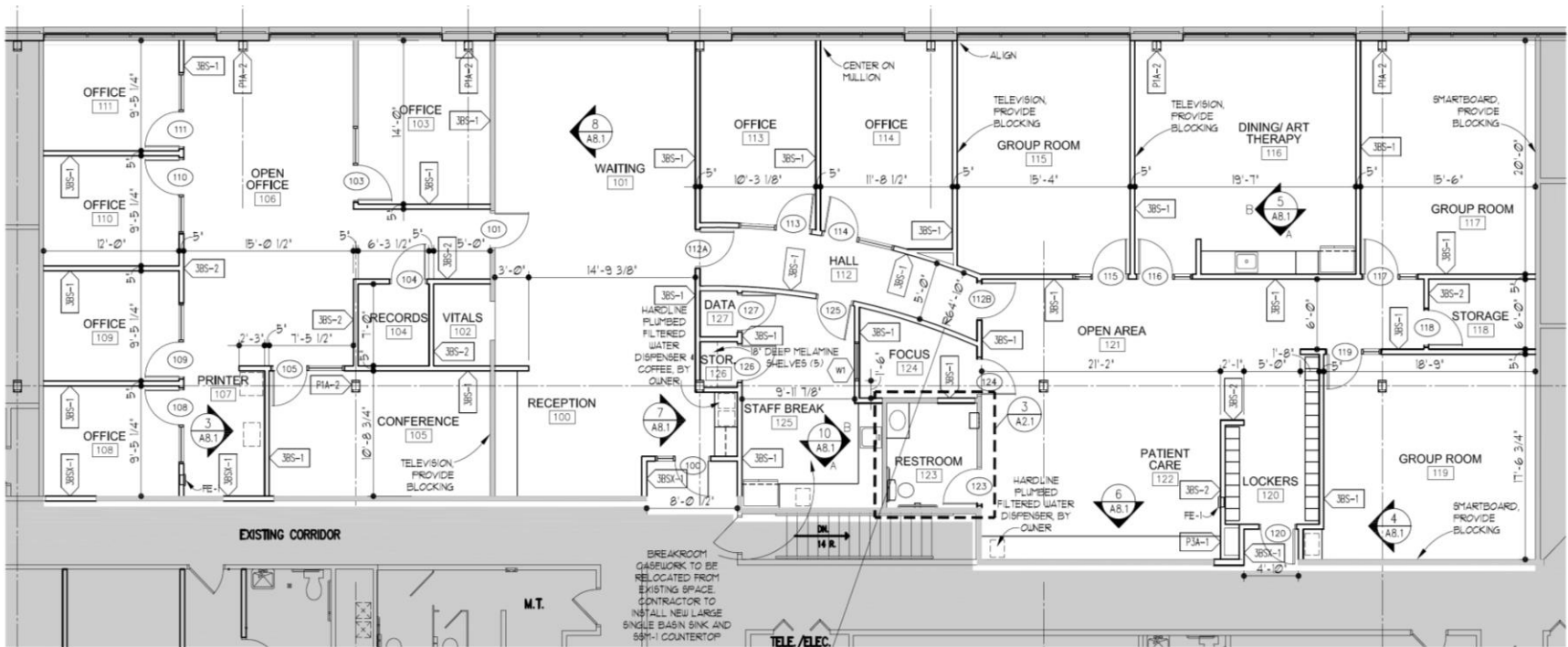
Tax & Ops.: \$12.50 PSF



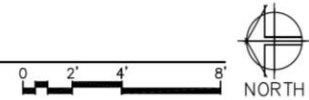
Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	8,108	70,305	147,609
Daytime Pop.	5,987	36,939	59,917
Avg. HH Income	\$114,753	\$120,646	\$108,412
Median Age	40.4	37.6	36.4
Valley Creek Rd	24,500 Vehicles Per Day		
Bielenberg Dr	10,500 Vehicles Per Day		

AVAILABLE – SUITE 100 (6,370 SF)

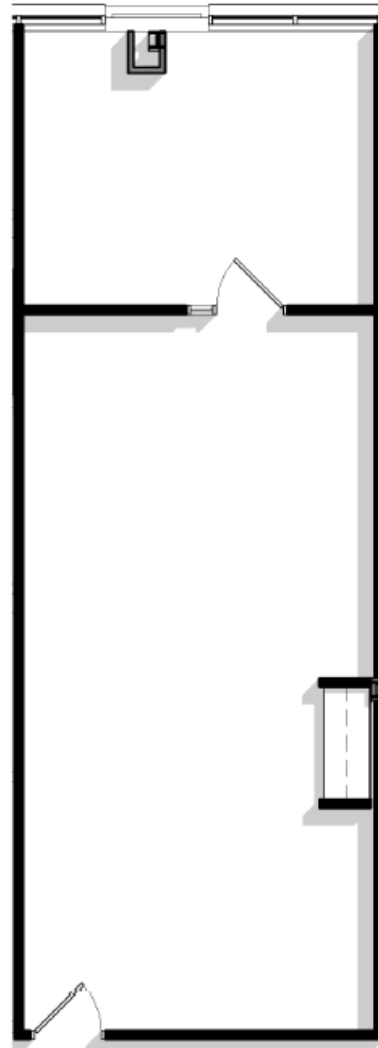


2 FLOOR PLAN
A2.1 1/8"=1'-0"



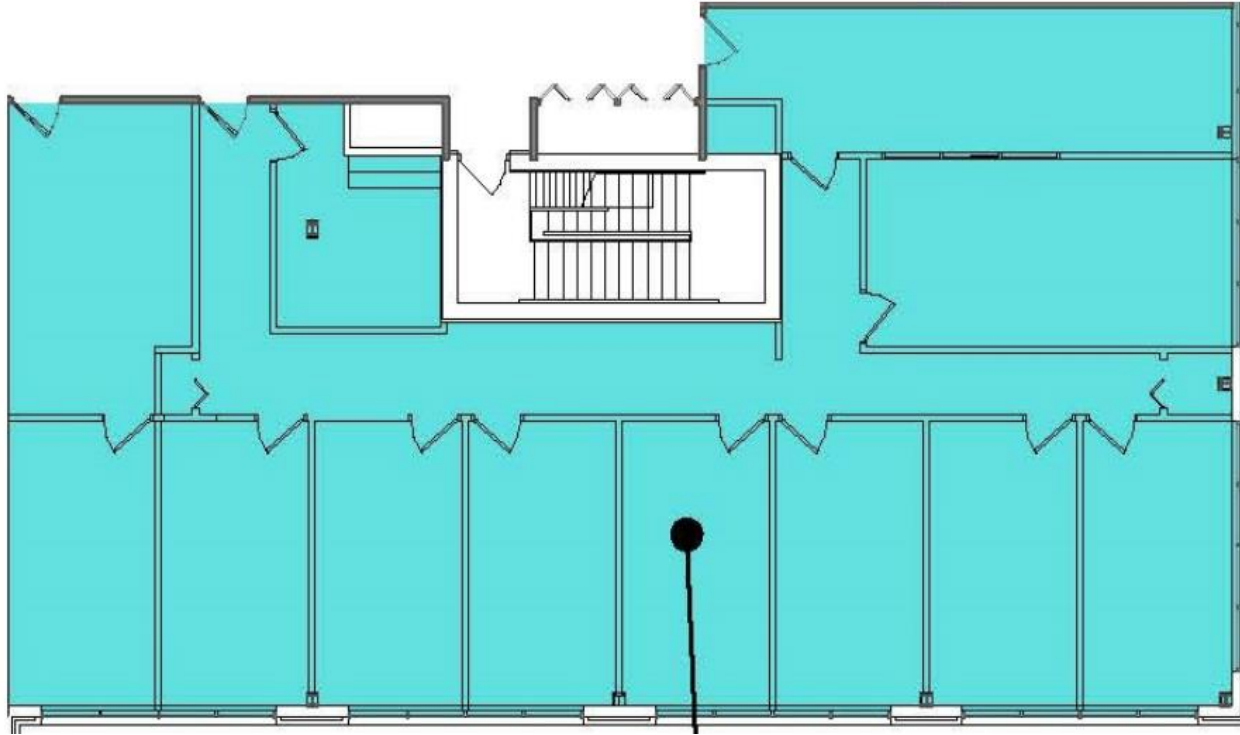
*Can be combined with Suite 120 for a total of 7,212 SF

AVAILABLE – SUITE 120 (842 SF)



1 MARKETING PLAN - SUITE 120
1/8" = 1'-0"

AVAILABLE – SUITE 290 (3,458 SF)



*Willing to Demise to 1,200 SF

BUILDING AMENITIES

Conference/ Training Room



On-Site Management

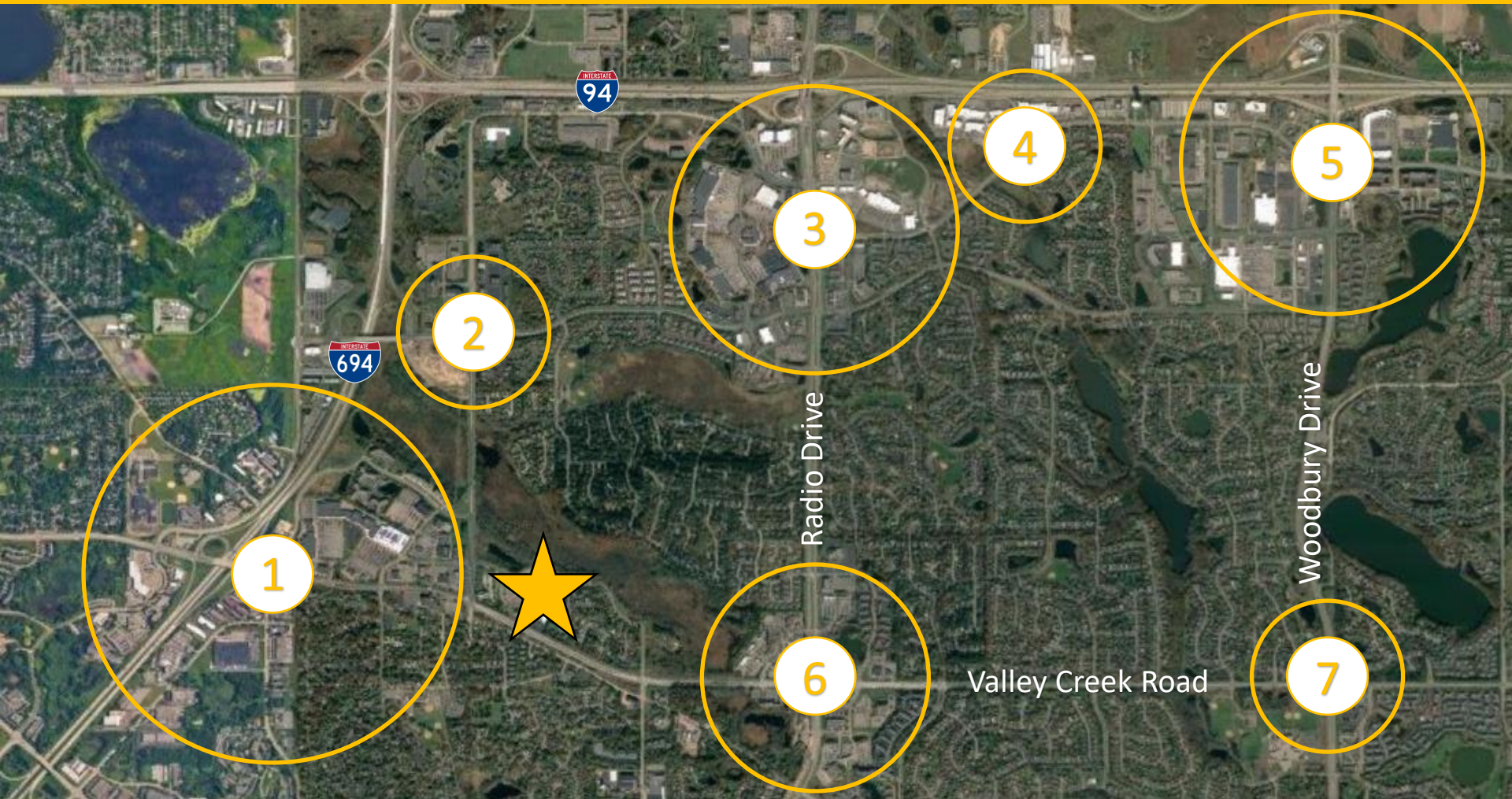


Heated Garage



Shared Breakroom

AREA AMENITIES



1

- TARGET
- LUNDS & BYERLYS
- WALGREENS
- XPERIENCE FITNESS
- CHIPOTLE
- POTBELLY
- JIMMY JOHNS
- SUBWAY
- CHIK-FIL-A
- STARBUCKS

2

- THE TAVERN GRILL
- WOODBURY CAFÉ
- CRAVINGS
- MACHETE MEXICANA
- AKITA SUSHI
- BELL BANK
- PREMIER BANK
- COSTCO
- IDEAL IMAGE
- THE RESERVE

3

- CUB FOODS
- DICK'S
- HOME DEPOT
- NORDSTROM RACK
- LIFE TIME FITNESS
- WILD BILLS
- TAMARACK TAP
- PORTILLO'S
- QDOBA
- CARIBOU COFFEE

4

- CRAVE
- OSAKA
- TRADER JOE'S
- LULULEMON
- BANANA REPUBLIC
- H&M
- DSW
- BUYBUY BABY
- MICHAELS
- CHUCK & DON'S

5

- WALMART
- TARGET
- SAM'S CLUB
- HOBBY LOBBY
- SUBWAY
- CHIPOTLE
- STARBUCKS
- CULVER'S
- DISCOUNT TIRE
- MCDONALD'S

6

- KOWALSKI'S
- WALGREEN'S
- CARIBOU COFFEE
- PANERA BREAD
- JIMMY JOHN'S
- ACAPULCO
- PAPA JOHN'S PIZZA
- WOODBURY CITY HALL
- FEDEX OFFICE PRINT
- DAVANNI'S

7

- CARMINE'S
- CARBONE'S PIZZERIA
- ANGELINA'S KITCHEN
- ZE'S DINER
- PINO'S PIZZA
- CVS
- SALON ELITE
- WOODBURY CHIRO
- SHERWIN-WILLIAMS
- ST CROIX CLEANERS

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