

OFFICE FOR LEASE
WOODLANE PROFESSIONAL CENTER

1789 WOODLANE DRIVE, WOODBURY, MN 55125



FOR LEASE

KW COMMERCIAL MIDWEST | AMK

14665 Galaxie Ave Suite 350
Apple Valley, MN 55124

PRESENTED BY:

DAVID LUND

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Each Office Independently Owned and Operated

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OFFERING SUMMARY

AVAILABLE SF:	Suite 600: 2,586 SF
LEASE RATE:	Negotiable
TAX/CAM:	\$16.08 PSF (2024)
FLOORS:	2
BUILDING SF:	11,760 SF
PARKING:	Front and Back of Building
CROSS STREET:	Valley Creek Road

PROPERTY OVERVIEW

Conveniently located just south of Valley Creek Road along Woodlane Drive. This two-story, recently updated office building is ideal for any professional office use such as an attorney, financial planner, mortgage, title, dental, medical, etc. and offers plenty of parking for clients and staff. Located in an established development surrounded by leading businesses and retail.

PROPERTY HIGHLIGHTS

- Monument Signage Opportunity
- Just South of Valley Creek Road at the I-494 Exit
- Nearby Retailers Include Target, Lunds & Byerlys, Kohl's, and Woodwinds Hospital Campus



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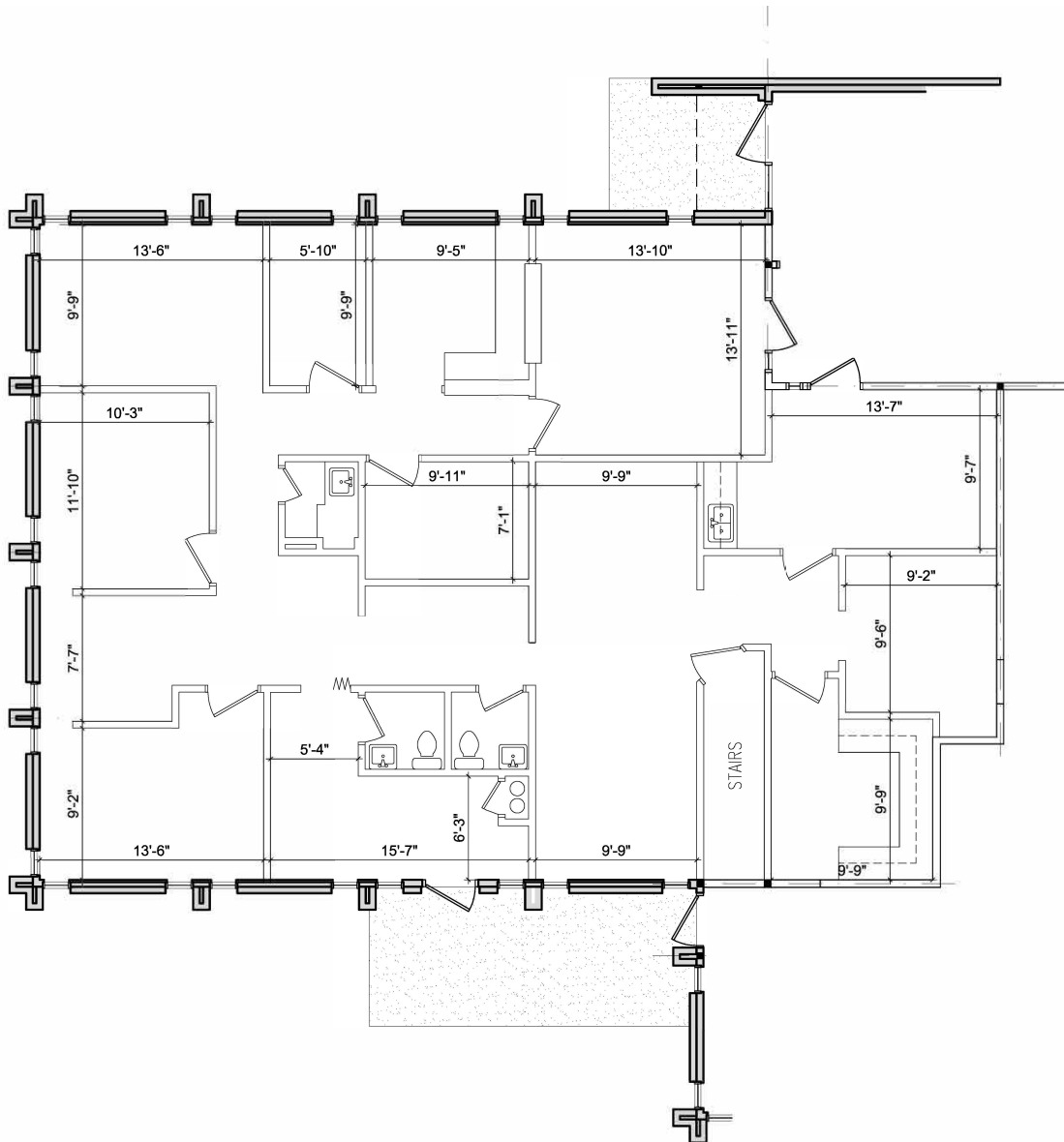
SUITE 600: 2,586 SF

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SUITE 600 - 2,586 SF

Nicely Appointed Former Dental Office Build Out with Reception, Private Offices, and Multiple Sinks



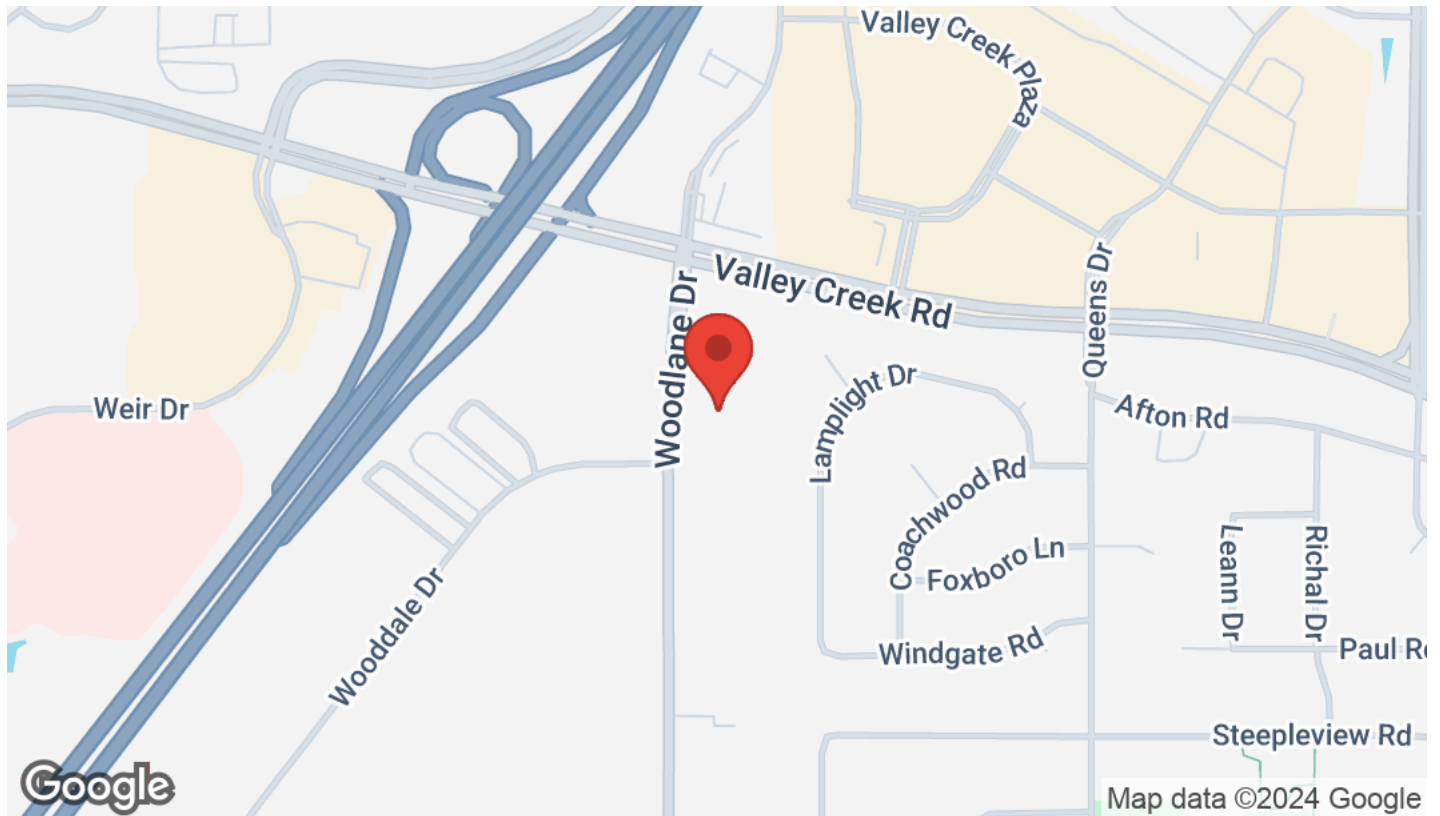
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LOCATION MAPS

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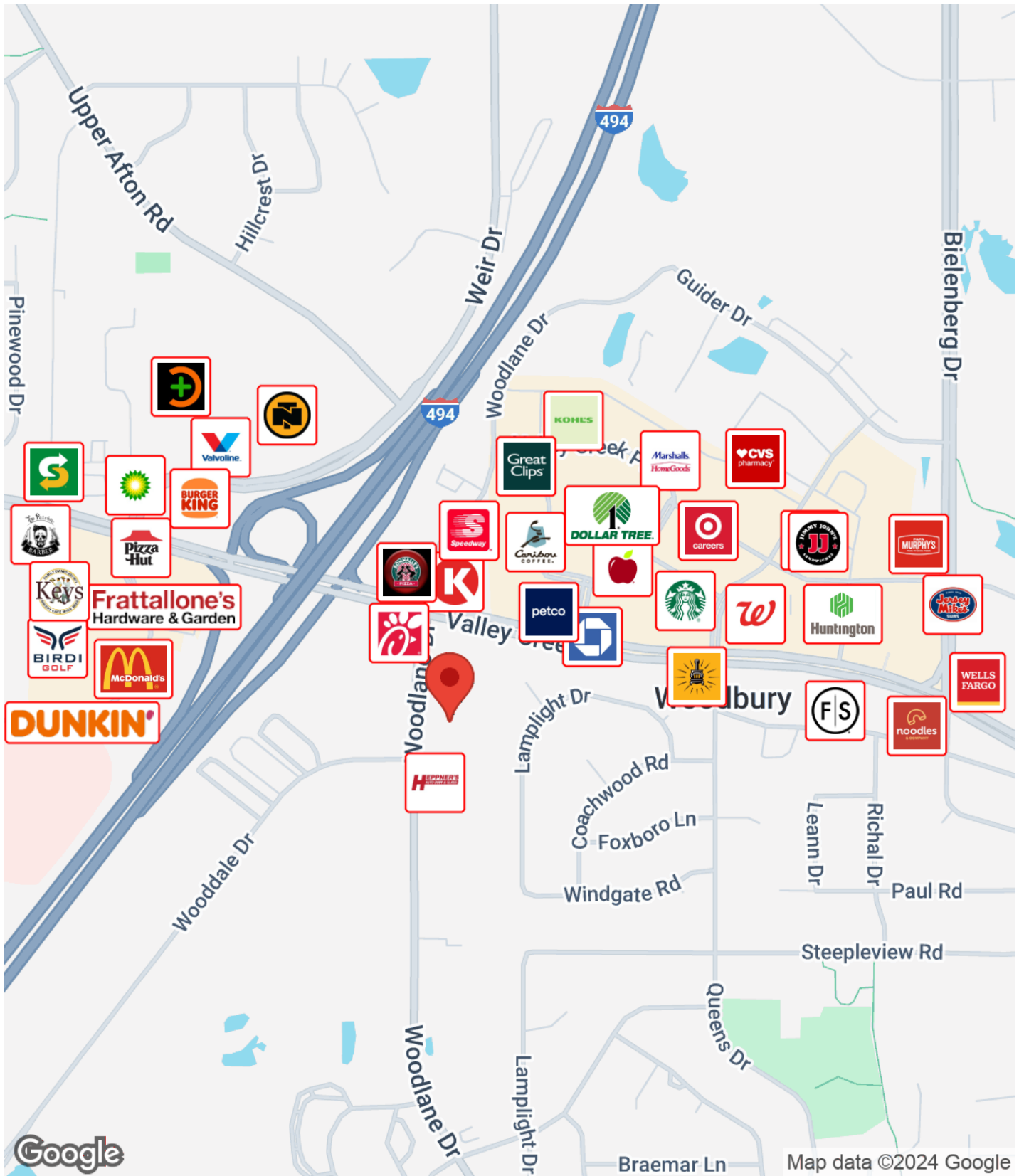
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BUSINESS MAP

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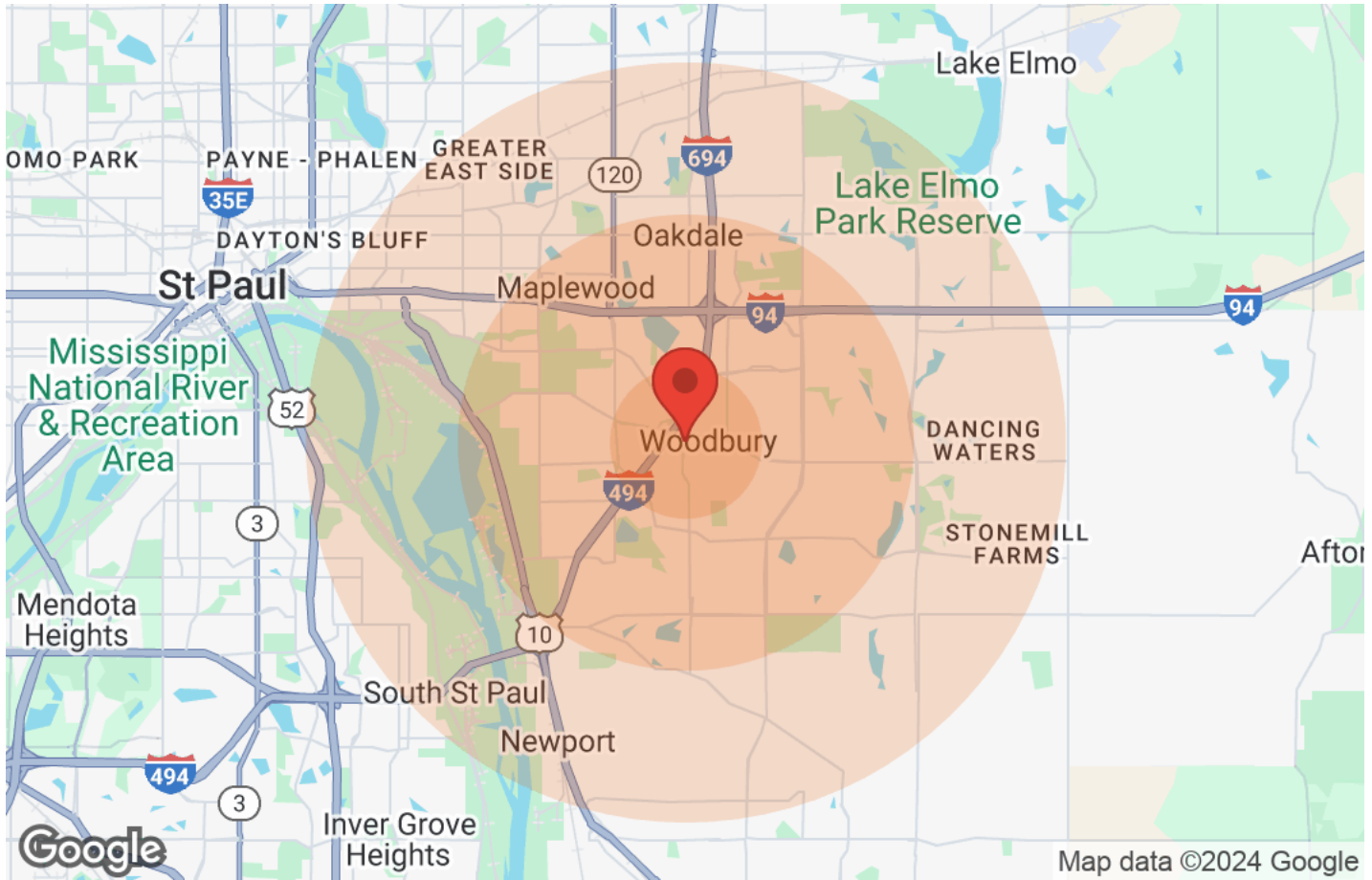
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,998	33,070	87,890
Female	5,748	35,503	91,216
Total Population	10,746	68,573	179,106

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,084	14,908	40,635
Ages 15-24	1,274	9,837	26,740
Ages 25-54	4,059	26,812	69,149
Ages 55-64	1,386	8,317	20,518
Ages 65+	1,943	8,699	22,064

Income	1 Mile	3 Miles	5 Miles
Median	\$80,733	\$81,949	\$58,290
< \$15,000	238	1,447	5,336
\$15,000-\$24,999	215	1,216	4,664
\$25,000-\$34,999	364	1,664	5,474
\$35,000-\$49,999	544	2,816	8,441
\$50,000-\$74,999	1,074	5,490	13,226
\$75,000-\$99,999	735	4,247	10,238
\$100,000-\$149,999	814	5,215	11,701
\$150,000-\$199,999	234	2,002	3,909
> \$200,000	198	1,760	3,656

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,818	26,534	69,840
Occupied	4,492	25,393	66,244
Owner Occupied	2,948	19,682	48,452
Renter Occupied	1,544	5,711	17,792
Vacant	326	1,141	3,596

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DISCLAIMER

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