

OFFICE/WAREHOUSE SPACE FOR LEASE

2357 Ventura Drive
Woodbury, MN 55125



Available Space:

Suite 1:

Approx. 1,342 SF- Total
BTS Office
One (1) Grade Level Door

Suite 2:

Approx. 1,533 SF- Total
BTS Office
One (1) Grade Level Door

Suites 1&2 Combined:

Approx. 2,875 SF- Total
BTS Office
Two (2) Grade Level Doors

Suite 3:

Approx. 2,234 SF- Office
Approx. 4,571 SF- Warehouse
Approx. 6,805 SF - Total
One (1) Dock High Door
Available March 1, 2026

Lease Rates:

\$12.00 PSF Net

2025 Est. CAM/Tax:

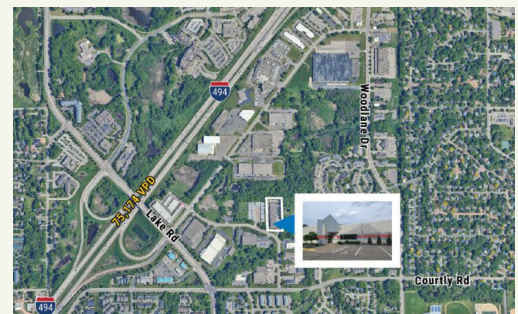
\$3.57 PSF

Clear Height:

14'

PROPERTY HIGHLIGHTS:

- Approximately 60 total building parking stalls
- Convenient location to numerous shops, restaurants and retailers in Woodbury
- Easy access to I-494 and I-94



CONTACT INFORMATION:

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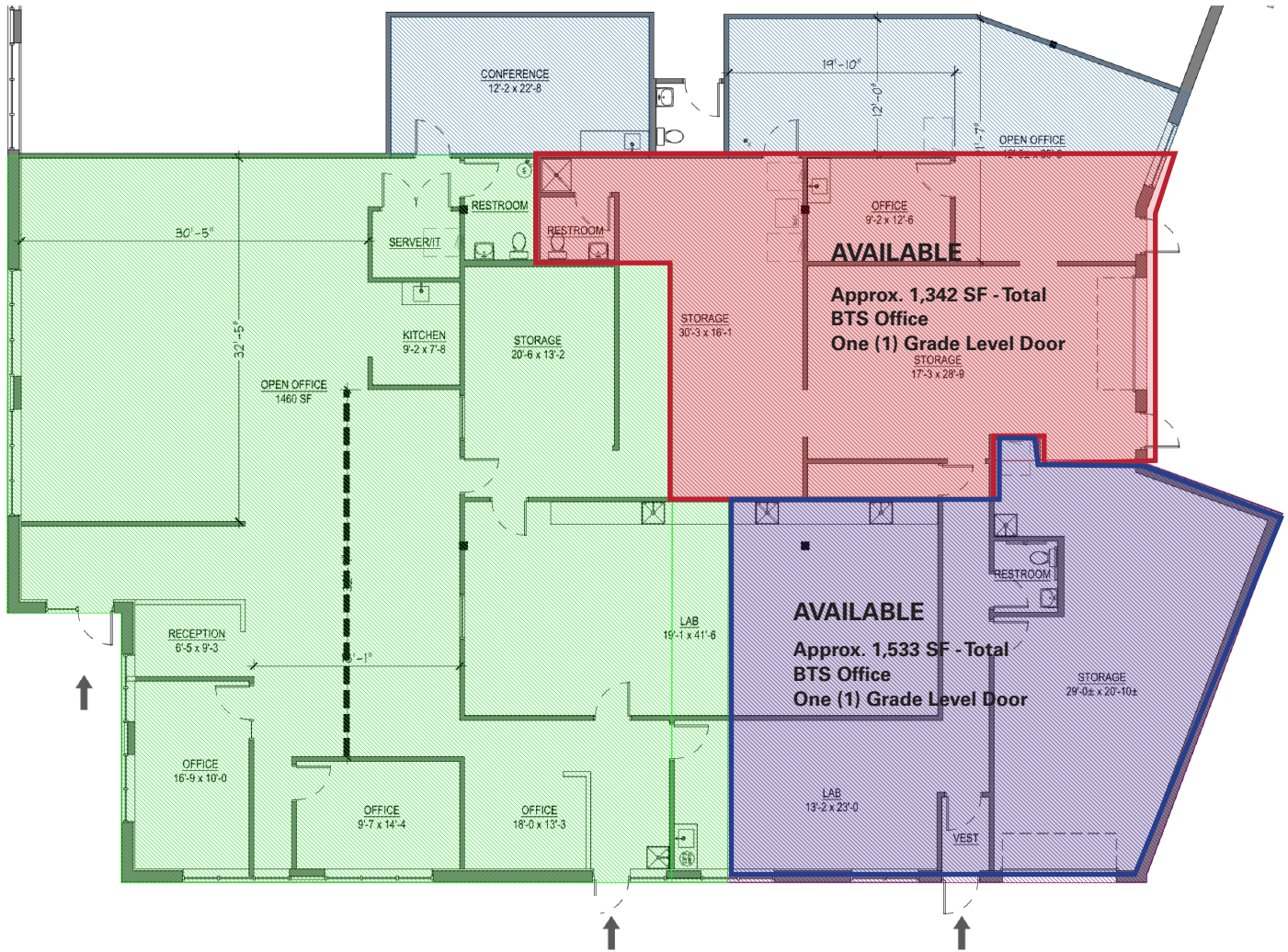
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NEWMARK

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Suites 1&2: 2,875 SF Total Available:



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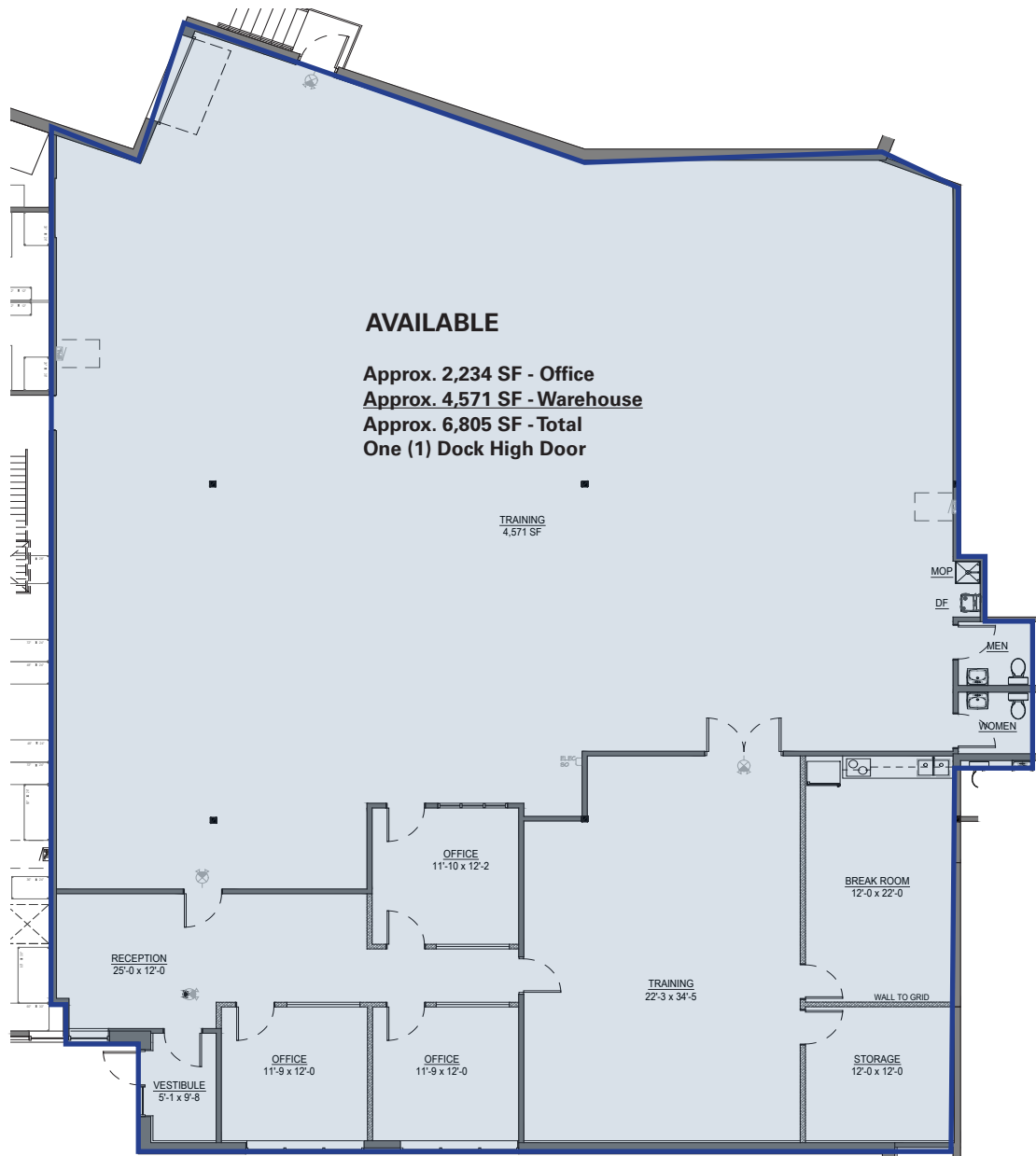
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Suite 3: 6,805 SF Total Available:



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