

MEDICAL OFFICE FOR LEASE



Woodbury – Twin Cities Orthopedics Building

4040 Radio Drive

Woodbury, MN 55129

TRADITION 
COMMERCIAL REAL ESTATE

- Total Building Square Feet: 50,300sf
- Total Available Square Feet: 3,980rsf
 - Suite A: 3,980rsf (2nd Floor)
- Rental Rate: \$24.00-\$26.00 Net
- Ops/Tax for 2024: \$21.00 PSF
- Visibility to 12,800 Vehicles/Day on Bailey Rd & visible to 9,500 Vehicles/Day on Radio Rd
- Nearby Amenities Include: Retail, Restaurant, Grocery Stores, parks, golf courses, etc...
- Near Bielenberg Sports Complex
- Building & Monument Signage Available

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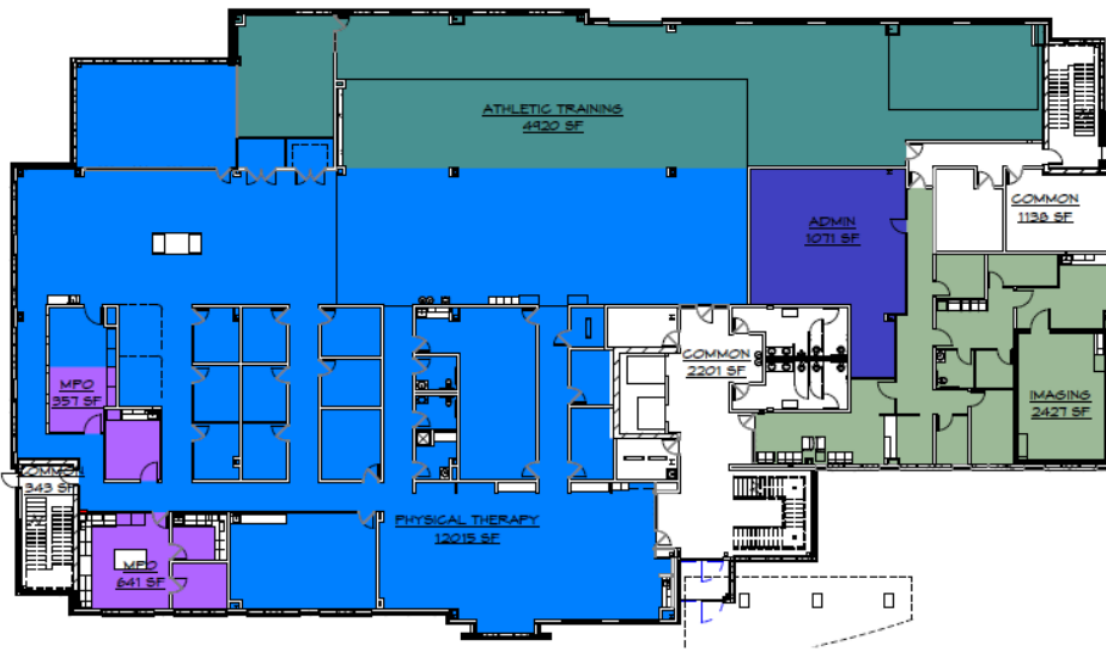
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AERIAL



1st FLOOR PLAN

WOODBURY MEDICAL OFFICE BUILDING
 FIRST FLOOR AREA PLAN
 SCALE: 1" = 20'-0"
 04/14/2020



AREA SCHEDULE		
DEPARTMENT	AREA	AREA COLOR
ADMIN	1071 SF	
ATHLETIC TRAINING	4920 SF	
CLINIC	19895 SF	
COMMON	6683 SF	
IMAGING	3600 SF	
MFO	998 SF	
PHYSICAL THERAPY	12086 SF	

2nd FLOOR PLAN

TCO WOODBURY LEASING
SECOND FLOOR AREA PLAN
 SCALE: As indicated
 6/19/24

BOMA RENTABLE SQUARE FOOT (RSF) METHOD B		
TENANT	RSF	USF
TCO	42,705 RSF	36,500 SF
TCO EXPANSION	3,810 RSF	3,287 SF
TENANT A	3,980 RSF	3,401 SF
COMMON/MECH/ELEC		6,700 SF
TOTAL	50,495 SF	49,858 SF



Area Legend

- COMMON
- TCO
- TCO EXPANSION
- TENNANT A

MONUMENT SIGNAGE



BUILDING SIGNAGE

Tenant Signage

TENANT

TWIN CITIES
ORTHOPEDICS

ORTHOPEDIC URGENT CARE



AERIAL



AERIAL



PHOTOS



PHOTOS

