

FOR LEASE

INTERCHANGE EAST CORPORATE PARK

INTERCHANGE EAST
CORPORATE PARK

UP TO 285,000 SF



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FORTE

REAL ESTATE PARTNERS

PROPERTY HIGHLIGHTS

500 Bielenberg Drive | Woodbury, MN 55125

INTERCHANGE EAST
CORPORATE PARK



AMAZING VISIBILITY

from
I-94/I-494/I-694



PROMINENT LOCATION

Abundance of Nearby Amenities
Corporate Signage Available



AFFORDABILITY

\$13.50/SF Net Rental Rates
Energy Efficient Building

PROPERTY FEATURES

500 Bielenberg Drive | Woodbury, MN 55125

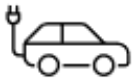
INTERCHANGE EAST
CORPORATE PARK



55 ACRE CORPORATE CAMPUS



1 MILE PAVED WALKING TRAILS



ELECTRIC VEHICLE CHARGING STATIONS



HOSPITAL GRADE AIR FILTRATION/
STATE OF THE ART ENERGY
MANAGEMENT SYSTEM



FUTURE GOLD LINE
RAPID TRANSIT BUS STOP



NUMEROUS COMMON AREA
CONFERENCE ROOMS



BACKUP GENERATORS &
DUAL POWER FEEDS



MULTIPLE FIBER LINES TO THE
PROPERTY & BUILDING WIFI



FOOD SERVICE



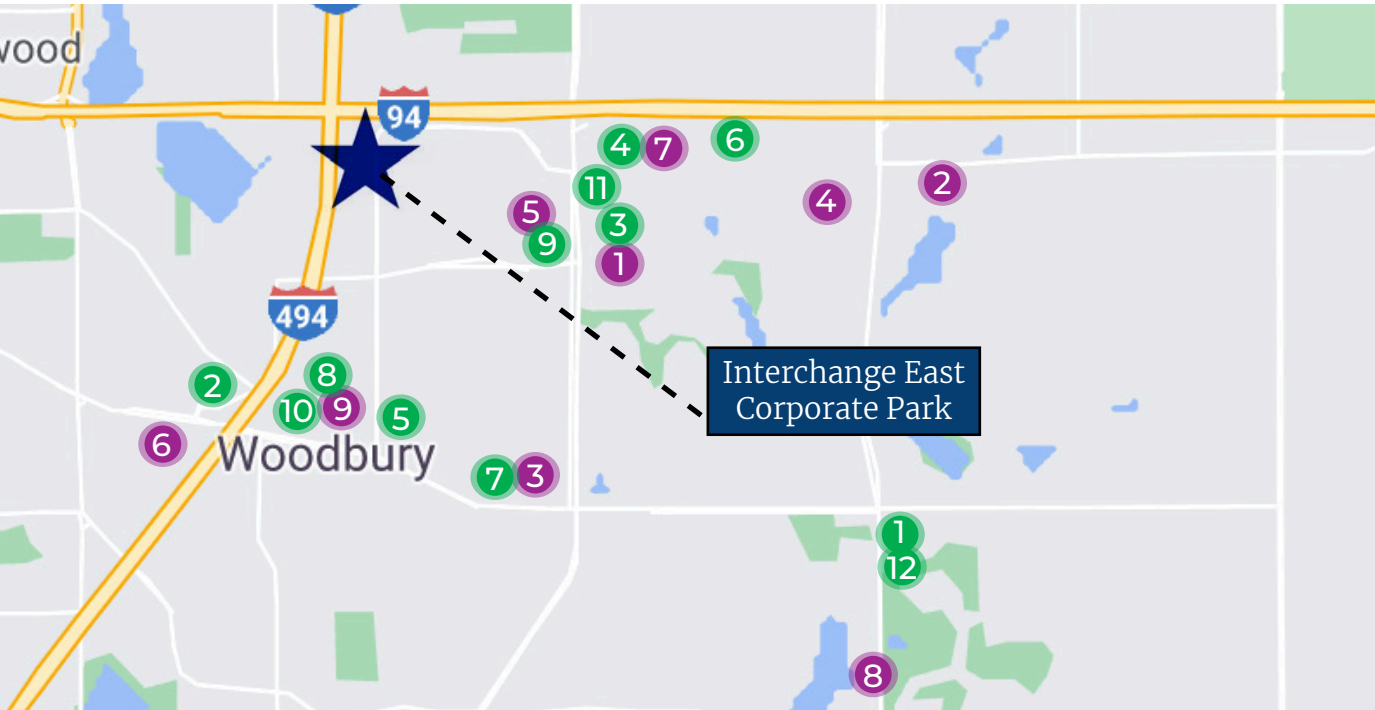
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AREA AMENITIES

500 Bielenberg Drive | Woodbury, MN 55125

INTERCHANGE EAST
CORPORATE PARK



SHOPPING

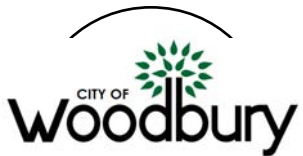
- 1 CITY PLACE
- 2 CITY WALK
- 3 CITY CENTRE
- 4 COMMERCE HILL
- 5 TAMARACK VILLAGE
- 6 VALLEY CREEK MALL
- 7 WOODBURY LAKES
- 8 WOODBURY PLAZA
- 9 WOODBURY VILLAGE

AND MANY MORE...

DINING

- 1 ANGELINA'S KITCHEN
- 2 BONFIRE
- 3 CAFE' ZUPAS
- 4 CRAVE
- 5 CRAVING'S WINE BAR
- 6 LAKES TAVERN AND GRILL
- 7 PUNCH PIZZA
- 8 RED'S SAVORY PIZZA
- 9 TAMARACK TAP ROOM
- 10 TAVERN GRILL
- 11 TEXAS ROADHOUSE
- 12 ZE'S DINER

AND MANY MORE...



POPULATION

73,829

MEDIAN HOUSEHOLD INCOME

\$101,069

MEDIAN AGE

38

WORKFORCE <15 MINUTES

160,000



MOST POPULUS CITY IN MINNESOTA



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REAL ESTATE PARTNERS

PROPERTY INFORMATION

500 Bielenberg Drive | Woodbury, MN 55125

INTERCHANGE EAST
CORPORATE PARK

TOTAL BUILDING SQUARE FEET:	346,045 square feet
AVAILABLE SQUARE FEET:	1st-5th Floor Spaces – 18,000 SF-285,000 SF Data Center – 24,000 SF
ZONING:	B-1 Office Park
BUILDING CLASS:	Class B
YEAR BUILT:	1977
NET RENTAL RATES:	\$13.50 per square foot (Net)
EST. 2023 OP EXP/RE TAX:	\$10.04 per square foot (Full Service)
SECURITY:	24 x 7 guard Card entry access system
ELEVATORS:	Three (3) centrally located passenger elevators One (1) freight elevator
FIBER:	Multiple fiber lines, multiple providers
POWER:	Four (4) (13.8 kv/480v) transformers (expandable) Redundant electric feed.
PARKING:	1,078 surface lot stalls (4.15/1000 USF) (Expandable)
UPS SYSTEM/BACK-UP GENERATORS:	Two (2) 1360 kW Caterpillar model 3512 diesel generators
LOADING:	Two (2) dock-high doors; two (2) drive-in doors
AMENITIES:	Future food service options; potential for full-service cafeteria, conference/meeting rooms, extensive walking paths
HVAC:	HVAC has two (2) stages filtration/MERV 16 Increased and customizable fresh air intake/exchange with Tracer Energy Management System

AERIAL MAP

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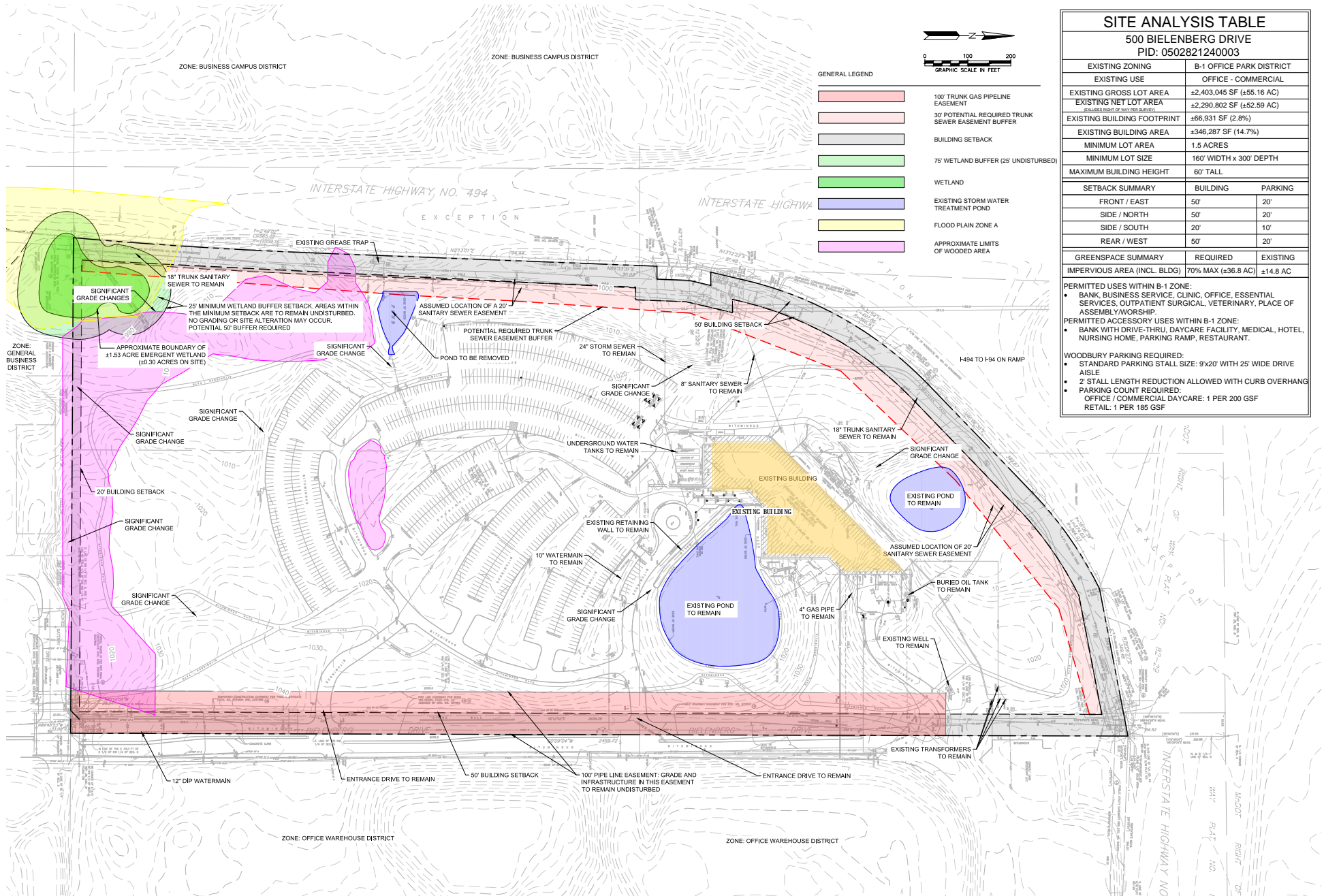
INTERCHANGE EAST
CORPORATE PARK



55 ACRE SITE PLAN

500 Bielenberg Drive | Woodbury, MN 55125

INTERCHANGE EAST
CORPORATE PARK



SITE ANALYSIS TABLE

500 BIELENBERG DRIVE

PID: 0502821240003

	EXISTING ZONING	B-1 OFFICE PARK DISTRICT	
	EXISTING USE	OFFICE - COMMERCIAL	
	EXISTING GROSS LOT AREA	±2,403,045 SF (±55.16 AC)	
	EXISTING NET LOT AREA <small>(EXCLUDES EXIST'G IMP'VEMENT SURFACES)</small>	±2,290,802 SF (±52.59 AC)	
	EXISTING BUILDING FOOTPRINT	±66,931 SF (2.8%)	
	EXISTING BUILDING AREA	±346,287 SF (14.7%)	
	MINIMUM LOT AREA	1.5 ACRES	
	MINIMUM LOT SIZE	160' WIDTH x 300' DEPTH	
	MAXIMUM BUILDING HEIGHT	60' TALL	
	SETBACK SUMMARY		
		BUILDING	PARKING
	FRONT / EAST	50'	20'
	SIDE / NORTH	50'	20'
	SIDE / SOUTH	20'	10'
	REAR / WEST	50'	20'
	GREENSPACE SUMMARY		
		REQUIRED	EXISTING
	IMPERVIOUS AREA (INCL. BLDG)	70% MAX (±36.8 AC)	±14.8 AC
	PERMITTED USES WITHIN B-1 ZONE:		
	• BANK, BUSINESS SERVICE, CLINIC, OFFICE, ESSENTIAL SERVICES, OUTPATIENT SURGICAL, VETERINARY, PLACE OF ASSEMBLY/WORSHIP.		
	PERMITTED ACCESSORY USES WITHIN B-1 ZONE:		
	• BANK WITH DRIVE-THRU, DAYCARE FACILITY, MEDICAL, HOTEL, NURSING HOME, PARKING RAMP, RESTAURANT.		
	WOODBURY PARKING REQUIRED:		
	• STANDARD PARKING STALL SIZE: 9x20' WITH 25' WIDE DRIVE AISLE		
	• 2' STALL LENGTH REDUCTION ALLOWED WITH CURB OVERHANG		
	PARKING COUNT REQUIRED:		
	OFFICE / COMMERCIAL DAYCARE: 1 PER 200 GSF		
	RETAIL: 1 PER 185 GSF		

FUTURE EXPANSION SPACE

500 Bielenberg Drive | Woodbury, MN 55125

INTERCHANGE EAST
CORPORATE PARK

PINWHEEL PLAN

Existing Building | 5 Stories 333,339 SF
(289,667 SF Rentable)

Future Buildings

Building A | 8 Stories 316,800 SF

Building B | 10 Stories 390,600 SF

Building C | 8 Stories 316,800 SF

Over Service | Amenities Level

TOTAL SQ. FT. 1,357,539 SF

Parking Ramp | 4 Levels 5,096 Stalls

HGA

FUTURE EXPANSION SPACE

500 Bielenberg Drive | Woodbury, MN 55125

INTERCHANGE EAST
CORPORATE PARK

LOW DENSITY PLAN

Existing Building | 5 Stories 333,339 SF
(289,667 SF Rentable)

Future Buildings

Building A 2 Stories	50,000 SF
Building B 2 Stories	50,000 SF
Building C 2 Stories	50,000 SF
Building D 2 Stories	50,000 SF
TOTAL SQ. FT.	533,339 SF

Parking	
Structure	1,200 Stalls
Surface	800 Stalls
TOTAL	2,000 Stalls



HGA

METRO GOLD LINE BRT PROJECT

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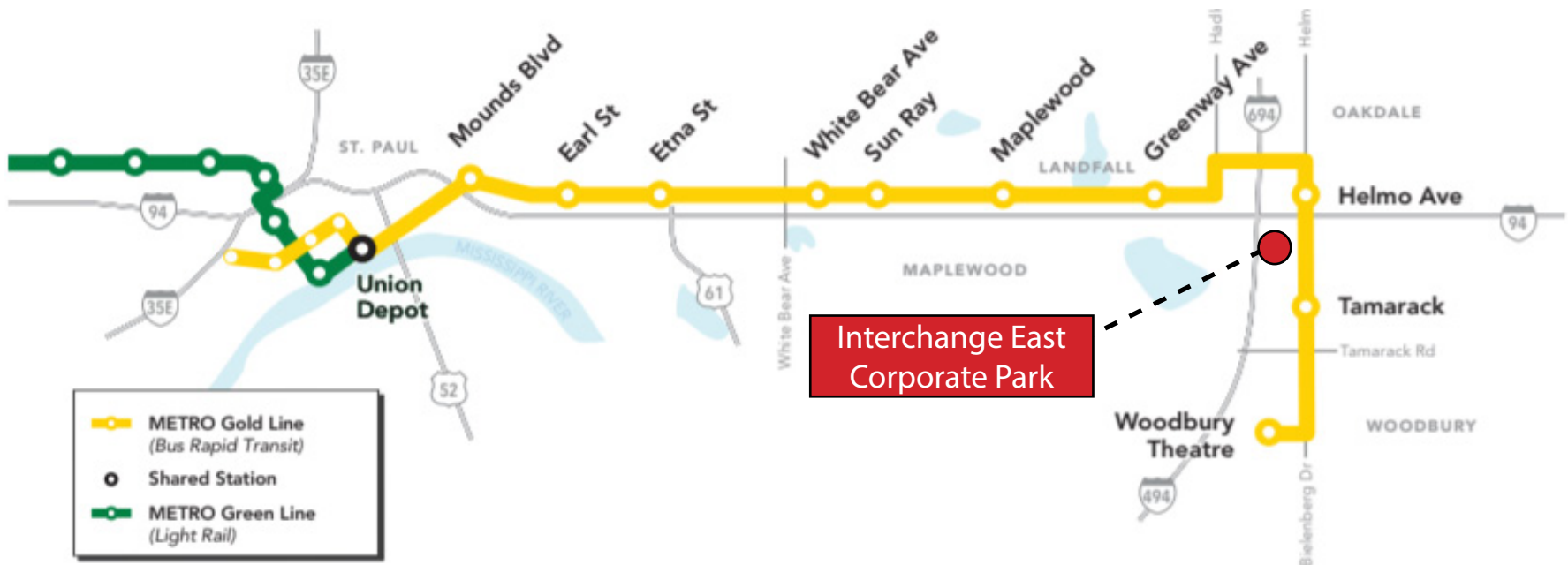
As part of the regional METRO system, the Gold Line will connect people across the region to job centers, housing options, transit stations and key destinations in the Interstate 94 corridor. The planned nine-mile Bus Rapid Transit (BRT) line will connect Saint Paul, Maplewood, Landfall, Oakdale and Woodbury generally along Interstate 94.

The Gold Line will be Minnesota's first BRT line that operates primarily within bus-only lanes. These exclusive lanes are dedicated only to transit buses and will be built north of Interstate 94.

Gold Line service will offer new opportunities for residents, employees and business owners by strengthening connections to the eastern suburbs with 10 new stations plus stations in downtown Saint Paul. The Gold Line will provide frequent, all-day service in both directions, seven days a week, and connect Saint Paul and the eastern suburbs with the growing regional transit system.

Expected completion in 2024.

Get updates: www.metrotransit.org/gold-line



WHY MINNESOTA? We help business grow.

500 Bielenberg Drive | Woodbury, MN 55125



Minnesota Companies

Minnesota is home to some of the world's most recognized companies on Fortune's 500 and 1000 lists.



Business Climate

Ranked among America's top states for business, Minnesota has a stable, business-friendly environment.



Incentives

From tax credits, grants and loans to job-training programs, Minnesota offers many business incentives.



Talented Workforce

Minnesota has a well-educated and highly skilled workforce of 3 million people.



Infrastructure

Minnesota's extensive infrastructure keeps commerce moving with a modern transportation network.



Quality of Life

Many factors make Minnesota one of the very best places to live, work, and raise a family.



Global Reach

Minnesota exports to over 200 countries and is home to over 900 foreign-owned businesses.



Energy & Telecommunications

Compare energy rates, learn about renewable energy in the state, explore broadband service and internet usage.



Diversity & Inclusion

Minnesota delivers a growing workforce with a wide range of cultural backgrounds and experiences.

[Source: mn.gov/deed/ed/why-mn/](https://mn.gov/deed/ed/why-mn/)

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