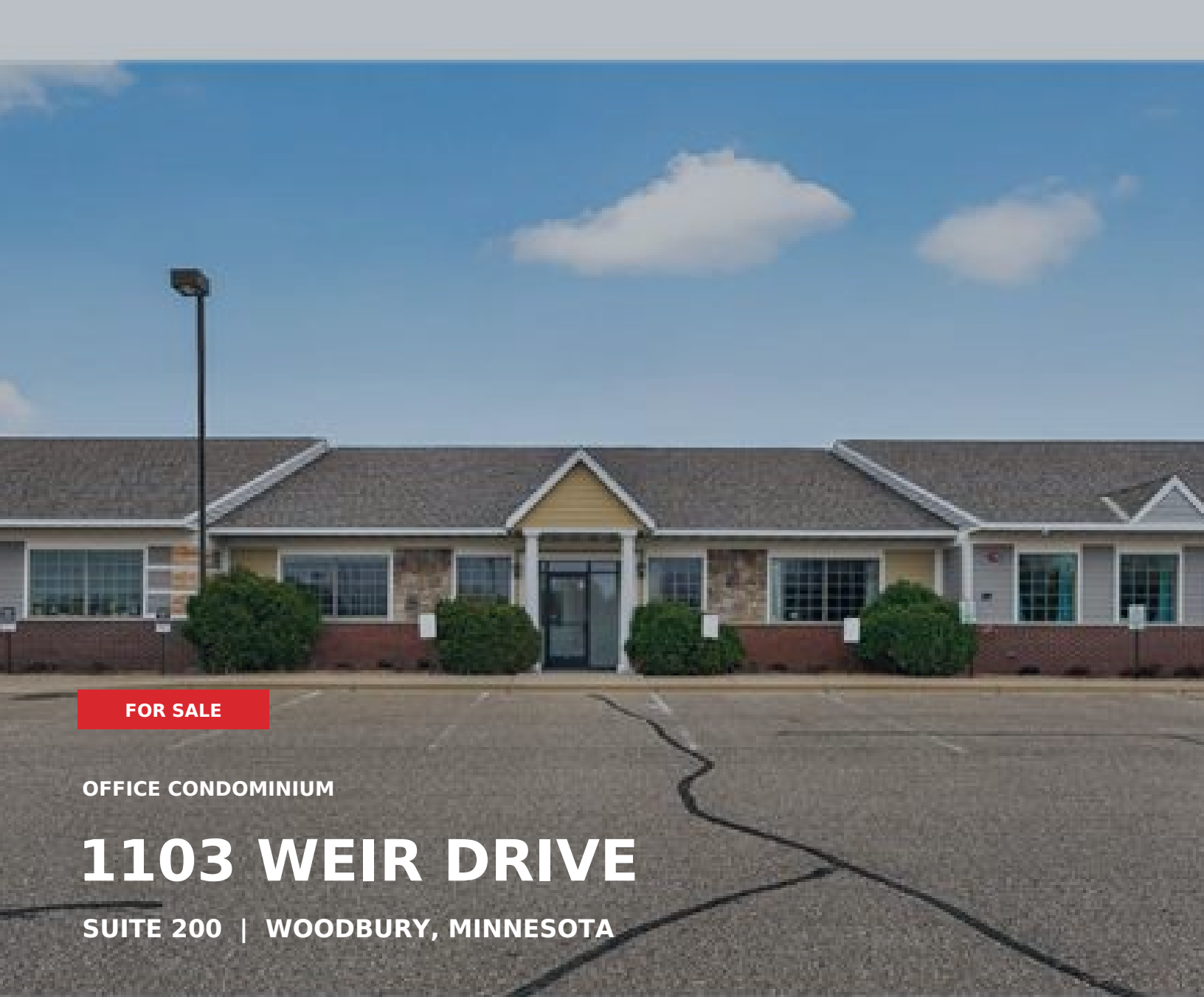




FOR SALE

OFFICE CONDOMINIUM

1103 WEIR DRIVE

SUITE 200 | WOODBURY, MINNESOTA

\$750,000

Owner-user opportunity with built-in income

Approximately 3,000 finished square feet in a high-visibility I-494 corridor location - designed for a business ready to own its workplace, control its image and serve Woodbury's growing customer base.

~3,000 SF

FINISHED OFFICE

40

SHARED PARKING SPACES

2006

YEAR BUILT

I-494

CORRIDOR VISIBILITY

JUSTIN DUCHEMIN | RE/MAX PROFESSIONALS | 651-233-8162

A WORKPLACE YOU CAN SHAPE AROUND YOUR BUSINESS

A flexible, single-level office condominium with the fundamentals most owner-users ask about before scheduling a tour.

ASKING PRICE**\$750,000****YEAR BUILT****2006****SIZE****Approx. 3,000-3,074 finished SF****UTILITIES****Separate electric, heat and hot water****PROPERTY TYPE****Office condominium****HVAC****Forced-air natural gas / central air****CURRENT USE****Office / professional / business service****WATER & SEWER****City connected****PARKING****40 shared paved spaces****ZONING****Business / Commercial - verify intended use**

WHAT WILL I SEE ON TOUR?

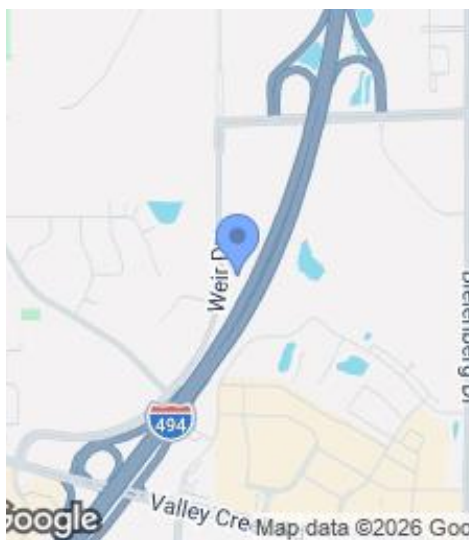
- Adaptable open plan that can remain collaborative or be reconfigured for private offices.
- Conference room for client meetings, staff collaboration and presentations.
- Kitchen / break area with counter seating.
- Private restroom access with two stalls.
- Display windows and exterior visibility suited to a professional customer-facing presence.
- Separate front office entrance serving an existing long-term tenant; details and lease documents available for buyer review.

OWNER-USER ADVANTAGE

Control occupancy costs, customize the environment around your operation, and potentially offset a portion of ownership expense with the separately accessed leased office.

VISIBILITY MEETS A HIGH-VALUE CUSTOMER BASE

The Valley Creek / I-494 area combines regional access, established retail, healthcare demand and strong household purchasing power.



TRAFFIC & ACCESS

~92,000

VEHICLES PER DAY

Published nearby I-494 corridor material cites approximately 92,000 AADT. MnDOT defines AADT as the estimated two-way average traffic on a roadway segment on a typical day. Exact segment/year should be confirmed in MnDOT's TDMS for signage or underwriting.

81,558

2025 POPULATION ESTIMATE

\$125,310

MEDIAN HOUSEHOLD INCOME

61.3%

BACHELOR'S DEGREE OR HIGHER

29,312

HOUSEHOLDS

77.6%

OWNER-OCCUPIED HOUSING

\$1.65B

2022 RETAIL SALES

THE NEIGHBORHOOD DEMAND STORY

HEALTHCARE ECOSYSTEM

Woodwinds Hospital and its medical campus, Allina Health, specialty clinics and related providers create referral, patient and professional-service demand.

RETAIL & DAILY NEEDS

Woodbury Village and the Valley Creek retail corridor bring Target, Lunds & Byerlys, Kohl's, Marshalls, restaurants and daily-need traffic nearby.

BUSINESS & LABOR BASE

City reporting identified 1,773 establishments and 26,491 jobs in 2022, with education/health, trade/transportation and leisure/hospitality leading employment.

COULD THIS LOCATION WORK FOR YOUR BUSINESS?

The strongest fit is likely an office, professional-service or appointment-based user that values ownership, freeway visibility and client convenience.

01 PROFESSIONAL SERVICES

Legal, accounting, financial planning, insurance, consulting, staffing and real estate-related firms.

02 HEALTH & WELLNESS

Therapy, counseling, wellness, non-intensive clinical or allied-health uses, subject to city and association approvals.

03 CREATIVE / TECHNOLOGY

Design, media, software, architecture, engineering or project teams needing flexible collaboration space.

04 TRAINING / EDUCATION

Tutoring, professional education, small-group instruction or association offices, subject to parking and use review.



COMMERCIAL REAL ESTATE

SEE THE SPACE. TEST THE FIT.

Schedule a private tour and bring your operational questions. We can evaluate layout, signage, access and ownership details against how your business actually works.

JUSTIN DUCHEMIN

651-233-8162

justin@city2lake.com

RE/MAX PROFESSIONALS

CITY2LAKE.COM

SOURCES & DATA NOTES

Property: NorthstarMLS listing #7060408 and attached public-record summary (accessed July 23, 2026). Market: U.S. Census Bureau QuickFacts, Woodbury city, MN (2025 population estimate; 2020-2024 ACS; 2022 Economic Census), census.gov/quickfacts. Employment: City of Woodbury 2022 Community Development Annual Report. Traffic: MnDOT Traffic Forecasting & Analysis / TDMS methodology; nearby 92,000 AADT reference from Cornerstone II marketing material. Neighbor context: City of Woodbury, Woodbury Village, M Health Fairview and Allina Health public location pages. Demographic figures describe the city, not a custom-radius trade area.