

City Walk at Woodbury



Retail Spaces For Lease

10225 City Walk Drive
Woodbury, MN 55129



For more information, please contact:

Erin Larson
(612) 314-1692
elarson@sr-re.com

Schafer Richardson
900 North Third Street, Minneapolis, MN 55401
www.sr-re.com

Property and Location Highlights

- **Luxury apartment development** in the growing suburb of Woodbury
- Four adjacent **street-level retail spaces** available
- Onsite, dedicated **parking spaces**
- **Abundant natural light** throughout the property
- Building and premises **signage opportunities**
- **Easy access** to **I-94**, and close to major highways including **Highway 494** and **I-694**, connecting directly to Minneapolis and St. Paul
- Convenient location near major employers, including the **3M** and **HealthEast** campuses



Suites E, C, H & I - Available as Second Generation spaces!

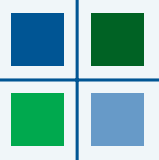
- Over **40,000 vehicles** pass by daily!
- **100+ surface parking** spaces available!
- Recent **HVAC inspections** completed
- **White box quotes** available and can be part of Landlord credit negotiations!

For more details on each space, see the following pages.

citywalkatwoodbury.com
woodburymn.gov

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**Schafer
Richardson®**

Retail Spaces For Lease City Walk at Woodbury



Suite E

3,939 SF



Suite C

1,187 SF



Suite H

625 SF

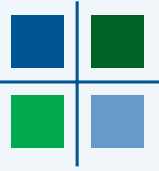


Suite I

756 SF

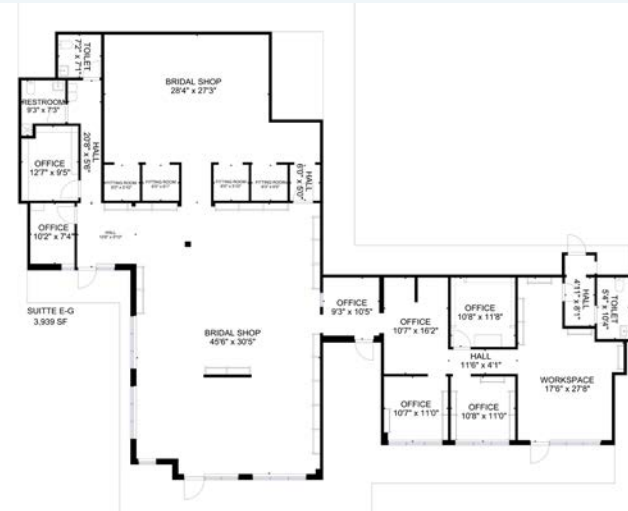
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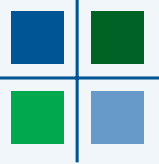
Suite E - 3,939 SF

- Second Generation Space!
- Former Bridal Shop
- Net Lease Rate Starting at \$16.00 PSF
- Operating Expenses - \$7.55 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Natural light with stunning ~25 foot ceilings!
- **3D Matterport tour available upon request!**



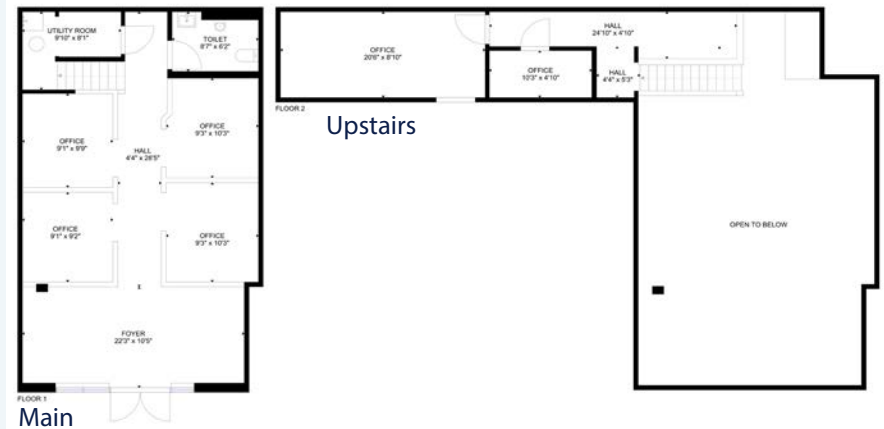
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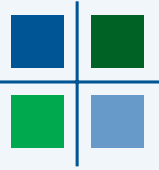
Suite C - 1,187 SF

- Second Generation Space!
- Former Chiropractor Office
- Net Lease Rate Starting at \$19.00 PSF
- Operating Expenses - \$7.55 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Dedicated second-floor space, perfect for an office!
- Natural light with stunning ~22 foot ceilings!



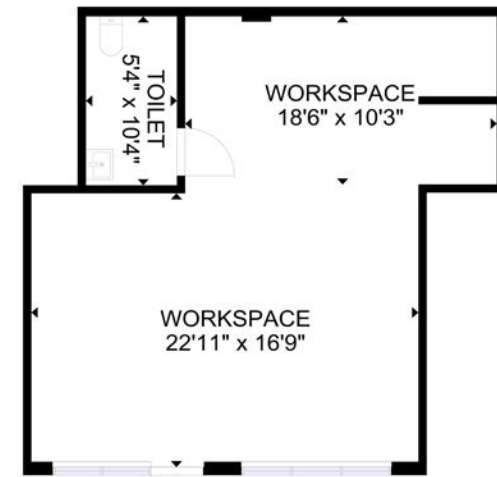
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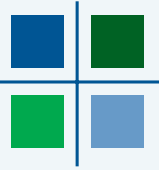
Suite H - 625 SF (can be combined with Suite I)

- Second Generation Space!
- Former Photography Studio
- Net Lease Rate Starting at \$19.00 PSF
- Operating Expenses - \$7.55 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Excellent storefront visibility with plenty of natural light!



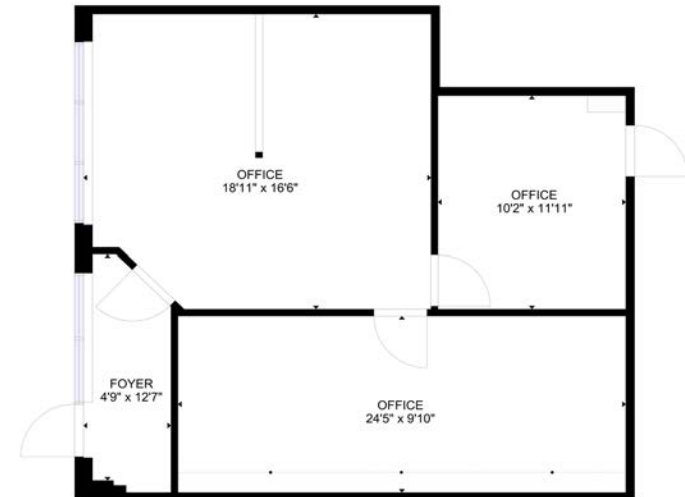
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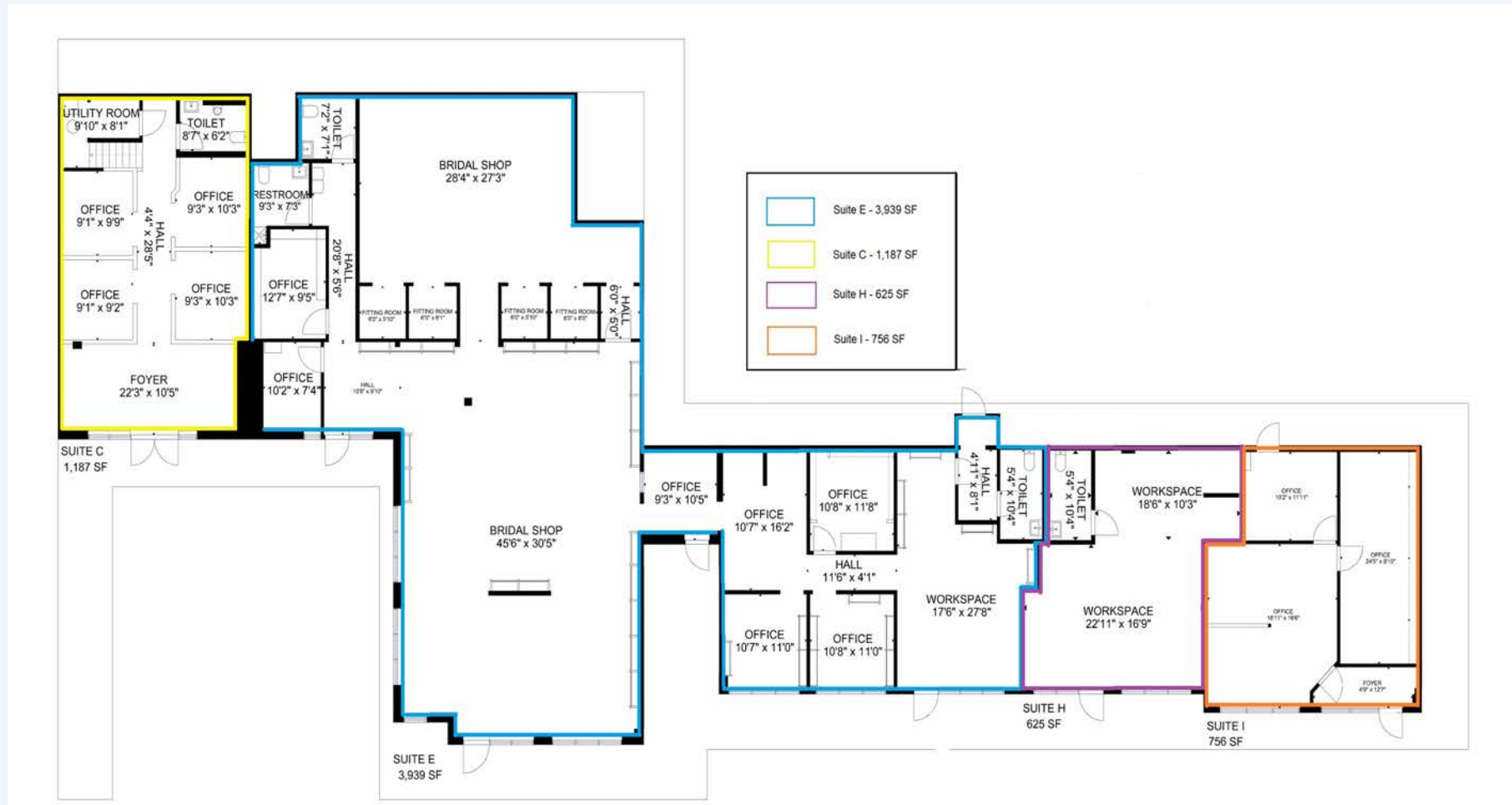
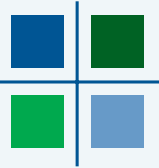
Suite I - 756 SF (can be combined with Suite H)

- Second Generation Space!
- Part of former Bridal Shop
- Net Lease Rate Starting at \$19.00 PSF
- Operating Expenses - \$7.55 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Excellent storefront visibility with plenty of natural light!



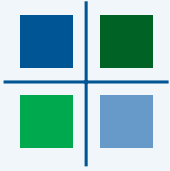
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