

FOR LEASE

8401 SEASONS PARKWAY

Woodbury, MN 55125



CBRE

PROPERTY OVERVIEW

- Professional office and medical/dental office building located in the heart of Woodbury
- Easy access to I-94 via Radio Drive
- Minutes from many local eateries, retail stores, and hotels
- Nestled in a wooded area with pond, providing a secluded/calming feel
- Neighbors include: Advent ENT, Metropolitan Endodontics, HealthPartners, Kinney & Musser Dental, Regions Hospital Rehab Institute, Learning RX, Block Advisors, Woodbury Knowledge Beginnings, Physicans Neck and Back Clinic, and Spalon Montage
- Excellent demographics with ongoing new housing construction



Total Building Square Footage:	12,693
Vacancy Availability	1st Floor - Suite 200 (former oral surgery): 3,887 SF + 999 SF-Lower Level = 4,886 SF Suite 400 (former Metro Endo-Available 4/30/24): 2,159 SF + 999 SF-Lower Level = 3,158 SF
Divisible To:	1,000 SF
Year Built:	1999
Sprinklered:	Yes
Parking:	51 free surface
Security Systems:	Yes
Construction:	Brick & Timber
Rental Rate:	\$17 NNN/RSF/YR
Rental Rate Lower Level:	Negotiable
Tax/CAM Estimate 2023:	\$14.66
Utilities:	Separately metered
Suite Cleaning:	Tenant's responsibility
Monument Signage:	Available
Improvement Allowance:	Yes
Building for Sale:	\$2.8M

PROPERTY LOCATION

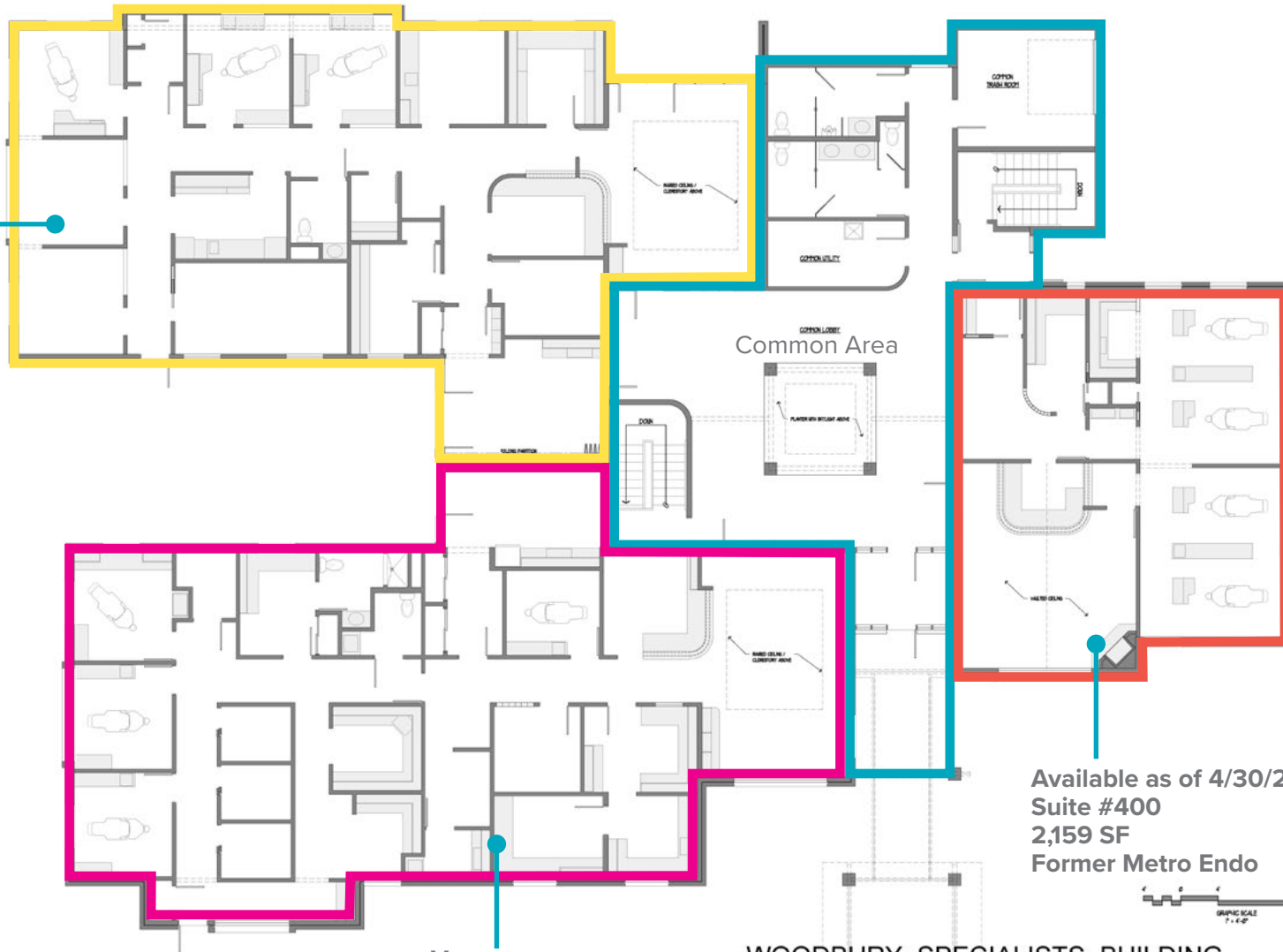


NEIGHBORING AMENITIES



FLOOR PLAN

Leased
Suite #300
3,650 SF
Advent ENT



Available as of 4/30/24
Suite #400
2,159 SF
Former Metro Endo

Vacant
Suite #200
3,887 SF
Former Oral Surgery

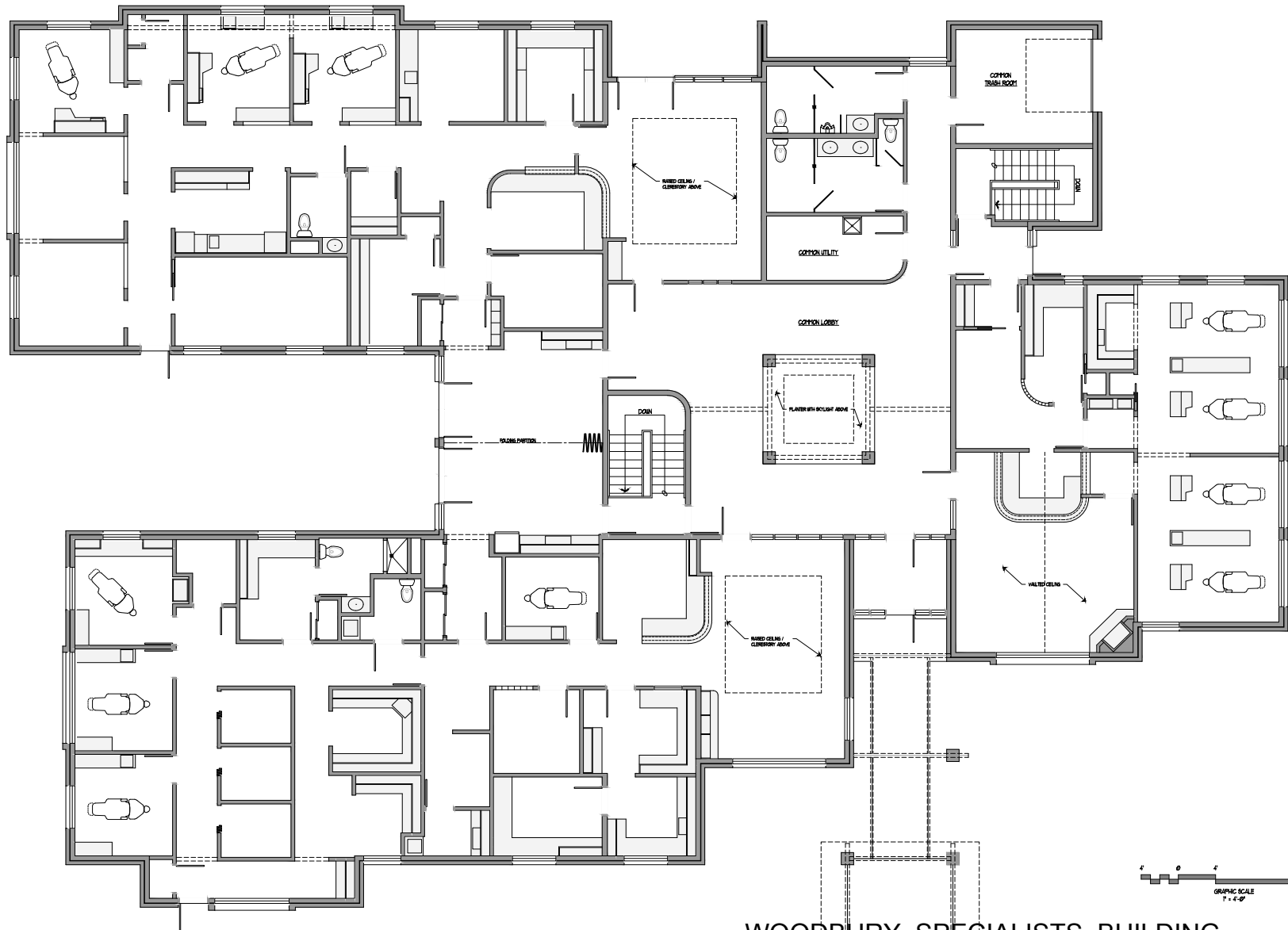
WOODBURY SPECIALISTS BUILDING

FIRST FLOOR PLAN

8401 Seasons Parkway
Woodbury, MN

JANUARY 4, 2017

FLOOR PLAN



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FIRST FLOOR PLAN

JANUARY 4, 2017

ADDITIONAL INFORMATION

- Local experienced ownership
- Professionally and locally managed by Cushman and Wakefield
- Motivated Landlord
- Walk to retailers
- Skylights in vacancy
- Operable windows
- Corner office
- Large atrium
- Common and private bathrooms
- Lower level space for lease
- Near the Southwest corner of Tamarack Road and Radio Drive
- Building expansion possibilities
- Patient drop off area and awning
- Handicap push button front door
- Mature landscaping
- Property also available for sale - \$2.8M









ORAL SURGERY SPACE AVAILABLE - SUITE 200:
3,887 SF first floor plus 999 SF lower level = 4,886 SF



DEMOGRAPHICS BRIEF

 POPULATION	1 MILE	3 MILES	5 MILES
2022 Population - Current Year Estimate	7,841	69,002	153,783
2027 Population - Five Year Projection	8,128	71,684	158,581
2020 Population - Census	8,114	67,706	149,867
2010 Population - Census	7,958	63,301	128,533
2020-2022 Annual Population Growth Rate	-1.51%	0.85%	1.15%
2022-2027 Annual Population Growth Rate	0.72%	0.77%	0.62%
 HOUSEHOLDS			
2022 Households - Current Year Estimate	3,081	26,675	56,562
2027 Households - Five Year Projection	3,211	27,809	58,365
2010 Households - Census	3,045	23,824	48,115
2020 Households - Census	3,061 97.8%	25,950 96.6%	54,774 96.4%
2020-2022 Compound Annual Household Growth Rate	0.29%	1.23%	1.44%
2022-2027 Annual Household Growth Rate	0.83%	0.84%	0.63%
2022 Average Household Size	2.54	2.57	2.70
 HOUSEHOLD INCOME			
2022 Average Household Income	\$143,824	\$139,527	\$130,327
2027 Average Household Income	\$159,275	\$157,294	\$147,355
2022 Median Household Income	\$114,530	\$108,852	\$100,426
2027 Median Household Income	\$126,367	\$119,664	\$112,067
2022 Per Capita Income	\$55,203	\$53,937	\$47,982
2027 Per Capita Income	\$61,350	\$61,025	\$54,280
 HOUSING UNITS			
2022 Housing Units	3,263	28,067	59,204
2022 Vacant Housing Units	182 5.6%	1,392 5.0%	2,642 4.5%
2022 Occupied Housing Units	3,081 94.4%	26,675 95.0%	56,562 95.5%
2022 Owner Occupied Housing Units	2,412 73.9%	21,365 76.1%	43,176 72.9%
2022 Renter Occupied Housing Units	669 20.5%	5,310 18.9%	13,386 22.6%
 EDUCATION			
2022 Population 25 and Over	5,462	46,678	102,510
HS and Associates Degrees	1,990 36.4%	20,137 43.1%	47,789 46.6%
Bachelor's Degree or Higher	3,370 61.7%	25,041 53.6%	48,877 47.7%
 PLACE OF WORK			
2022 Businesses	632	2,492	3,500
2022 Employees	7,750	35,415	56,493

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