

MIXED USE FOR LEASE

WOODBURY PROFESSIONAL BUILDING

525 COMMONS DRIVE, WOODBURY, MN 55125



FOR LEASE

KW COMMERCIAL MIDWEST

14665 Galaxie Avenue
Apple Valley, MN 55124



Each Office Independently Owned and Operated

PRESENTED BY:

DALE SEVERSON

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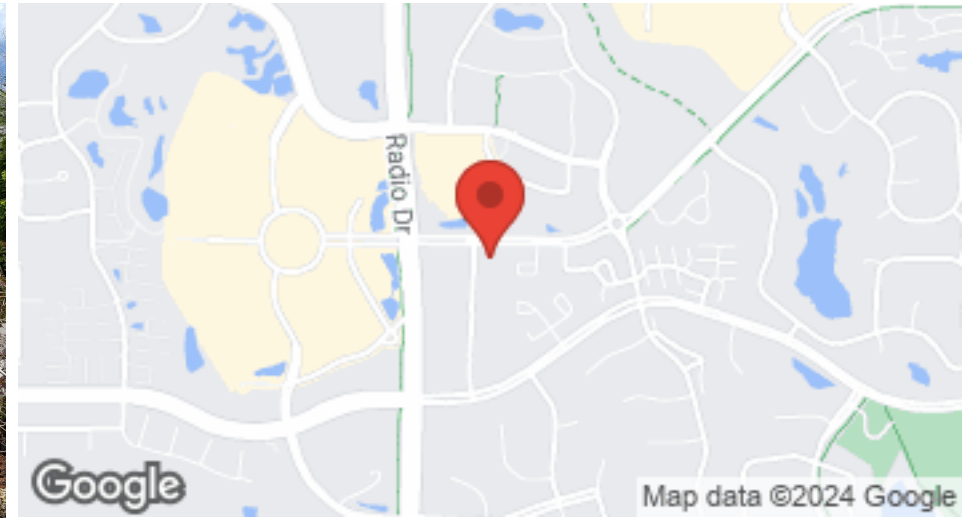
CHRISTINE QUINTANILLA

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EXECUTIVE SUMMARY - LEASE

525 COMMONS DRIVE



OFFERING SUMMARY

LEASE RATE:	\$22 psf NNN
BUILDING SF:	8910
RENTABLE SF:	8910
YEAR BUILT:	1991
RENOVATED:	2013
BUILDING CLASS:	A
FLOORS:	1
PARKING:	45 + Drive Through lane
TAXES	\$4.21 p.sq.ft.

PROPERTY OVERVIEW

Highly Visible Woodbury location
Professional, Free Standing Building
Adjacent to Corner of Radio Dr & Hudson Blvd.
Ample Parking with drive through lane
Surrounding area includes:
* Health & Fitness,
* Restaurants and Dining Establishments,
* Many professional services,
* Financial institutions

Easy Access from 94 East & West by exiting Radio Drive

PROPERTY HIGHLIGHTS

- Executive Offices
- Class "A" touches add unique elegance
- Entry includes Beautiful Reception area
- Large open spaces for shared work spaces
- Single office spaces for quieter use
- Individual Professional offices for privacy
- Multiple conference Rooms
- Kitchen area for Breaks, and meals

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PROPERTY PHOTOS

525 COMMONS DRIVE



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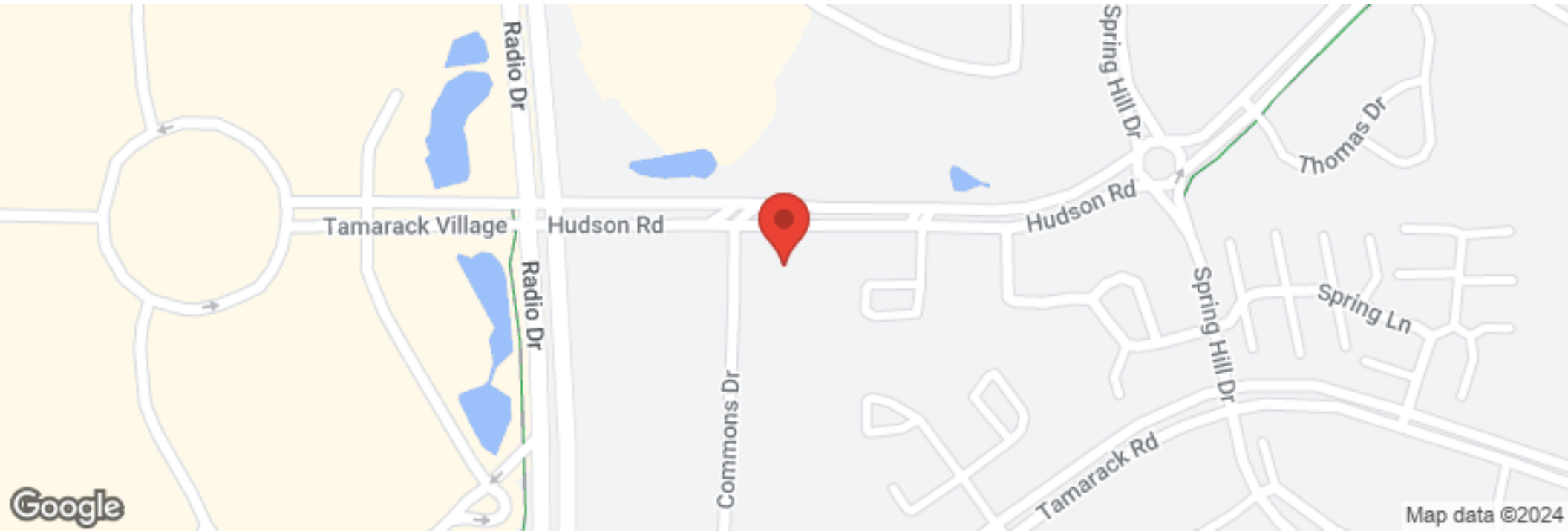
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525 COMMONS DRIVE



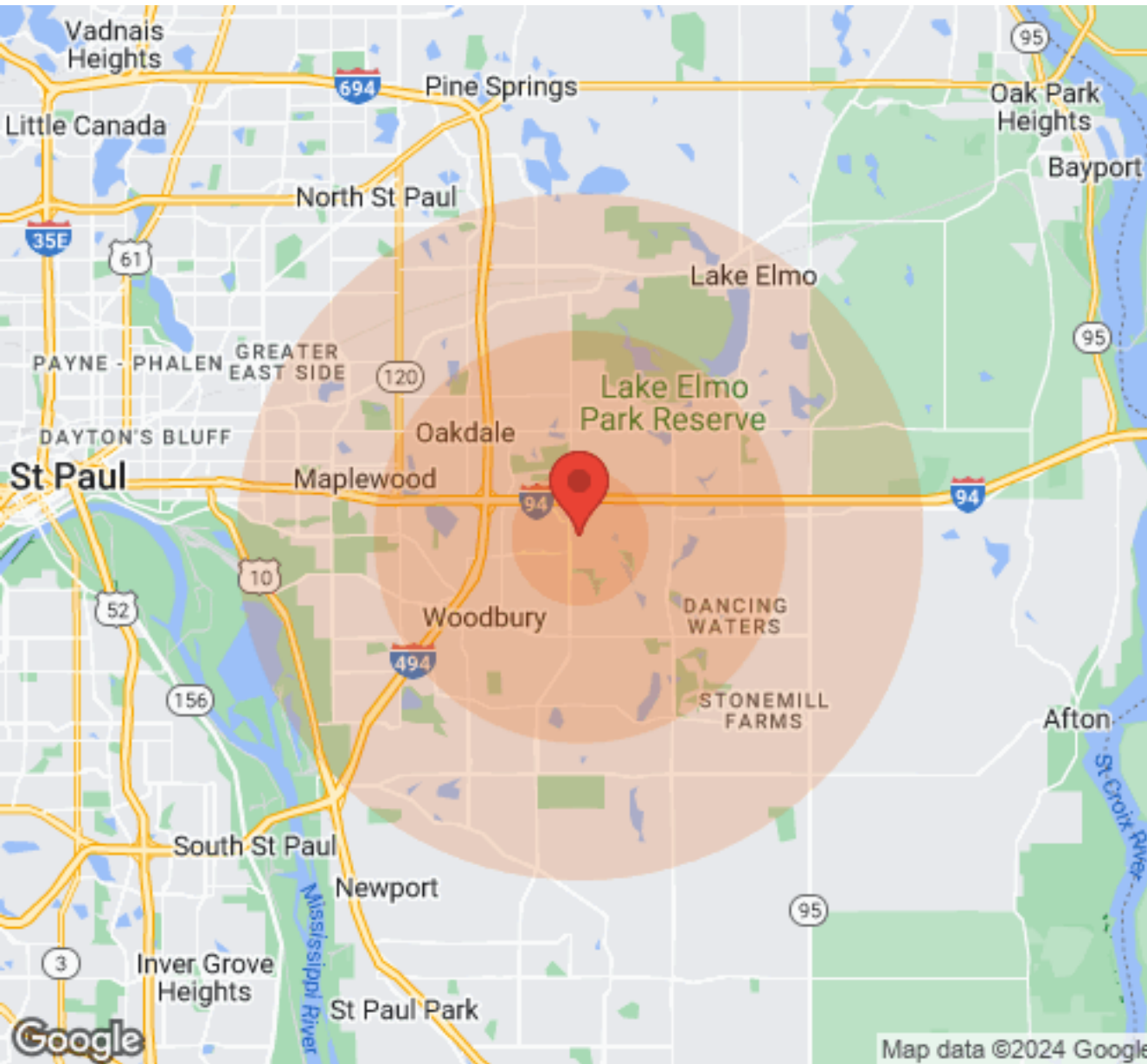
LOCATION MAPS

525 COMMONS DRIVE



DEMOGRAPHICS

525 COMMONS DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	3,210	28,990	69,636
Female	3,377	30,905	72,881
Total Population	6,587	59,895	142,517

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,487	13,060	31,487
Ages 15-24	921	8,795	21,111
Ages 25-54	2,829	23,470	55,182
Ages 55-64	743	7,291	17,001
Ages 65+	607	7,279	17,736

Race	1 Mile	3 Miles	5 Miles
White	5,305	48,966	111,025
Black	491	3,176	10,939
Am In/AK Nat	N/A	44	111
Hawaiian	N/A	N/A	6
Hispanic	271	2,304	8,168
Multi-Racial	404	3,994	13,574

Income	1 Mile	3 Miles	5 Miles
Median	\$85,632	\$98,885	\$69,324
< \$15,000	96	1,140	3,233
\$15,000-\$24,999	75	1,068	3,162
\$25,000-\$34,999	79	1,214	3,805
\$35,000-\$49,999	319	2,246	6,356
\$50,000-\$74,999	543	4,353	10,318
\$75,000-\$99,999	359	3,845	8,657
\$100,000-\$149,999	619	4,866	10,293
\$150,000-\$199,999	237	1,936	3,862
> \$200,000	191	1,876	3,606

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,784	22,993	55,362
Occupied	2,708	21,999	52,847
Owner Occupied	2,249	17,480	40,802
Renter Occupied	459	4,519	12,045
Vacant	76	994	2,515

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