

TCO Woodbury Building

4040 Radio Dr, Woodbury, MN - 55129

For Lease



Salient Facts

- Building SF: 50,300 SF
- Available SF: Suite A – 3,980 SF (2nd Floor)
- Rental Rate: \$24.00-\$26.00 Net
- Ops/Tax: \$21.00 PSF
- Nearby Amenities Include: Retail, Restaurant, Grocery Stores, parks, golf courses, etc...
- Visibility to 12,800 Vehicles/Day on Bailey Rd & visible to 9,500 Vehicles/Day on Radio Rd
- Near Bielenberg Sports Complex
- Building & Monument Signage Available

Floor Plan

TCO WOODBURY LEASING
SECOND FLOOR AREA PLAN
SCALE: As indicated
6/19/24

BOMA RENTABLE SQUARE FOOT (RSF) METHOD B		
TENANT	RSF	USF
TCO	42,705 RSF	38,500 SF
TCO EXPANSION	3,810 RSF	3,267 SF
TENNANT A	3,980 RSF	3,491 SF
COMMON/MECH/ELEC		6,700 SF
TOTAL	50,495 SF	49,858 SF



Area Legend

- COMMON
- TCO
- TCO EXPANSION
- TENNANT A

Aerial



Monument Signage



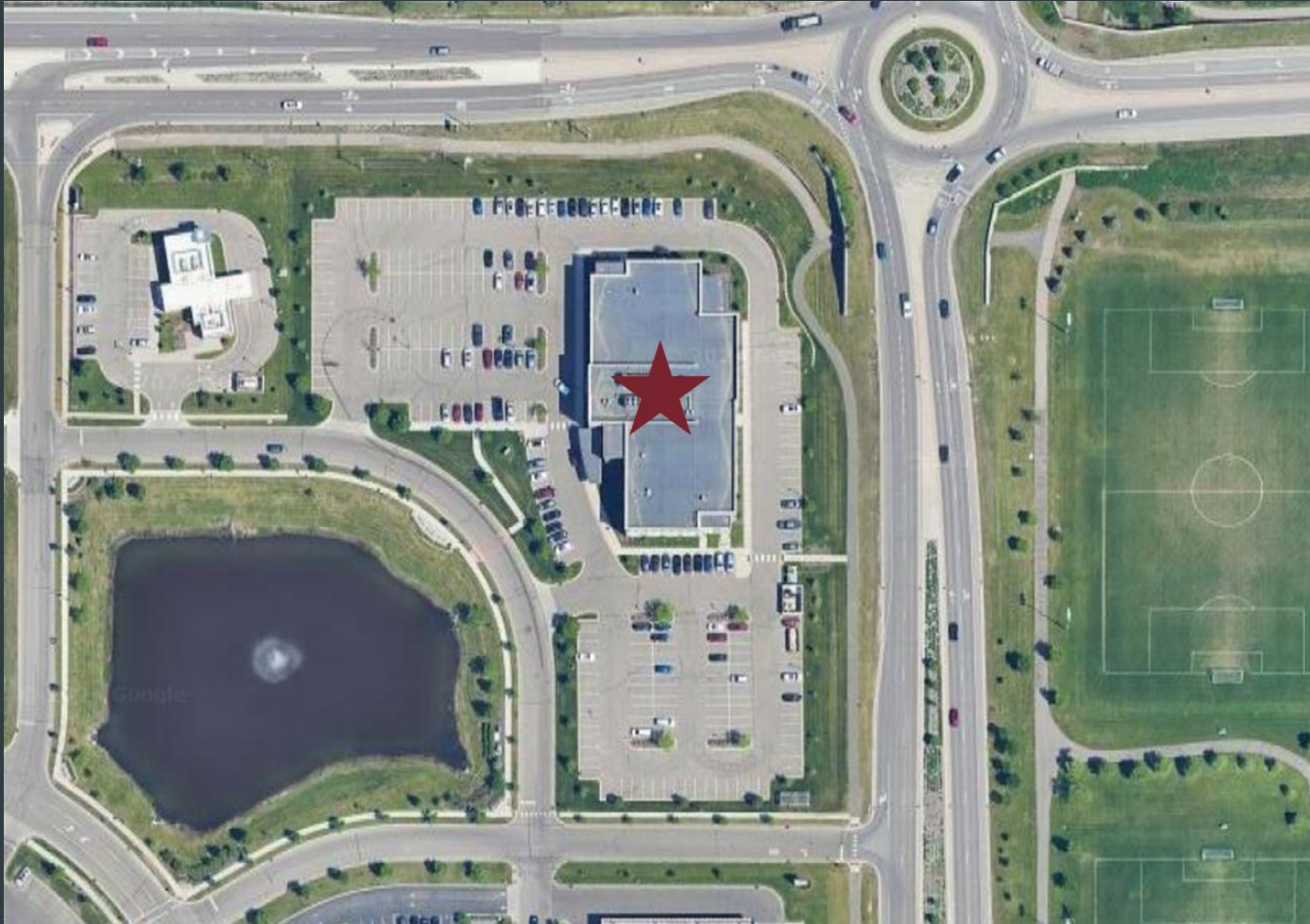
Building Signage



Aerial



Aerial



Photos



Contacts



Ross Hedlund, CCIM, MBA
763-913-1689
ROSS.HEDLUND@TRADITION-CRE.COM



Dean Williamson, CCIM
952-334-0758
DEAN.WILLIAMSON@TRADITION-CRE.COM



Hunter Williamson, CCIM
952-270-9599
HUNTER.WILLIAMSON@TRADITION-CRE.COM

About TCRE

Tradition Commercial Real Estate (TCRE) is a privately owned firm headquartered in Edina, Minnesota. TCRE is affiliated with Tradition Companies, a brand encompassing fifteen other privately owned companies.

At TCRE, we see our clients as so much more than just a number or a transaction, we see them as a family member and friend. Here every client has a deep relationship with one of our advisors. We are a partner in business and in life. We bring long term, strategic views to every relationship.

Our mission is our promise, providing our clients with unparalleled commercial real estate services and support with a commitment to delivering the best possible care and solutions.

Our vision is that every need for each client will be treated with our full commitment and support with the goal to provide the best possible solution to each project that we are entrusted with.