

FOR SALE

Tamarack Hills E4

652 Bielenberg Drive, Woodbury, MN 55125



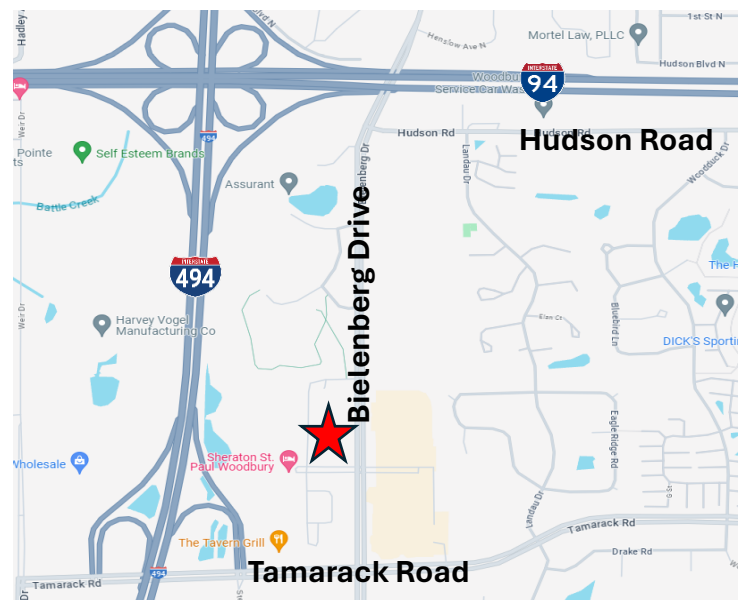
LISTING DETAILS

- Building Size: 17,994 SF
- Year Built: 2017
- Price: \$5,500,000
- 2025 NOI: \$365,397.68
- Building Opex: \$7.80 /SF
- Taxes: \$7.69 /SF
\$15.49 /SF

PROPERTY DETAILS

- 100% Occupied
- High Traffic Area located off I-494 and Tamarack Road
- Two Story Office/Medical Building
- Growing Market

LOCATION



CROSSROADS
PROPERTIES

Mark Young

Zac Houle

D: 651-233-2435 | M: 651-307-2371

D: 651-209-0520 | M: 651-248-7567

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

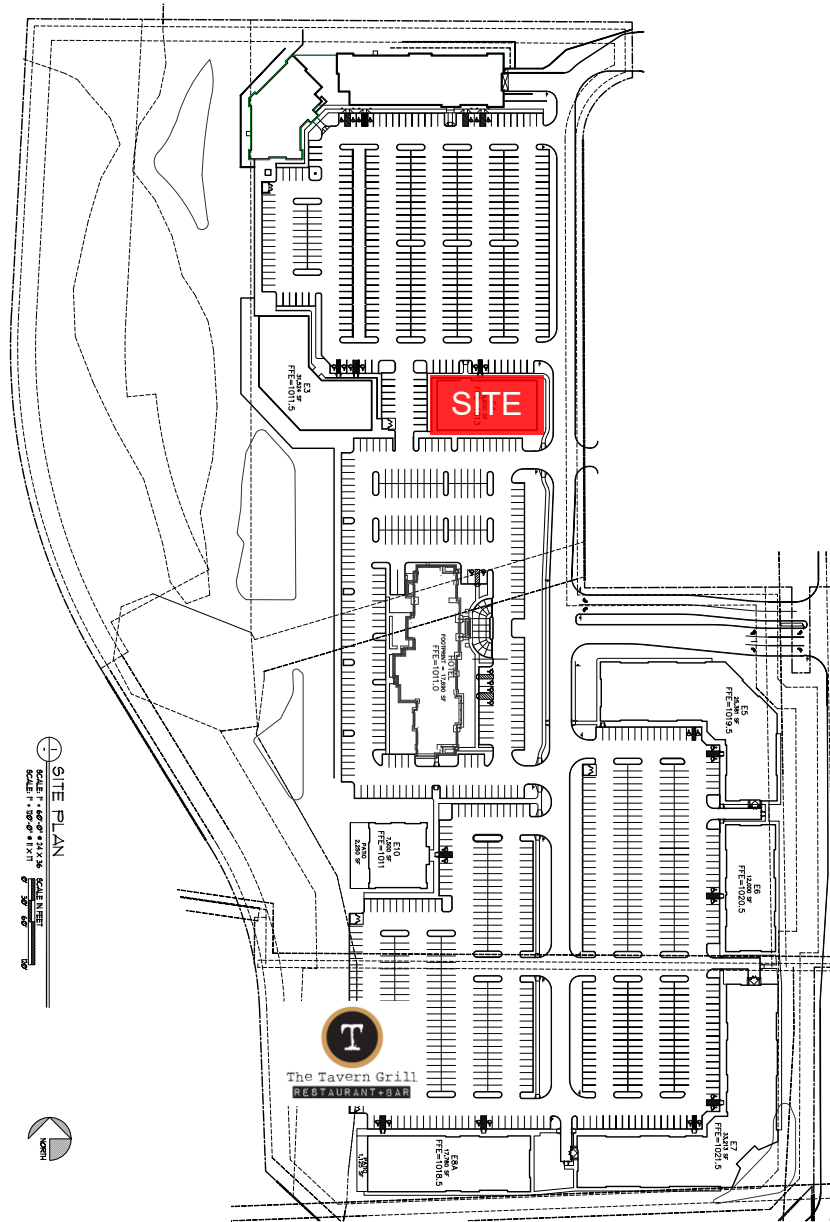
www.crossroadsproperties.net

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SITE PLAN



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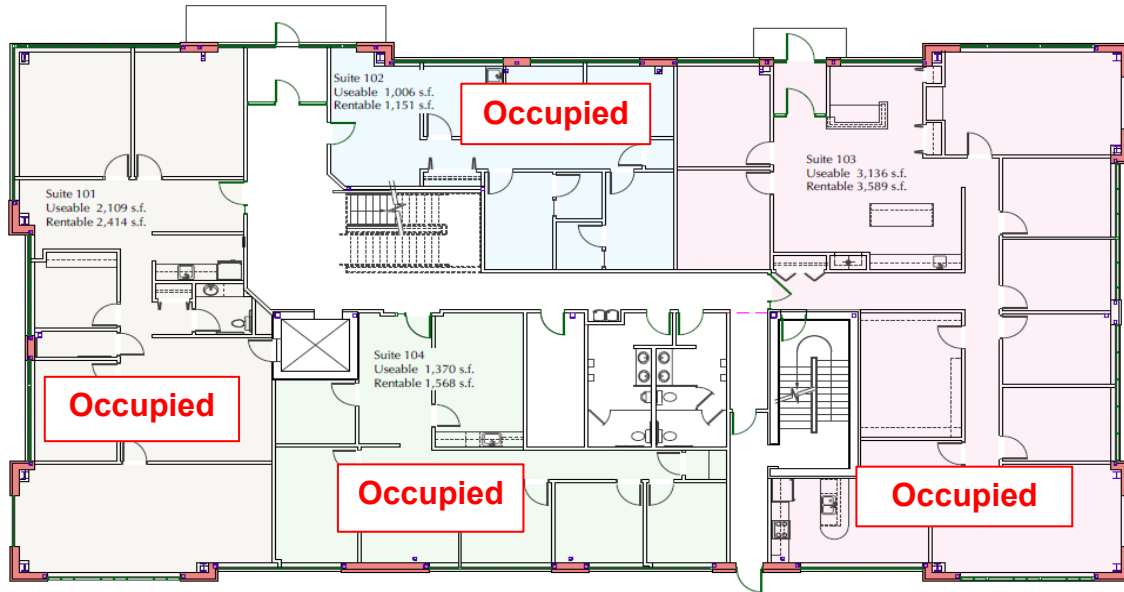
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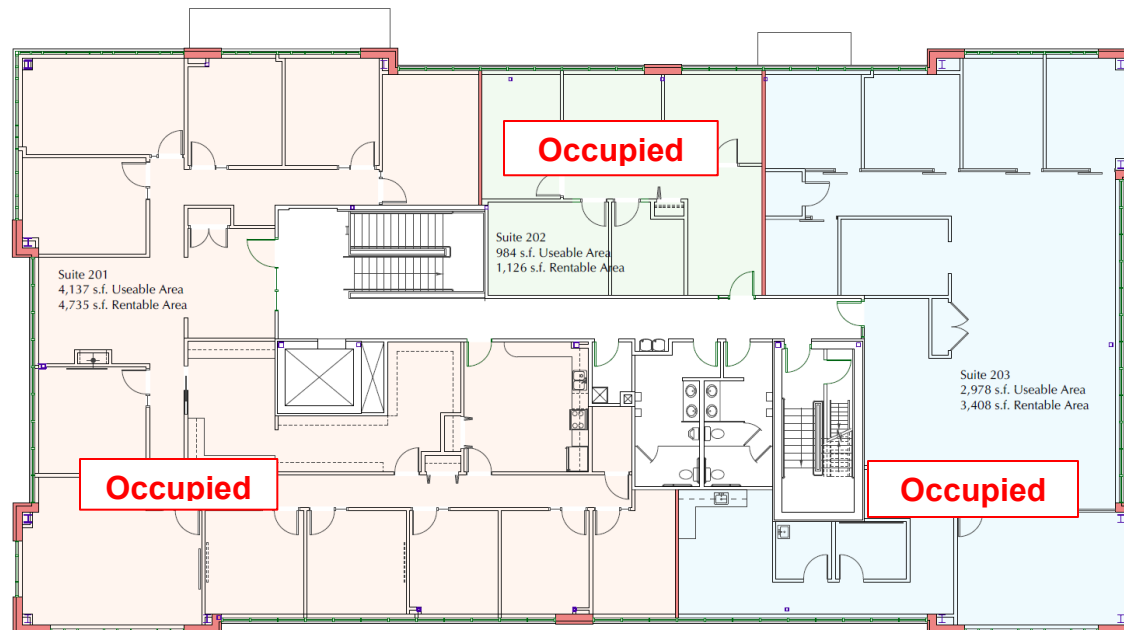
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FLOOR PLAN – 1st FLOOR



FLOOR PLAN – 2nd FLOOR



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TENANT INFORMATION

Tenant Name	Unit	Sq Ft	Lease Start	Lease End	Monthly Net Rent - 2025	Annual Net Rent - 2025
652-E4						
Infusion Associates Management Inc	Suite 101	2,413				
Elie Family Services PLLP-103	Suite 103	3,559				
Elie Family Services PLLP	Suite 104	2,732				
Charles Block	Suite 201	4,728				
PeopleFirst Clinic, PLLC	Suite 202	1,125				
CDM Smith, Inc.	Suite 203	3,405				
Totals for 652-E4		17,962				
Report Totals		17,962			30,449.81	365,397.68

CALL FOR MORE INFORMATION



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