

**FOR SALE**

# Tamarack Hills F9

635 Bielenberg Drive, Woodbury, MN 55125



## PROPERTY DETAILS

**Woodbury at Tamarack Hills**

**Professional Medical/Office**

**AVAILABLE!**

**Building Size:**

**26,167 sf**

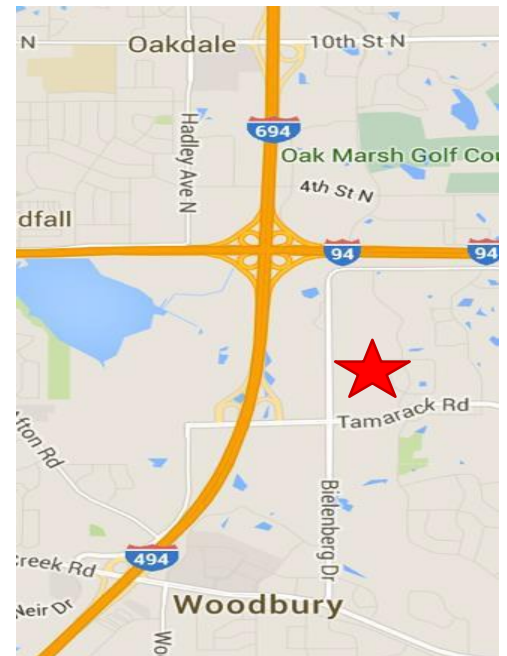
**100% OCCUPIED**

Year Built:	2017
NOI:	\$516,425.15
Sale Price:	Negotiable
CAM:	\$6.88/ psf
Taxes:	\$6.06/ psf

**Property comes with 47  
underground parking spots**

## LOCATION

Located off I-494 and Tamarack Road



### ZAC HOULE

Vice President, Sales & Leasing  
D: 651-209-0520 | M: 651-248-7567

### MARK YOUNG

Vice President, Sales & Leasing  
D: 651-233-2435 | M: 651-307-2371

**CROSSROADS  
PROPERTIES**

7300 Hudson Blvd. N., Suite 210, Oakdale, MN 55128 | 651-731-0708 | [www.crossroadsproperties.net](http://www.crossroadsproperties.net)

No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and the same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner (s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**FOR SALE**

# Tamarack Hills F9

635 Bielenberg Drive, Woodbury, MN 55125



Easy Access from Highway 494 and Tamarack Road

Interstate 494 Daily Traffic Count – 85,000

Tamarack Road Daily Traffic Count - 17,000

Bielenberg Drive Daily Traffic Count – 13,033

Demographics	1 Mile	3 Mile	5 Mile
Population	7,567	76,911	163,742
Households	3,095	29,596	60,752
Average HH Income	\$98,554	\$103,517	\$99,607

PID: 05.028.21.31.0216

Real Estate Tax: \$6.06

CAM: \$6.88

2019 Net Rent: Upon Qualified Request

Tenants: Keller Williams, Partners Title, AMEC,

Pine Grove Financial, Eye Plastic Surgery of MN, Cudd Homes,

## PROPERTY INFO

### ZAC HOULE

Vice President, Sales & Leasing  
D: 651-209-0520 | M: 651-248-7567

### MARK YOUNG

Vice President, Sales & Leasing  
D: 651-233-2435 | M: 651-307-2371

**CROSSROADS**  
**PROPERTIES**

7300 Hudson Blvd. N., Suite 210, Oakdale, MN 55128 | 651-731-0708 | [www.crossroadsproperties.net](http://www.crossroadsproperties.net)

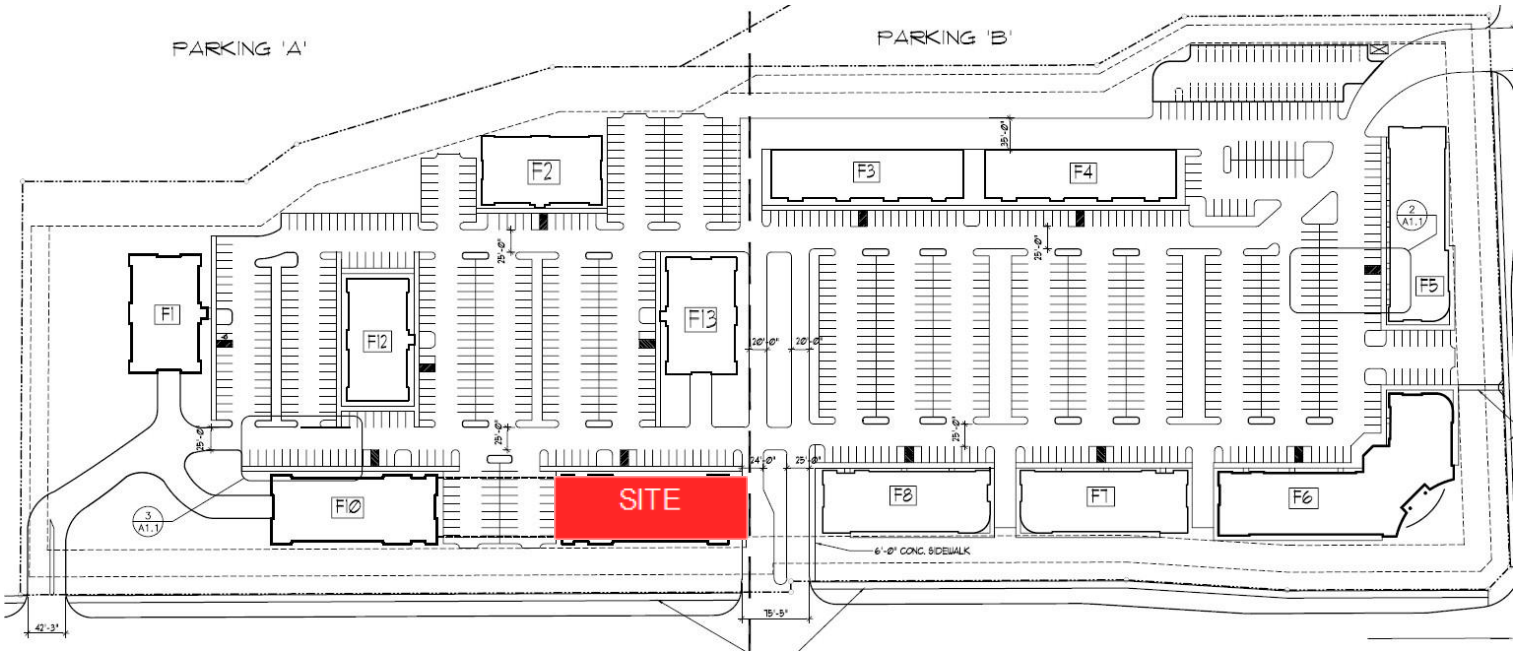
No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and the same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner (s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**FOR SALE**

**Tamarack Hills F5**

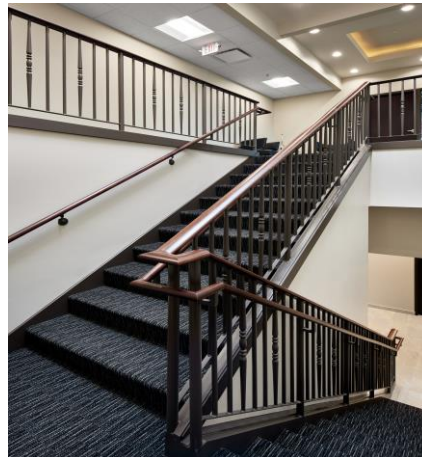
635 Bielenberg Drive, Woodbury, MN 55125

**SITE PLAN**



Shared parking within the Tamarack Hills Development. 5/1000 sf

**Class A interior fixtures and design**



**ZAC HOULE**

Vice President, Sales & Leasing  
D: 651-209-0520 | M: 651-248-7567

**MARK YOUNG**

Vice President, Sales & Leasing  
D: 651-233-2435 | M: 651-307-2371

**CROSSROADS  
PROPERTIES**