

# FOR LEASE

## Office Space Woodbury, MN



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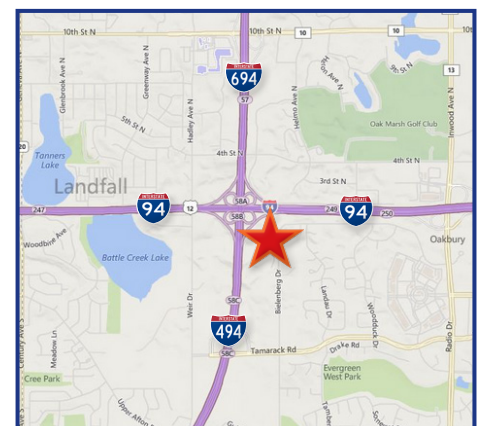
## 500 BIELENBERG DRIVE Woodbury, Minnesota

### FEATURES:

- ▶ Strategically located at the intersection of I-94 and I-494
- ▶ Tremendous presence on I-94 and I-494
- ▶ Large open floor plates
- ▶ Three (3) EV charging stations
- ▶ Abundant nearby amenities
- ▶ Full service cafeteria
- ▶ One mile+ of walking paths

### BUILDING SPECIFICS:

- ▶ 346,000 square foot building
- ▶ Three generator backup system
- ▶ Redundant electrical feeds
- ▶ Energy Management System (Trane)
- ▶ Meticulously maintained property
- ▶ Local ownership and management



FOR LEASE



## 500 BIELENBERG DRIVE

Woodbury | Minnesota



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TRUSTED. DEDICATED. EXPERIENCED.



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## 500 BIELENBERG DRIVE

WOODBURY | MINNESOTA

<b>TOTAL BUILDING SQUARE FEET:</b>	346,000 square feet
<b>AVAILABLE SQUARE FEET:</b>	16,022 RSF Lower Level office (demisable to 3,000 RSF)
<b>ZONING:</b>	B-1 Office Park
<b>BUILDING CLASS:</b>	Class B
<b>YEAR BUILT:</b>	1977
<b>NET RENTAL RATES:</b>	\$3.00 per square foot (Net)
<b>2020 OPERATING EXPENSE/ REAL ESTATE TAX:</b>	\$12.42 per square foot (Full Service)
<b>AVAILABLE:</b>	Immediately
<b>SECURITY:</b>	Vanderbilt security system (New 2014!) Proximity card reader, monitoring systems and building alarms 24-hour on site guard
<b>ELEVATORS:</b>	Three (3) centrally located passenger elevators One (1) freight elevator
<b>FIBER:</b>	Provided by: Comcast & Verizon
<b>POWER:</b>	Four (4) (13.8 kv/480v) transformers (expandable) Redundant electric feeds
<b>PARKING:</b>	1,078 surface lot stalls (4.15/1000 USF) (Expandable)
<b>UPS SYSTEM/BACK-UP GENERATORS:</b>	Two (2) 1360 kW Caterpillar model 3512 diesel generators
<b>LOADING:</b>	Two (2) dock-high doors; two (2) drive-in doors
<b>AMENITIES:</b>	Full service cafeteria with indoor and outdoor seating, conference/meeting rooms, extensive walking paths

**For further information contact:  
PARAMOUNT REAL ESTATE CORPORATION**

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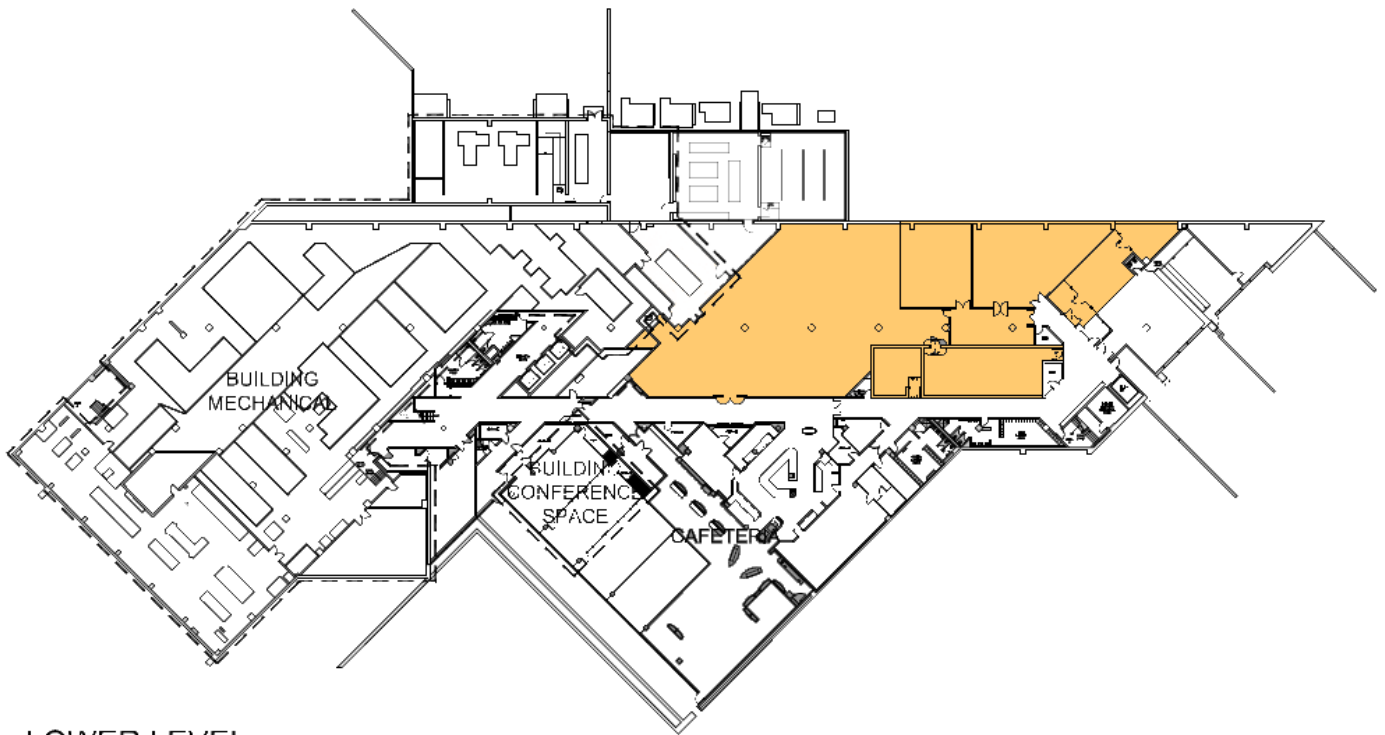
◆ 3601 Minnesota Drive, Suite 925, Bloomington, MN 55437 ◆

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.  
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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## 500 BIELENBERG DRIVE

WOODBURY | MINNESOTA



**LOWER LEVEL**

SCALE: NOT TO SCALE

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**Total Available Sq. Ft.: 16,022**

