

**FOR SALE  
FOR LEASE**

## Tamarack Hills F4

731 Bielenberg Drive, Woodbury, MN 55125



### PROPERTY DETAILS

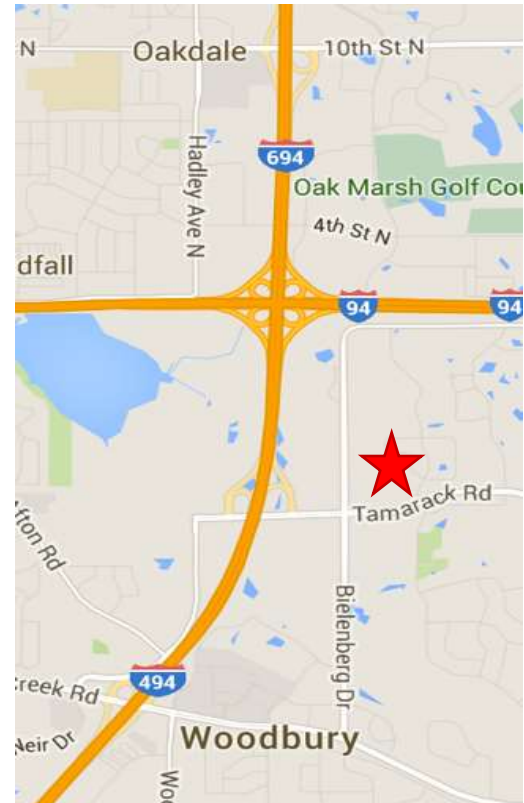
#### Class A Retail/Medical/Office in Woodbury at Tamarack Hills

Building Size:	20,339 SF
Space Available:	12,993 SF
Divisible Space:	1,440 SF
Sale Price:	Negotiable
Lease Rates:	Negotiable
CAM:	\$5.02/psf
Taxes 2019:	\$5.07/psf

- Retail-Office-Medical use.
- Excellent Owner/user opportunity to purchase property in highly sought-after Woodbury market.
- Off-street parking available.
- Convenient freeway access to I-694, I-494, I-94, Radio Drive and Tamarack Road

### 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

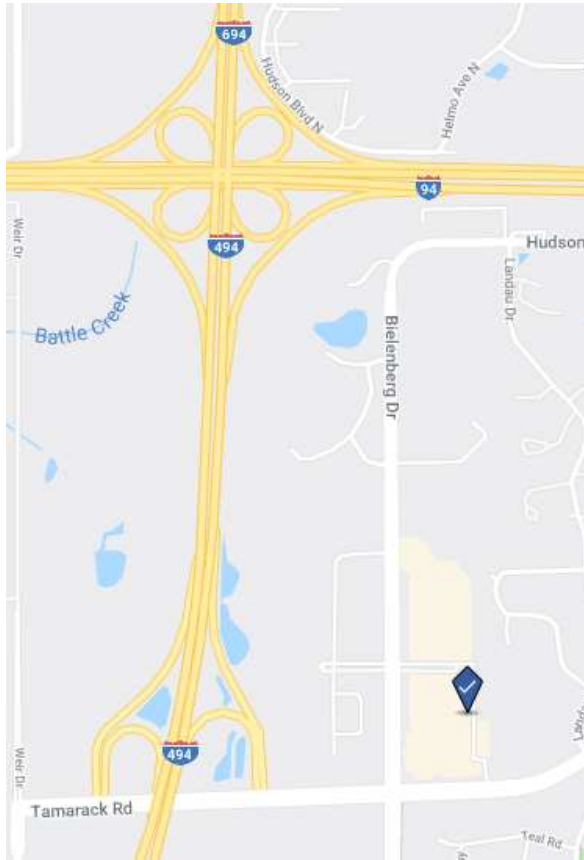
**CROSSROADS  
PROPERTIES**

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**LOCATION**



**Location Information**

- 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 – 13,037.

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

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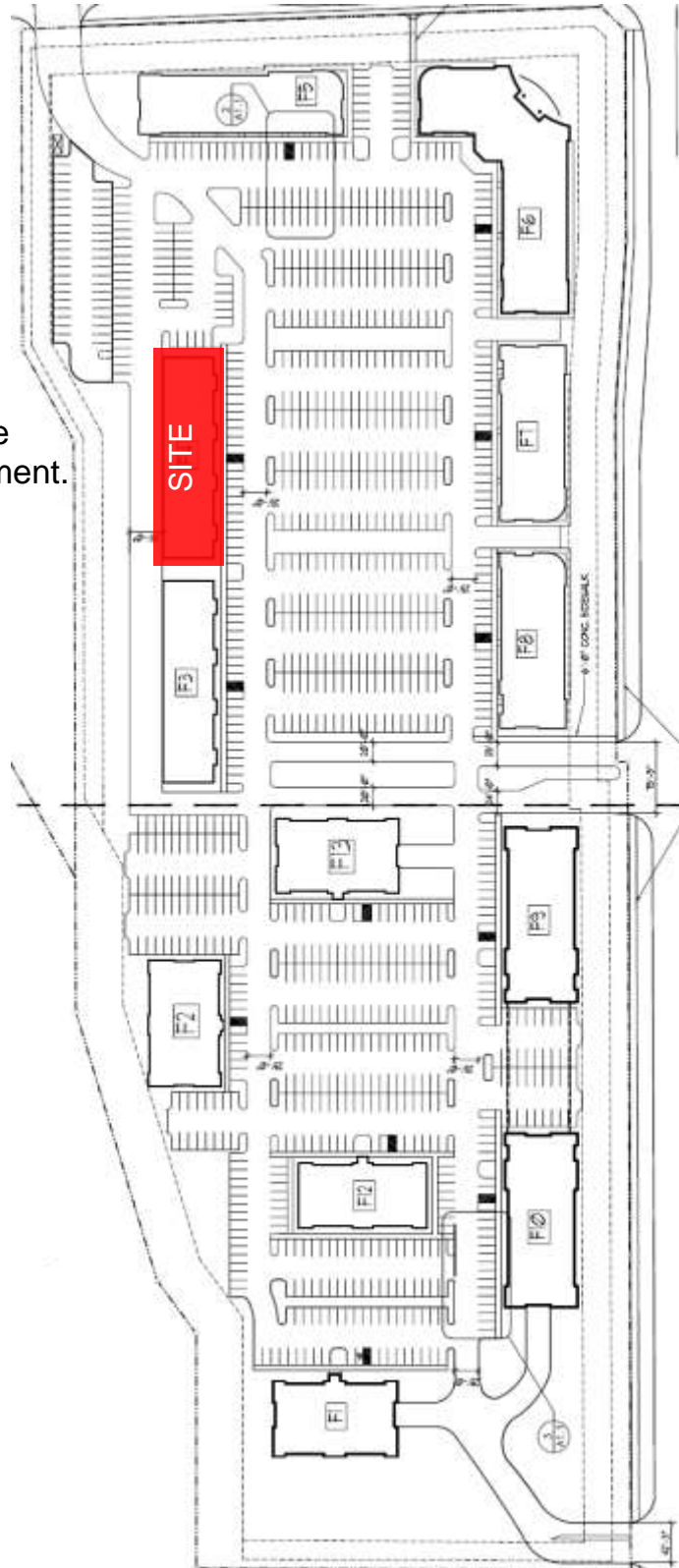
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**SITE PLAN**

Shared parking within the  
Tamarack Hills Development.

- 5/1000 sf



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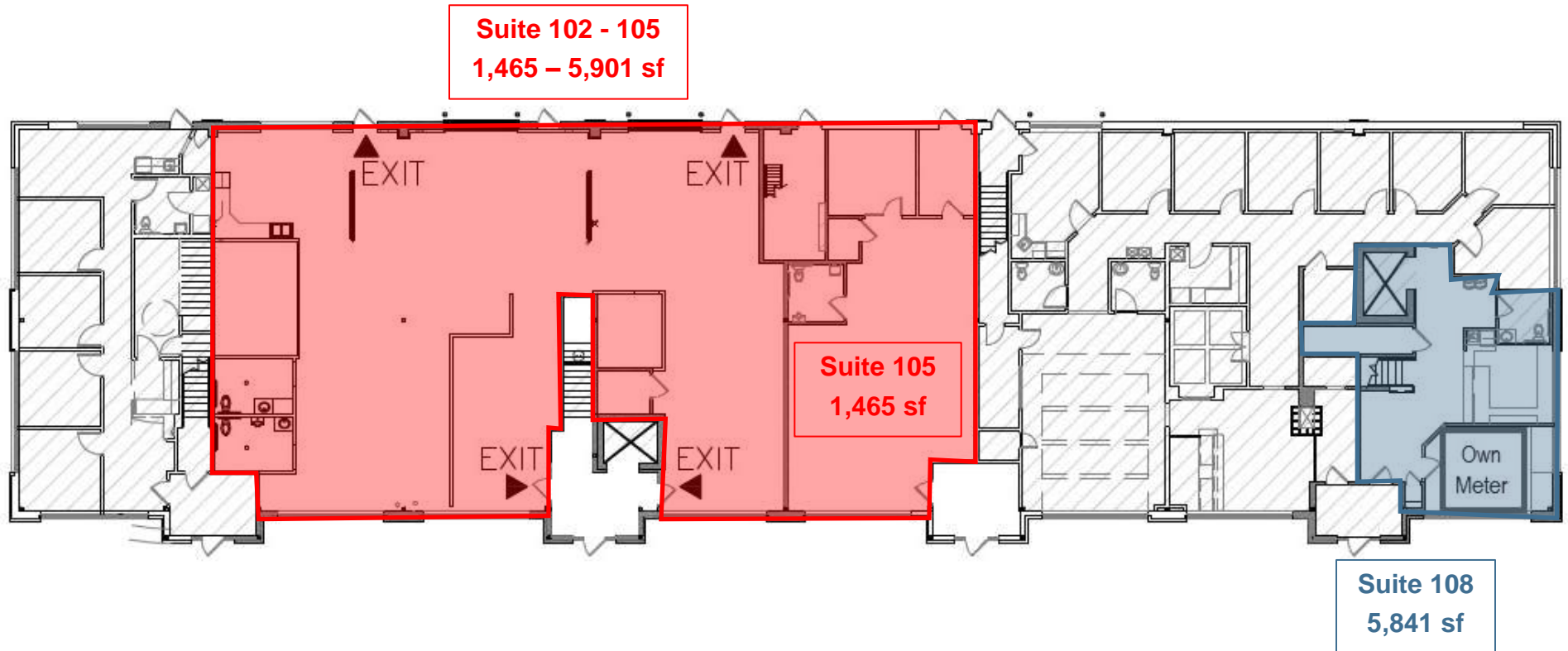


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### 1<sup>st</sup> FLOOR PLAN



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### 2<sup>nd</sup> FLOOR PLAN



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