

# FOR SALE

## Hudson Square Business Center 7876 Hudson Road, Woodbury, MN 55125



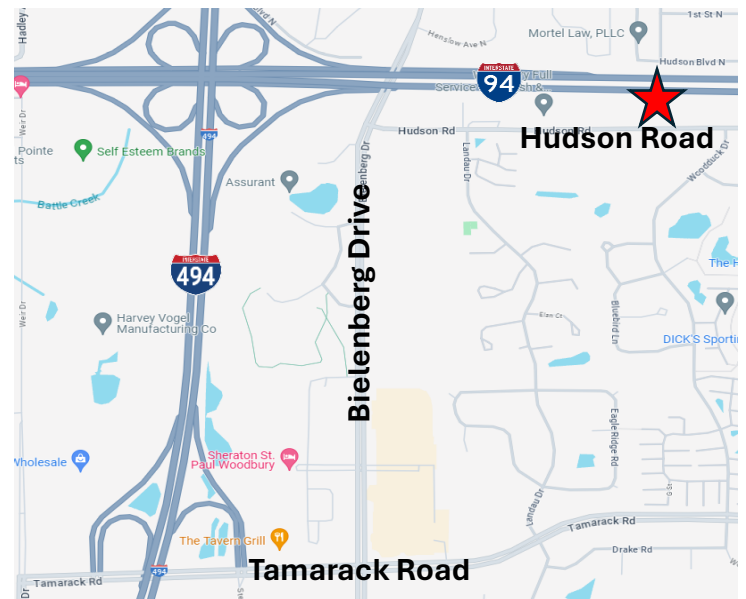
### LISTING DETAILS

- Building Size: 10,573 SF
- Year Built: 1993
- Available SF: 738-3,054 SF
- Sale Price: \$2,000,000 (\$189.16 PSF)
- 2026 NOI: \$95,244.00
- 2026 Est. CAM: \$3.83 /SF
- 2026 Taxes: \$3.17 /SF  
\$7.00 /SF

### PROPERTY DETAILS

- On Interstate 94 with Freeway Signage
- Opportunity to Raise Rents
- Single-Level Multi-Tenant Office Building
- Efficient Office Build-Out
- Owner-User Opportunity
- New Top Golf and Main Event Nearby
- 5 Parking Spots per 1,000 SF

### LOCATION



Located off I-94 and Hudson Road



**CROSSROADS**  
PROPERTIES

Mark Young

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

Zac Houle

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

Joseph Dokken

D: 651-363-3598 | M: 651-395-0948

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

[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

**FOR SALE**

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**SITE PLAN**



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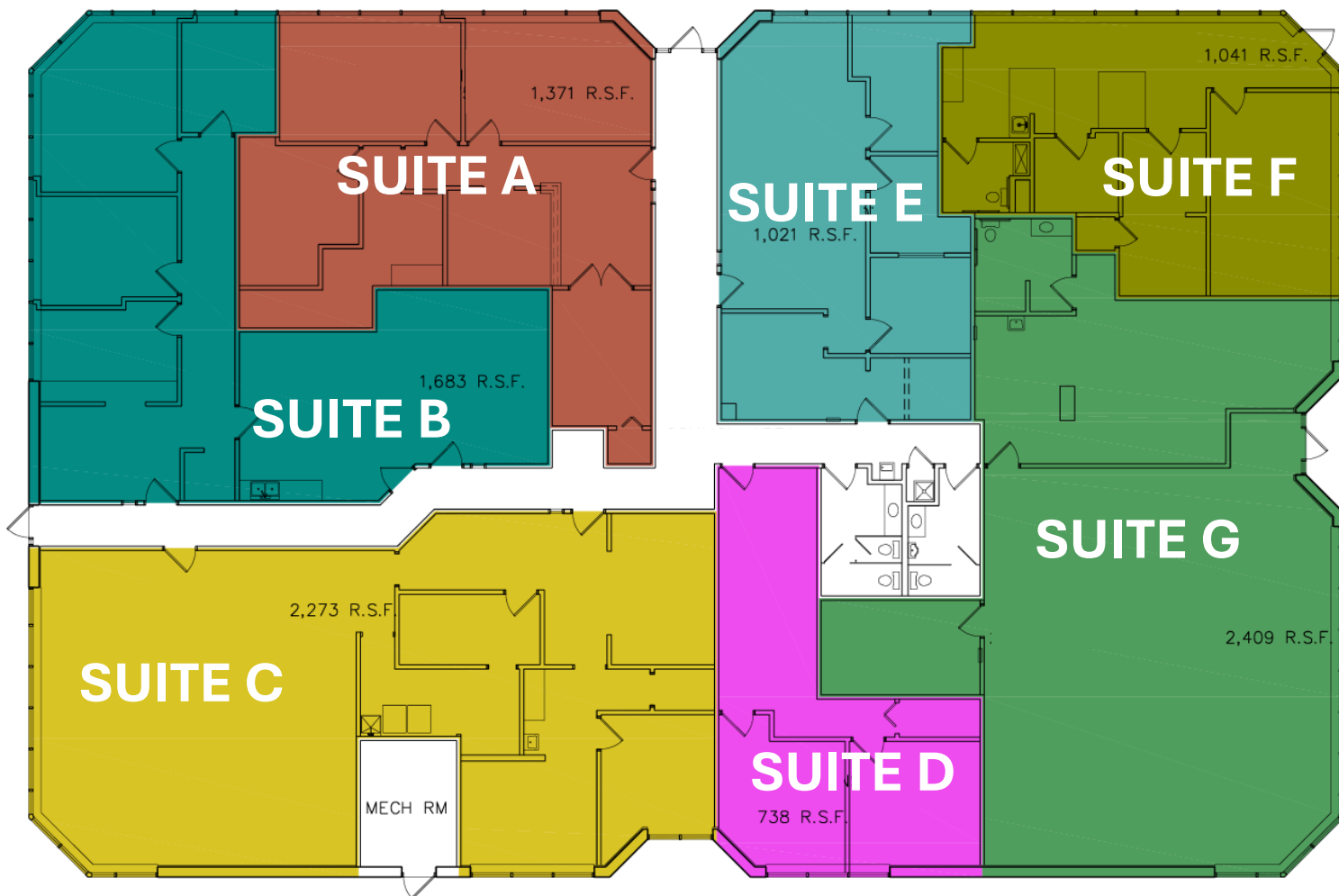
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**FOR SALE**

**Hudson Square Business Center**

**7876 Hudson Road, Woodbury, MN 55125**

**FLOOR PLAN – (738 SF to 3,054 SF Available)**



- **Suite A:** 1,371 SF
- **Suite B:** 1,683 SF
- **Suite C:** LEASED

- **Suite E:** LEASED
- **Suite D:** 738 SF
- **Suite F:** LEASED
- **Suite G:** LEASED



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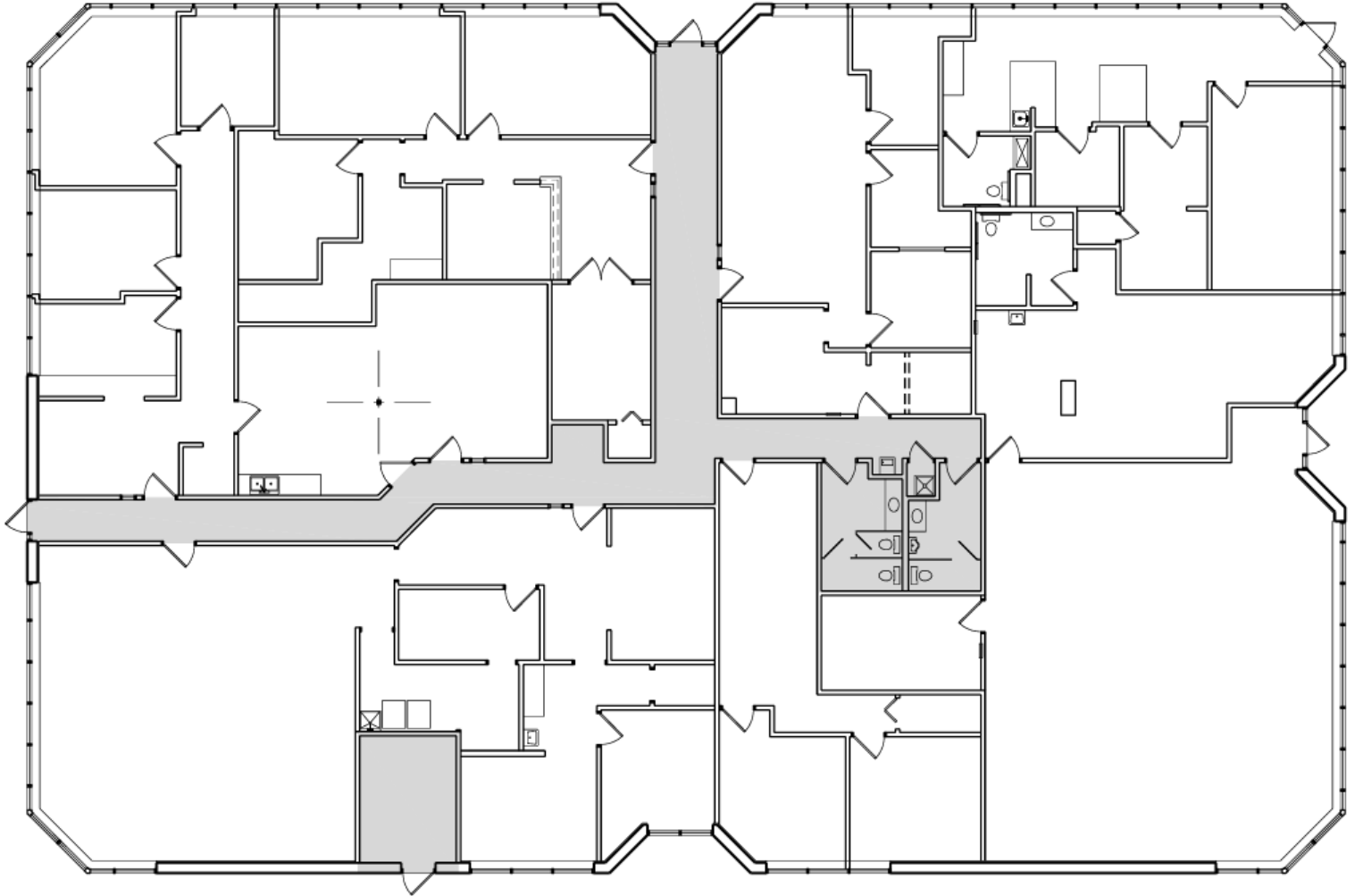
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**BUILDING PLAN**



**NORTH**



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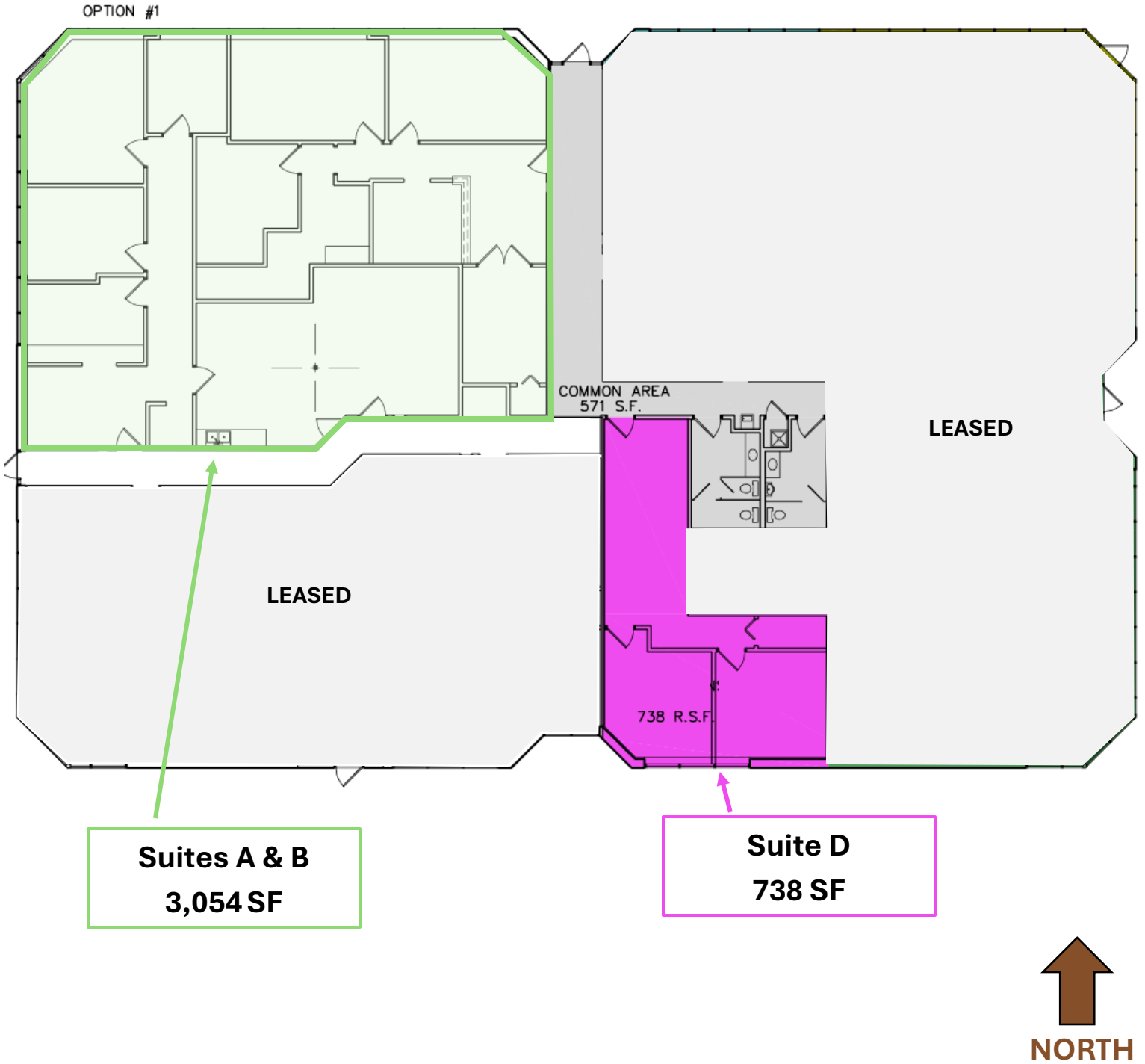
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7876 Hudson Road, Woodbury, MN 55125

**FLOOR PLAN – OPTION #1 (738 SF to 3,054 SF)**



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**RENT ROLL**

| Tenant Name          | Unit                 | Sq Ft         | Lease Start | Lease End | Annual Increases | Monthly Net Rent - 2026 | Monthly Net Rent - 2026 | Annual Net Rent - 2026 |
|----------------------|----------------------|---------------|-------------|-----------|------------------|-------------------------|-------------------------|------------------------|
| <b>Hudson Square</b> |                      |               |             |           |                  |                         |                         |                        |
| VACANT               | A                    | 1,371         |             |           |                  |                         |                         |                        |
| Youth Service Beurea | B                    | 1,683         |             |           |                  |                         |                         |                        |
| Chez Chavoux         | C                    | 2,273         |             |           |                  |                         |                         |                        |
| Farmers Insurance    | D                    | 738           |             |           |                  |                         |                         |                        |
| Allstate Insurance   | E                    | 1,021         |             |           |                  |                         |                         |                        |
| REMAX                | F                    | 1,041         |             |           |                  |                         |                         |                        |
| Salon Service        | G                    | 2,409         |             |           |                  |                         |                         |                        |
| <b>Totals for</b>    | <b>Hudson Square</b> | <b>10,536</b> |             |           |                  |                         |                         |                        |
| <b>Report Totals</b> |                      | <b>10,536</b> |             |           |                  |                         | <b>7,937.00</b>         | <b>95,244.00</b>       |

**CALL FOR MORE DETAILS**



**NORTH**



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