



34,240 DEVELOPMENT OPPORTUNITY

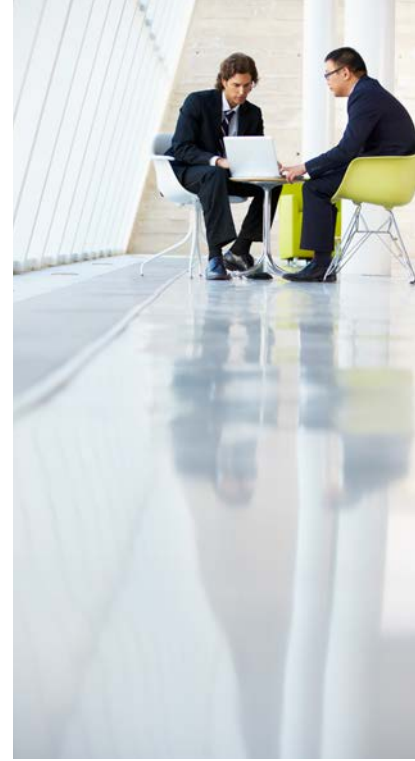
**New Contiguous Office & Flex Space
Available Between 2,000 - 17,000 SF**



**WOODBURY
CENTRAL**

— OFFICE —

1806 WOODDALE DRIVE
WOODBURY, MN



NEW CONSTRUCTION PRIME OFFICE OR FLEX SPACE IN THE HEART OF WOODBURY



Situated near
M Health Fairview
Woodwinds Hospital



Great visibility from
494/Valley Creek Rd/
Wooddale Dr



Professionally
managed by
local owner



Tax & Opx:
Est. \$14 RSF



Numerous retail &
restaurants nearby



Abundant
parking



Monument & Pylon
Signage Available



Lease Rates
Est. \$14-16 RSF



RETAIL

Chick-fil-A

COWBOY JACK'S


Woodbury

494



OFFICE

OFFICE

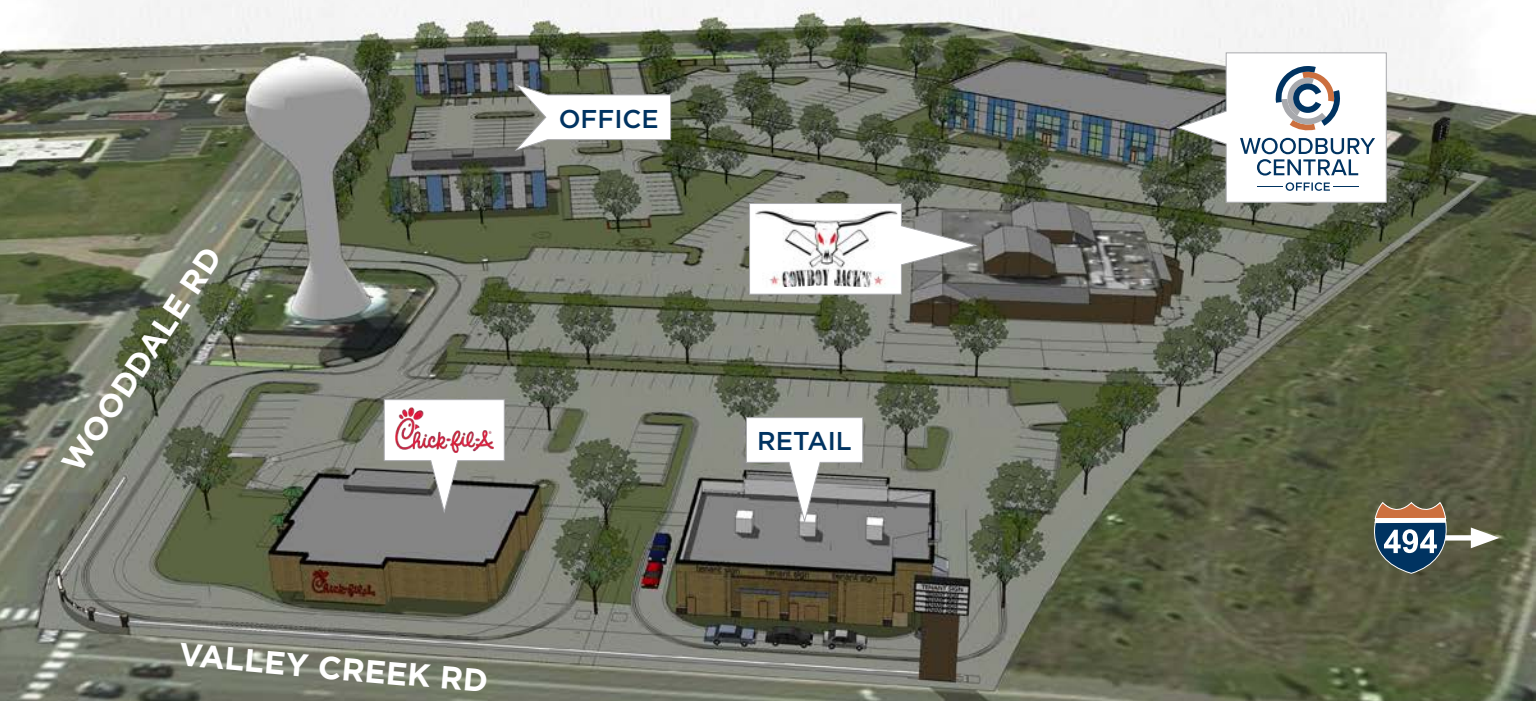


**WOODBURY
CENTRAL**
— OFFICE —
1806 WOODDALE DR

TENANT SIGN
TENANT SIGN
TENANT SIGN
TENANT SIGN



**GROW
WHERE YOUR
CUSTOMERS ARE**



POPULATION

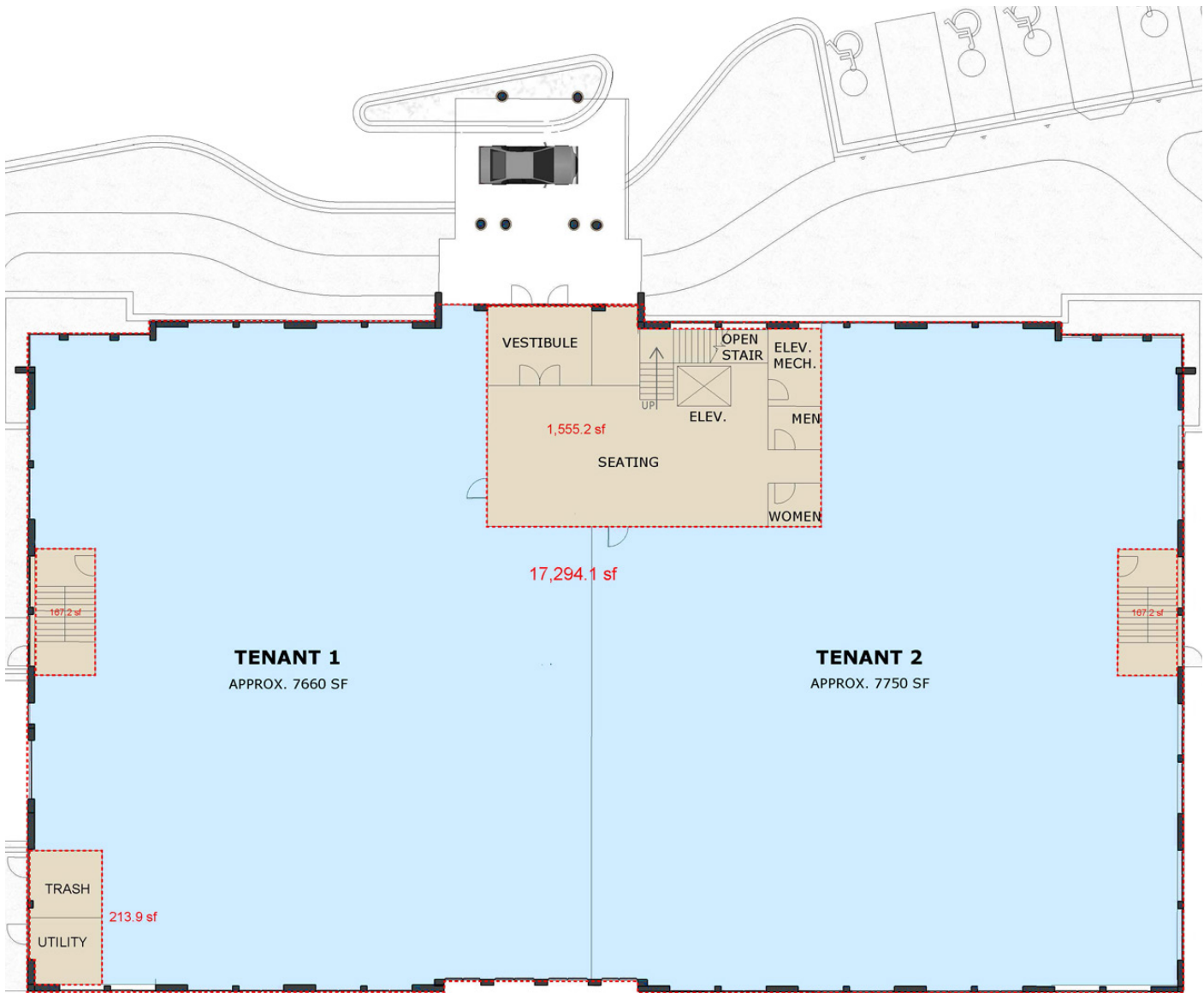


BUSINESSES

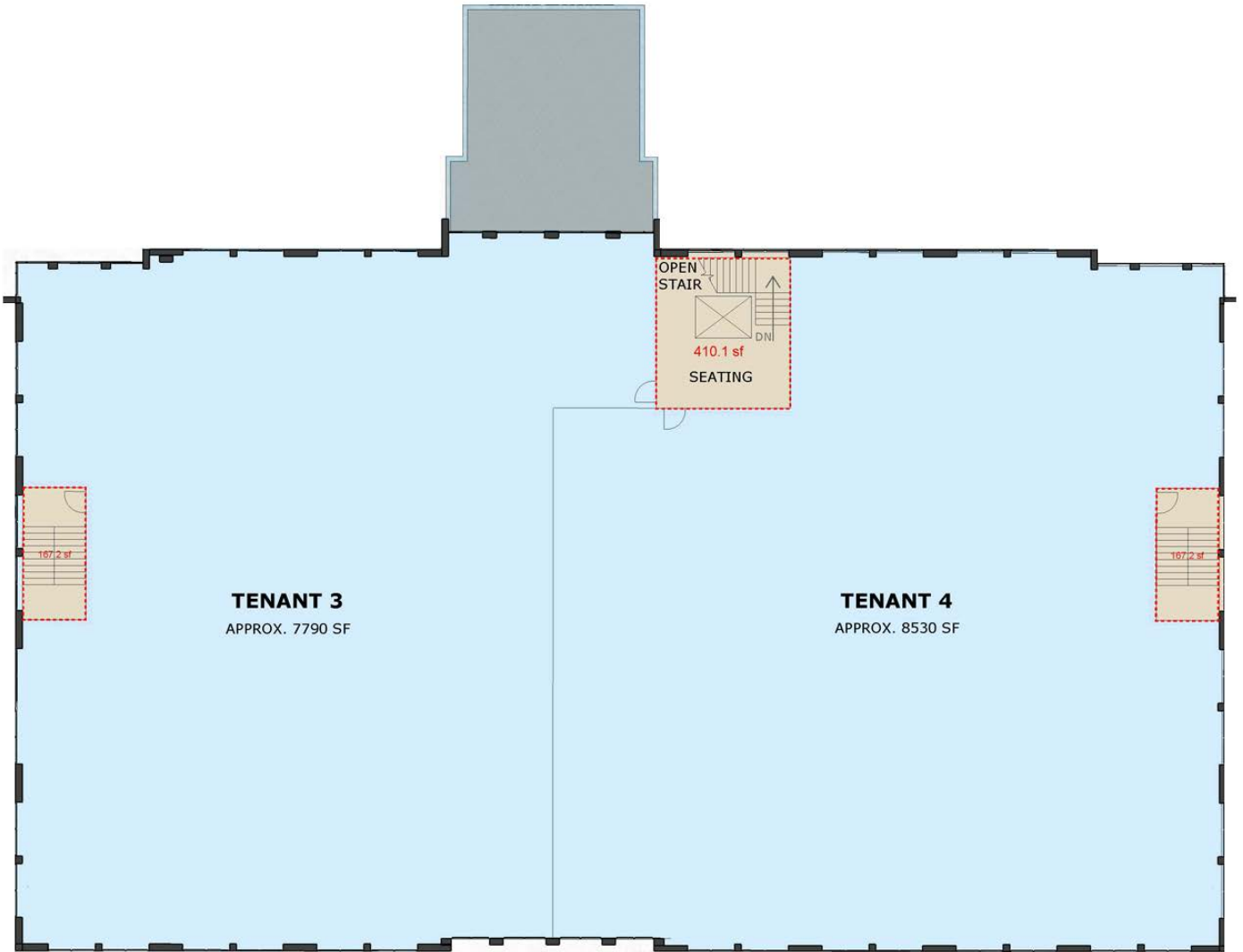


EMPLOYEES

	POPULATION	BUSINESSES	EMPLOYEES
1 Mile	7,785	431	7,414
3 Miles	66,535	2,083	38,347
5 Miles	180,810	3,997	65,982



LEVEL 1



LEVEL 2



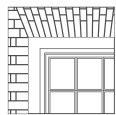
**WOODBURY
CENTRAL**
— OFFICE —

ERIC KING

eric.king@cushwake.com • 763 734 2385

JEFF FLICKER

jeff.flicker@cushwake.com • 612 347 9318



**Lupe
Development
Partners**

Development



**CUSHMAN &
WAKEFIELD**

Leasing

WOODBURYCENTRALOFFICE.COM