

OFFICE SPACE FOR LEASE >

Currell Centre

7616 Currell Blvd | Woodbury, MN 55125

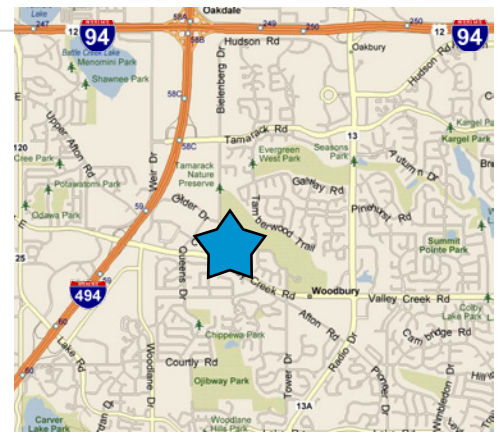


Accelerating success.



BUILDING AMENITIES/FEATURES

- > Tenant breakroom with vending
- > UPS/FedEx drop boxes
- > Conference room
- > Storage space available
- > Stable institutional ownership
- > Interior garage space
- > 5.33/1,000 parking ratio



CONTACT US

Eric Rapp SIOR
952 837 3060
eric.rapp@colliers.com

Pete Dufour CCIM
952 897 7717
pete.dufour@colliers.com



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CURRELL CENTRE › PROPERTY FACTS

BUILDING SQUARE FEET:

43,647 rentable square feet
2 story office building

CURRENTLY AVAILABLE:

Suite 175: 2,863 SF
Suite 270: 1,986 SF
Suite 275: 1,319 SF
Suite 285: 1,789 SF
Total Available: 7,957 SF

MAXIMUM CONTIGUOUS:

3,305 square feet
(Suites 270 & 275)

MINIMUM DIVISIBLE:

1,319 square feet

YEAR BUILT:

1998

CEILING HEIGHT:

9'

BUILDING HOURS OF OPERATION:

6:30 am - 8:30 pm
Monday - Friday
8:00 am - 3:00 pm
Saturday

NET RENTAL RATE:

\$12.50 - \$13.50 per square foot

2018 EST. CAM & REAL ESTATE TAX:

\$6.92 per square foot operating expenses
\$3.34 per square foot taxes
\$10.26 total per square foot

RU FACTOR:

15%



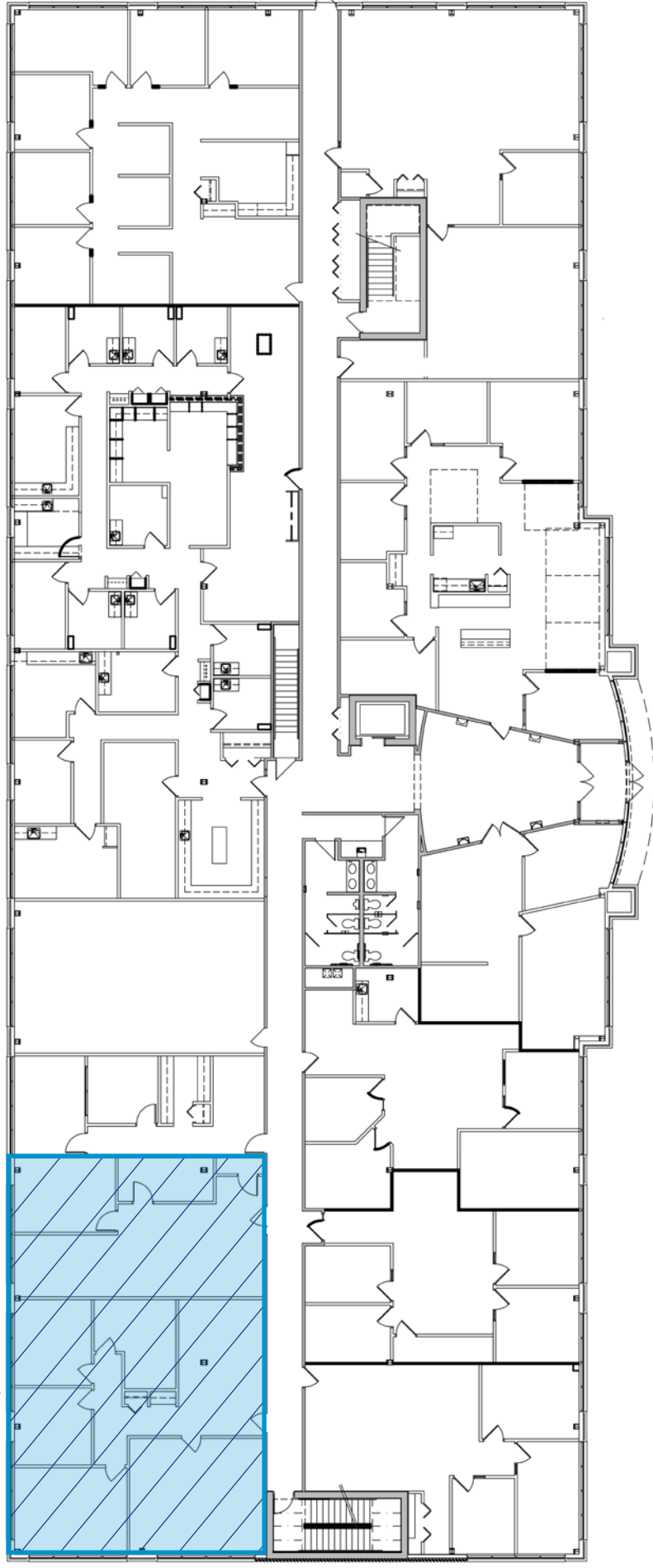
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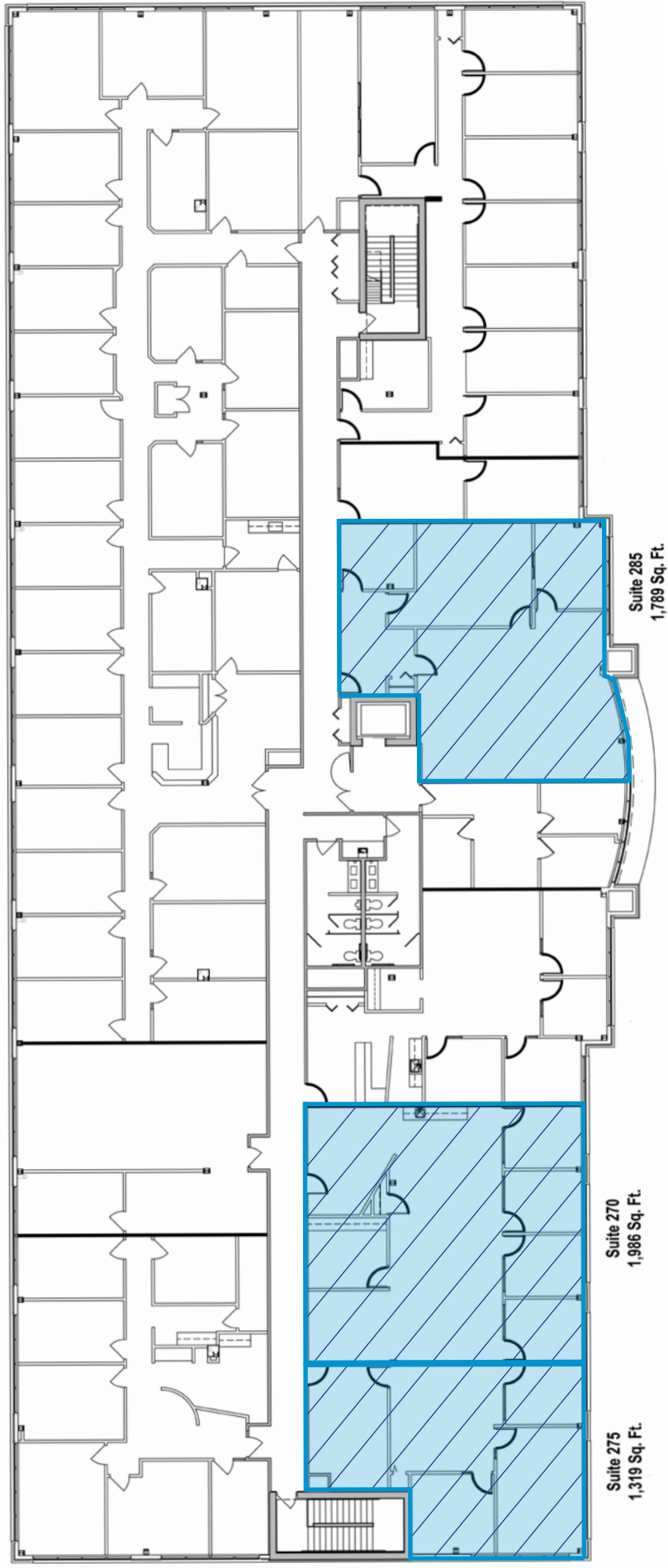
Suite 175
2,863 SF



Currell Centre

1st Floor Plan





Currell Centre

2nd Floor Plan

