



# Office Space For Sale or Lease

731 Bielenberg Drive  
Woodbury, MN

CHAD ANVARY  
952 897 7719  
[chad.anvary@colliers.com](mailto:chad.anvary@colliers.com)

RYAN GEIGER  
952 374 5821  
[ryan.geiger@colliers.com](mailto:ryan.geiger@colliers.com)



COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com/msp](http://www.colliers.com/msp)



## For Sale or Lease > Office Building

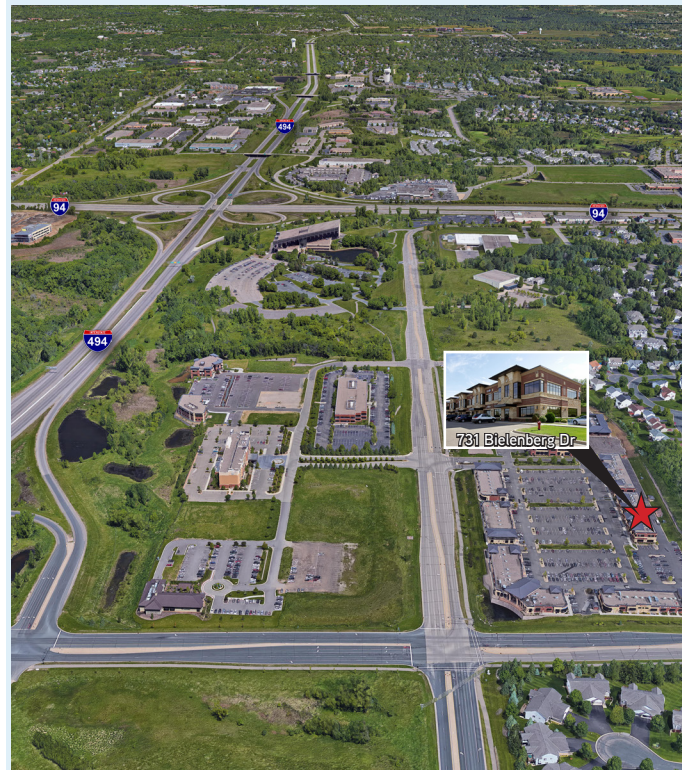
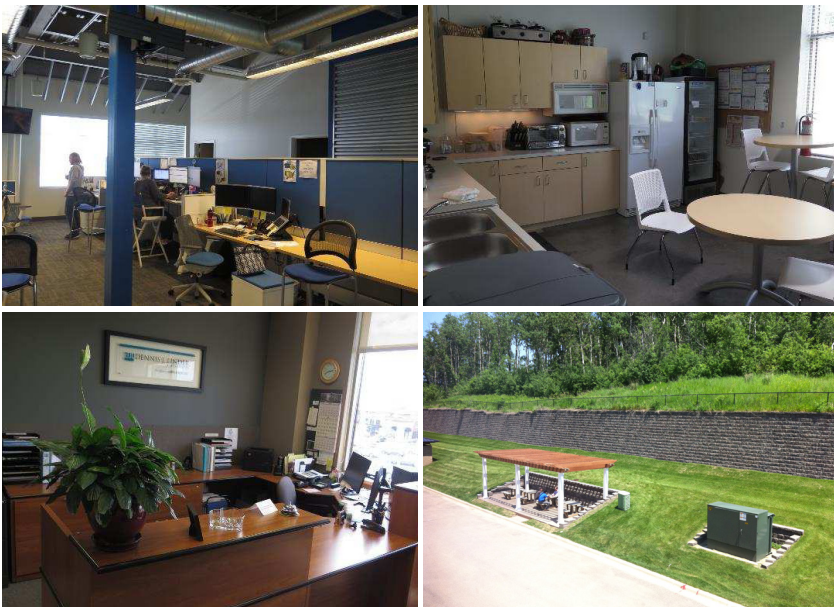
Address:	731 Bielenberg Drive, Woodbury, MN 55125
Building Size:	20,000 SF
Offering Price:	\$175 per square foot
Net Rental Rates:	\$19.75 per square foot
2018 Tax & Ops (est.):	\$8.71 PSF total (\$3.52 psf tax; \$5.19 psf ops)
2018 Real Estate Taxes:	\$68,956.00
Parcel Size:	0.423 acres; 18,424 square feet
Zoning:	GW, Gateway District

Excellent owner/user opportunity to purchase a 20,000 square foot two-story office condominium in highly sought-after Woodbury.

### AMENITIES

- > Two-story office condominium
- > High-quality finishes throughout
- > Ample surface parking
- > Strong Woodbury trade area
- > Signage

### PHOTOS



### CONTACT US

CHAD ANVARY  
952 897 7719  
[chad.anvary@colliers.com](mailto:chad.anvary@colliers.com)

RYAN GEIGER  
952 374 5821  
[ryan.geiger@colliers.com](mailto:ryan.geiger@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



**COLLIERS INTERNATIONAL**  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
952 897 7700  
[www.colliers.com/msp](http://www.colliers.com/msp)