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RE/MAX RESULTS

# Tamarack Professional Building

604 Bielenberg Drive | Woodbury, MN

Medical / Office Space For Lease

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# Property Profile



- Turnkey dental office – fully built out for pediatric dentistry, ideal for dental, orthodontic, or general medical users
- Ideal for medical use – built-in infrastructure supports immediate occupancy for dental/medical professionals
- Well maintained property locally owned and managed by MSP Commercial
- Prime Woodbury location – high visibility and easy access off I-494 and near Tamarack Village and Woodbury Lakes retail
- Ample free surface parking and below grade executive parking

## Building Information

Address	604 Bielenberg Drive, Woodbury, MN 55125
Building Size	18,595 SF
Year Built	2009
Floors	Two (2)
Parking Ratio	Abundant surface and executive parking

## Lease Terms

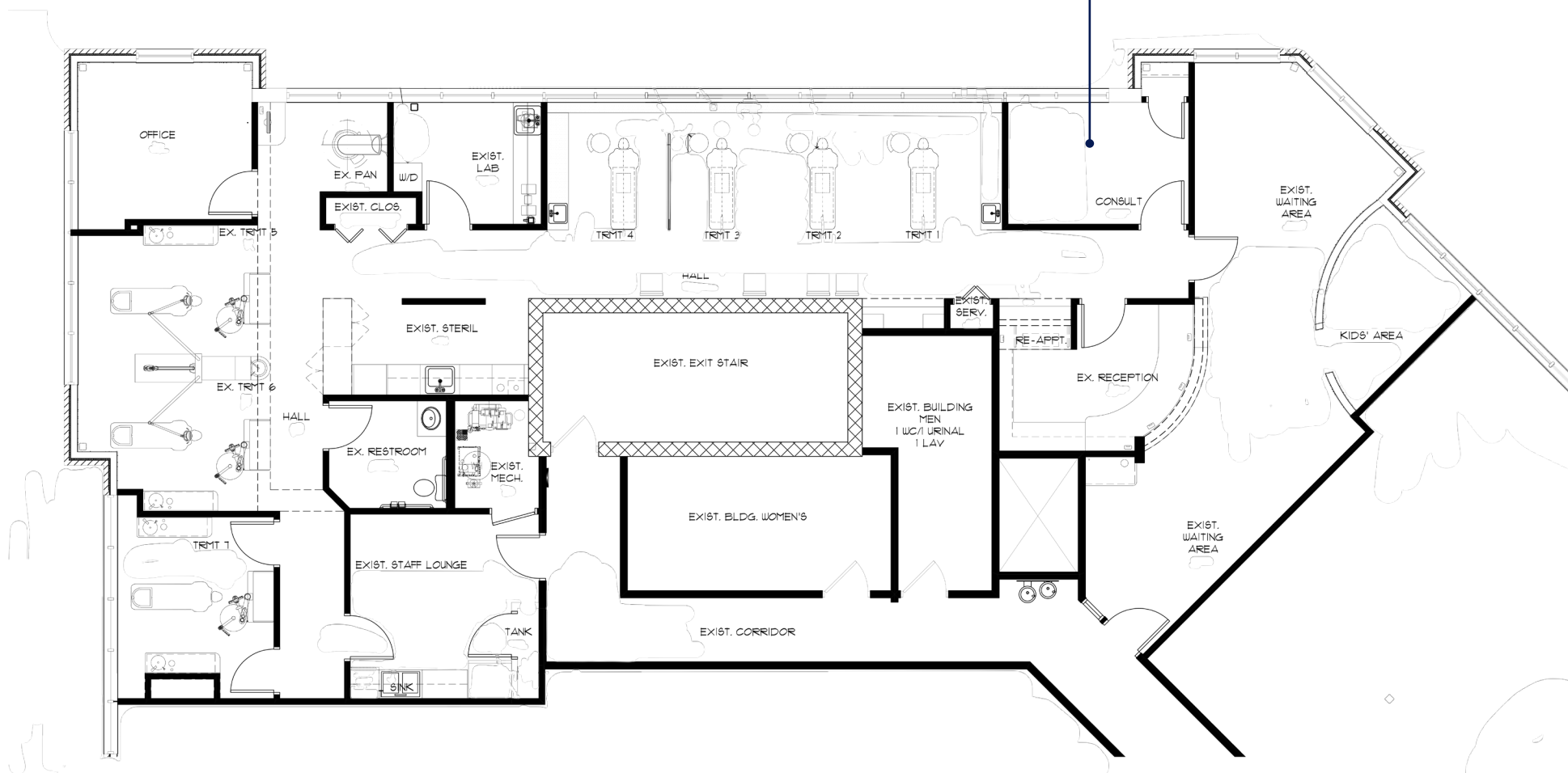
Space Available	Suite 230: 3,081 SF
Date Available	Q2 2026
Net Rental Rate	Negotiable
2026 Tax & CAM	\$15.11 PSF Operating Expenses \$ 7.64 PSF Taxes \$22.75 PSF Total

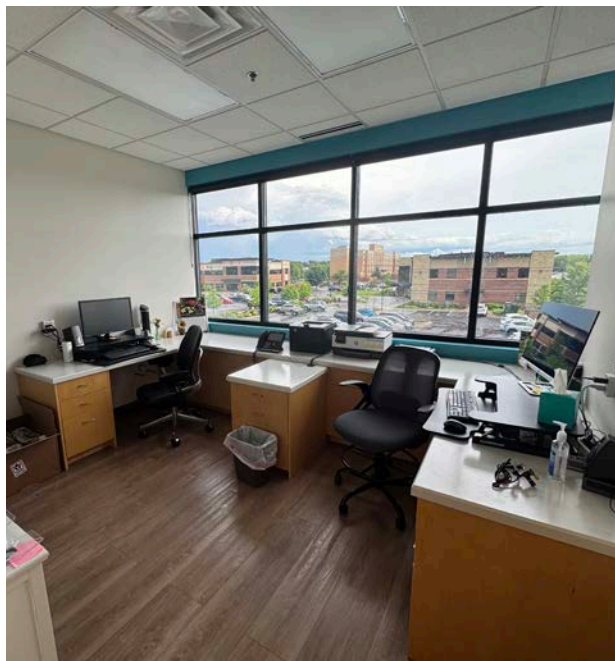
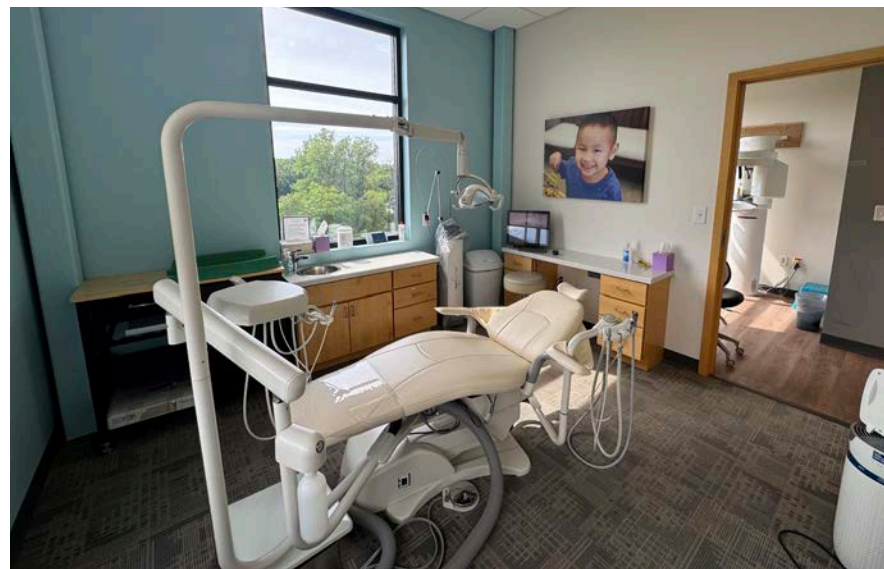


# Floor Plan



Suite 230  
3,081 SF  
Available





# Population, Income & Housing Trend

### Population Trend

**140,679**  
2000 Total Population

**157,881**  
2010 Total Population

**188,536**  
Current Total Population

**195,496**  
5 Yr Projected Total Population

### Median Household Income

**\$98,004**  
Current Median HH Income

**\$107,627**  
5 Yr Projected Median HH Income

### Average Household Income

**128,894**  
Current Average HH Income

**140,615**  
5 Yr Projected Avg HH Income

### Per Capita Income

**\$47,420**  
Current Per Capita Income

**\$51,913**  
5 Year Projected Per Capita Income

### Current Age Pyramid

The largest group: **2025 Males Age 10-14: Percent**

The smallest group: **2025 Males Age 85+: Percent**

Dots show comparison to Washington County

### 5 Yr Projected Age Pyramid

The largest group: **2030 Females Age 40-44**

The smallest group: **2030 Males Age 85+**

Dots show comparison to Washington County

### Current HH By Income

Dots show comparison to Washington County

### 5 Yr Projected HH By Income

Dots show comparison to Washington County

### 2025 Race and ethnicity (Esri)

The largest group: White Alone (55.96)

The smallest group: Pacific Islander Alone (0.03)

Indicator ▲	Value	Diff
White Alone	55.96	-20.32
Black Alone	11.94	+5.97
American Indian/Alaska Native Alone	0.64	+0.16
Asian Alone	19.52	+11.12
Pacific Islander Alone	0.03	0
Other Race	4.44	+2.40
Two or More Races	7.48	+0.67
Hispanic Origin (Any Race)	9.04	+3.50

Bars show deviation from Washington County

### Current Year Population By Race

Pacific Islander Population	1,206
American Indian Population	8,363
Other Race Population	14,093
Population of Two or More Races	22,509
Black Population	36,810
Asian Population	36,810
White Population	105,502

### Current Annual Household Spending

**\$2,745**  
Apparel & Services

**\$256**  
Computers & Hardware

**\$8,344**  
Health Care

**\$8,106**  
Food at Home

**\$4,576**  
Food Away from Home

### EDUCATION

**6%**  
No High School Diploma

**21%**  
High School Graduate

**26%**  
Some College

**46%**  
Bachelor's/Grad/Prof Degree

### Current Housing By Ownership

● Owner Occupied HUs ● Renter Occupied HUs

### 5 Yr Projected Housing By Ownership

● Owner Occupied HUs ● Renter Occupied HUs

### Current Year Housing Stats

**\$394,714**  
Median Home Value

**\$1,320**  
Median Contract Rent

**25.2%**  
% of Income for Mortgage

604 Bielenberg Dr, Saint Paul, Minnesota, 55125  
5 mile radius

**Population, Income & Housing Trends**



Tamarack Professional Building

M Health  
Fairview  
Woodwinds  
Hospital



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