

For Sale

**1800 Wooddale Drive
Woodbury MN 55125**



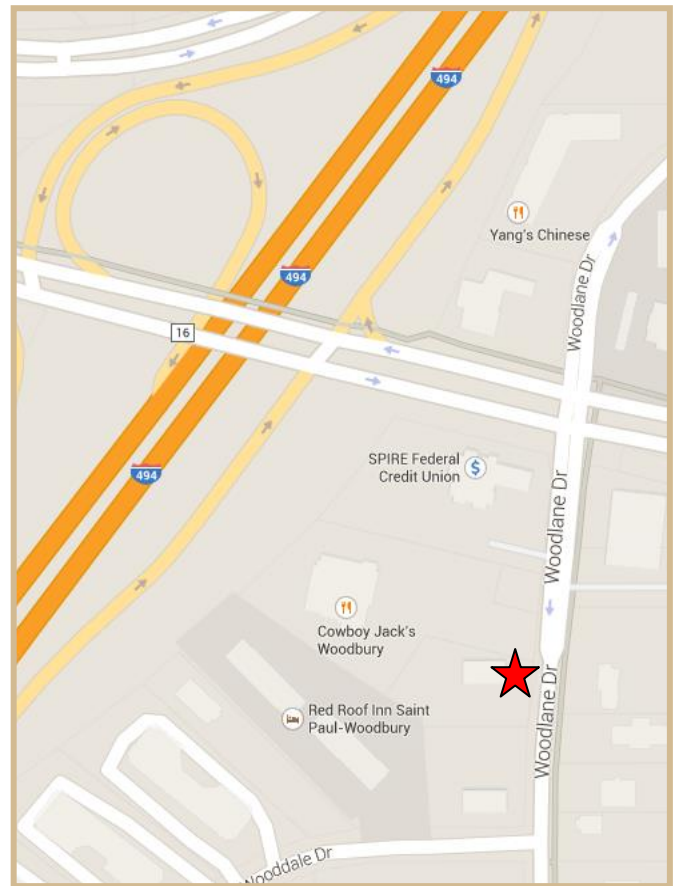
PROPERTY DETAILS

**Woodlane Executive
Office Building**

Building Size: 8,010 SF
Year Built: 1980
Sale Price: \$975,000
Taxes: \$2.75/SF

- **Zoning – B1 Office Park District**
- **Existing leases in place**
- **Located in Woodbury off of Valley Creek Road & 494**
- **Ideal owner-user opportunity**

LOCATION



Mark Young
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371

John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
Mobile | 612-702-3104

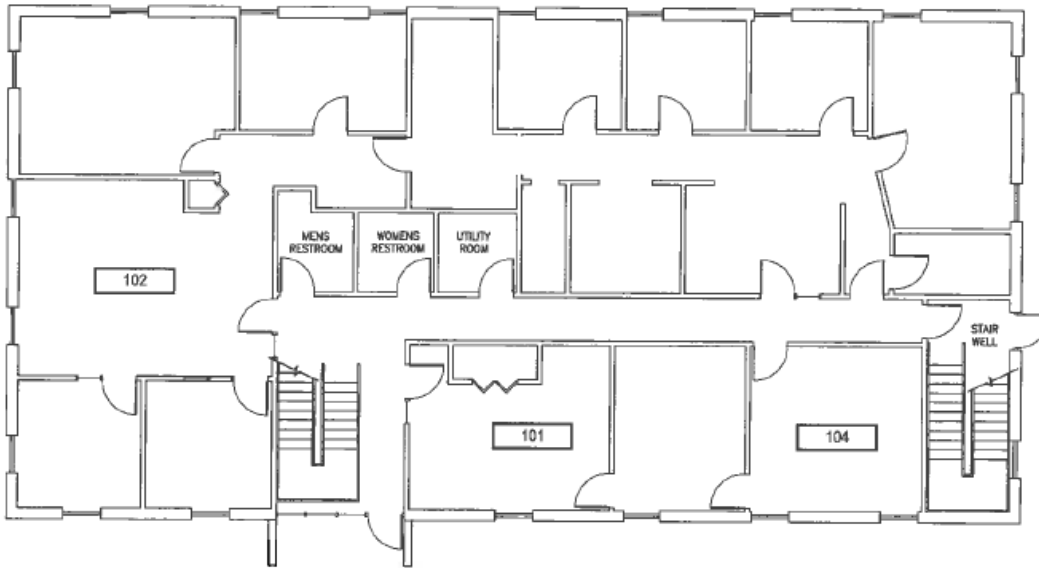
7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

**CROSSROADS
PROPERTIES**

For Sale

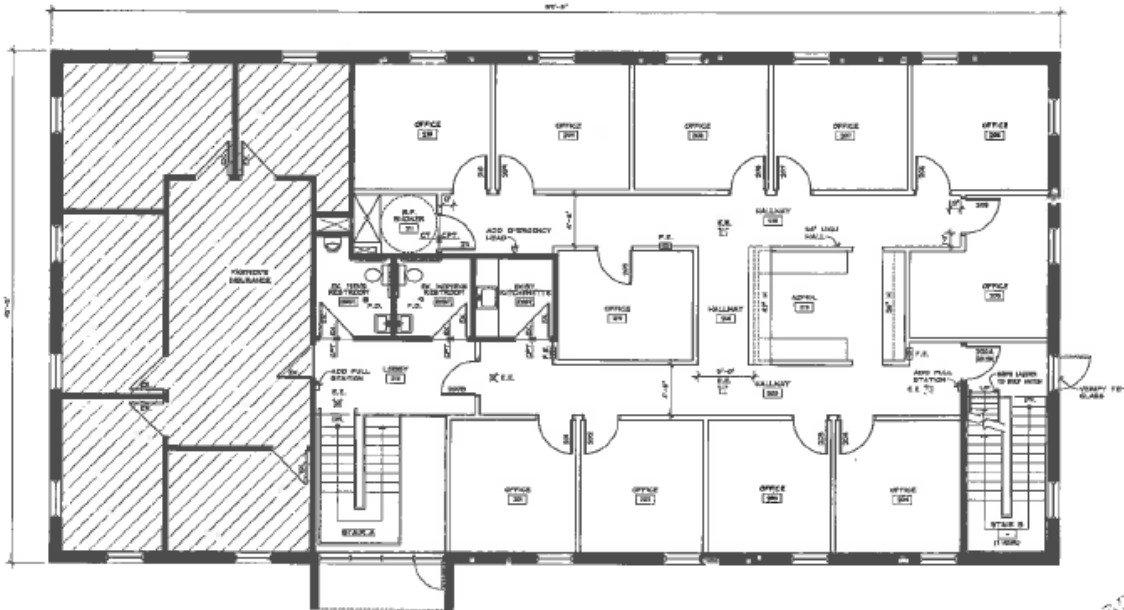
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FLOOR PLANS



MAIN LEVEL PLAN

SCALE: 1/8"=1'-0"



BRICK OFFICE OCCUPIED: (N) 2,999 SQ. FT.
 OCCUPIED: 3 (ACTUAL)
 CALCULATED UNOCCUPIED: (N) 1,492 SQ. FT.
 OCCUPIED: 7 (ACTUAL)
 SHAWNEE PARK - 208 SQ. FT.
 OFFICER HALLS - 4,000 SQ. FT.
 * CALCULATED BASED DASHED LINE HALL
 BUFFETS & STAIR SPINDLES

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SECOND LEVEL FLOOR PLAN
 SCALE: 3/4" = 1'-0"
 NORTH

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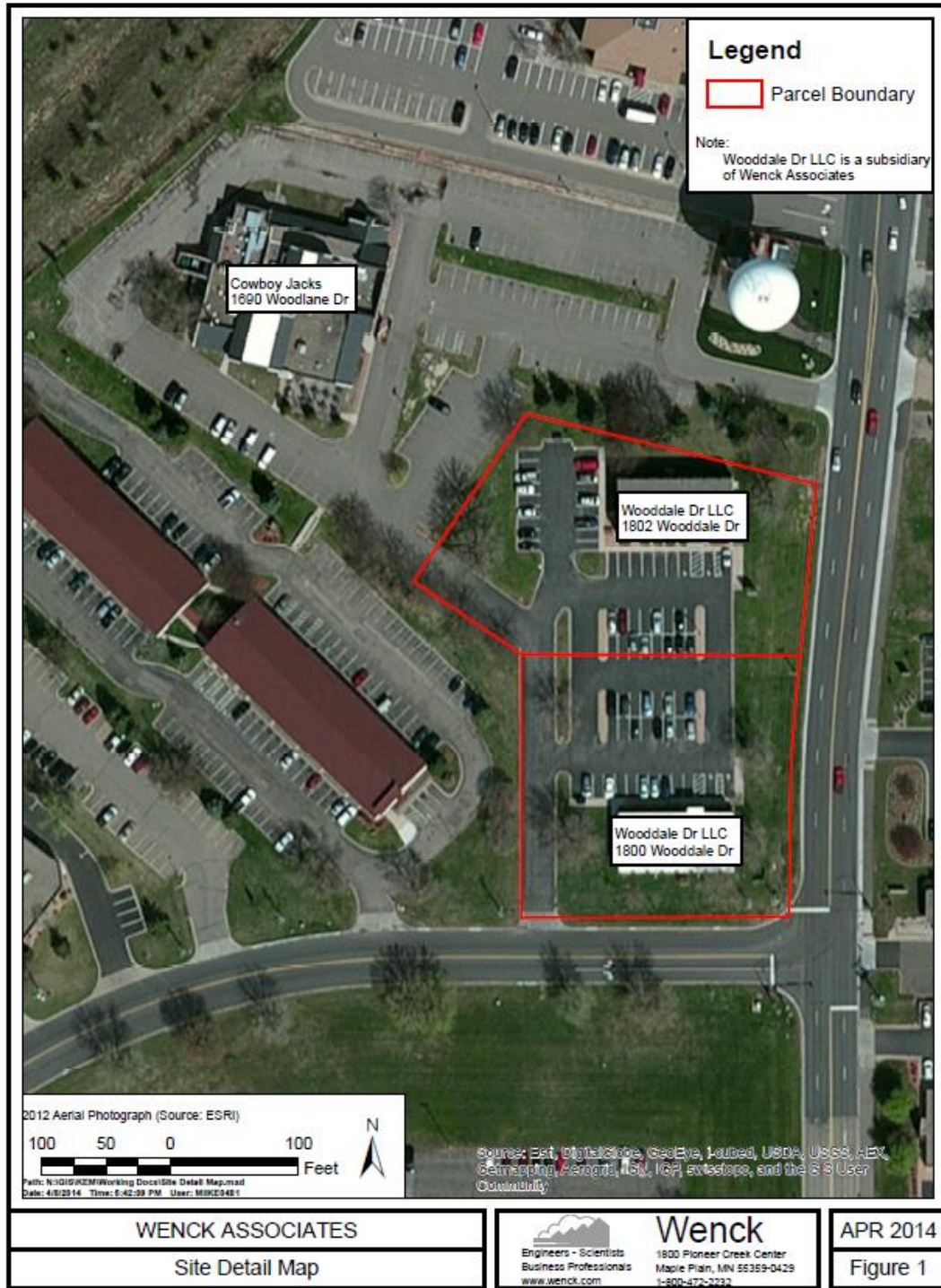
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SITE DETAIL MAP



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