

# For Lease ~ Medical Office Space City Centre Dental Professionals

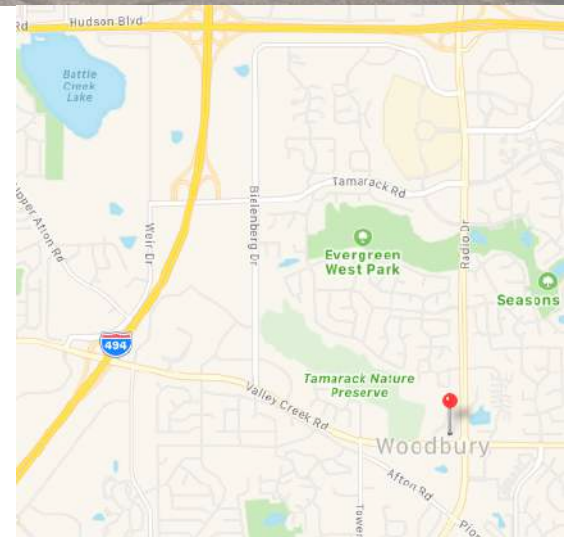
8375 City Centre Drive, Woodbury, MN 55125



## Facts

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The City Centre Dental Professionals Building is a 7,340sf dental office building located at the intersection of Valley Creek Road and Radio Drive in Woodbury, MN. The available space is a second generation orthodontic clinic with six treatment bays, a small on site lab, and consultation room. This space shares a building with a successful and potentially complementary general dental clinic.



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Apex Commercial Properties, LLC  
155 S. Wabasha Street, #115  
St. Paul, MN 55107

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## Property Details

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### **Building Size**

7,340sf

### **Available Suites**

Suite #2 - 2,430sf

### **Year Built**

2006

### **Construction Type**

Brick Construction

### **Parking**

6.43/1,000 ratio

### **Rental Rates**

\$15.00 NNN per square foot

### **CAM & Tax Estimate 2019**

\$5.25 per square foot Taxes

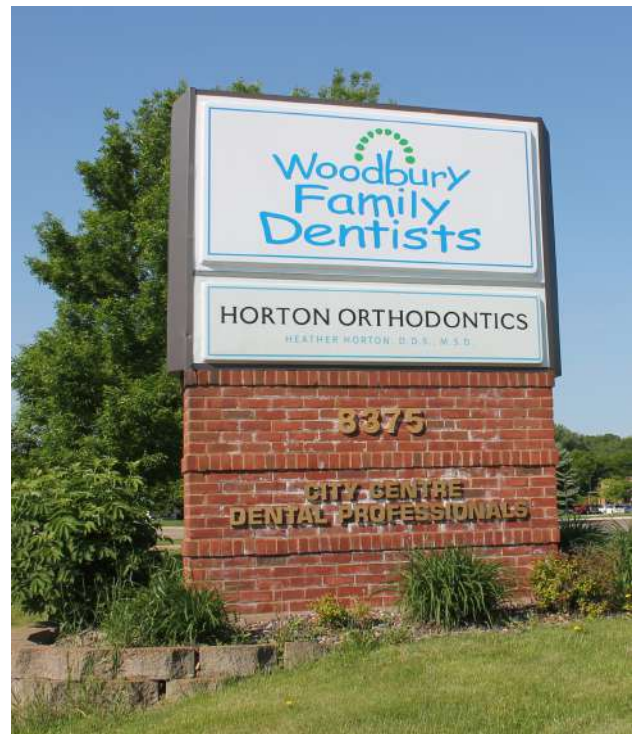
CAM - TBD

### **R/U Factor**

82.3%

### **Comments**

- Six treatment “bays”
- Enclosed interior workspace/lab
- Private consultation room
- Convenient location
- Complementary tenant mix



Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.

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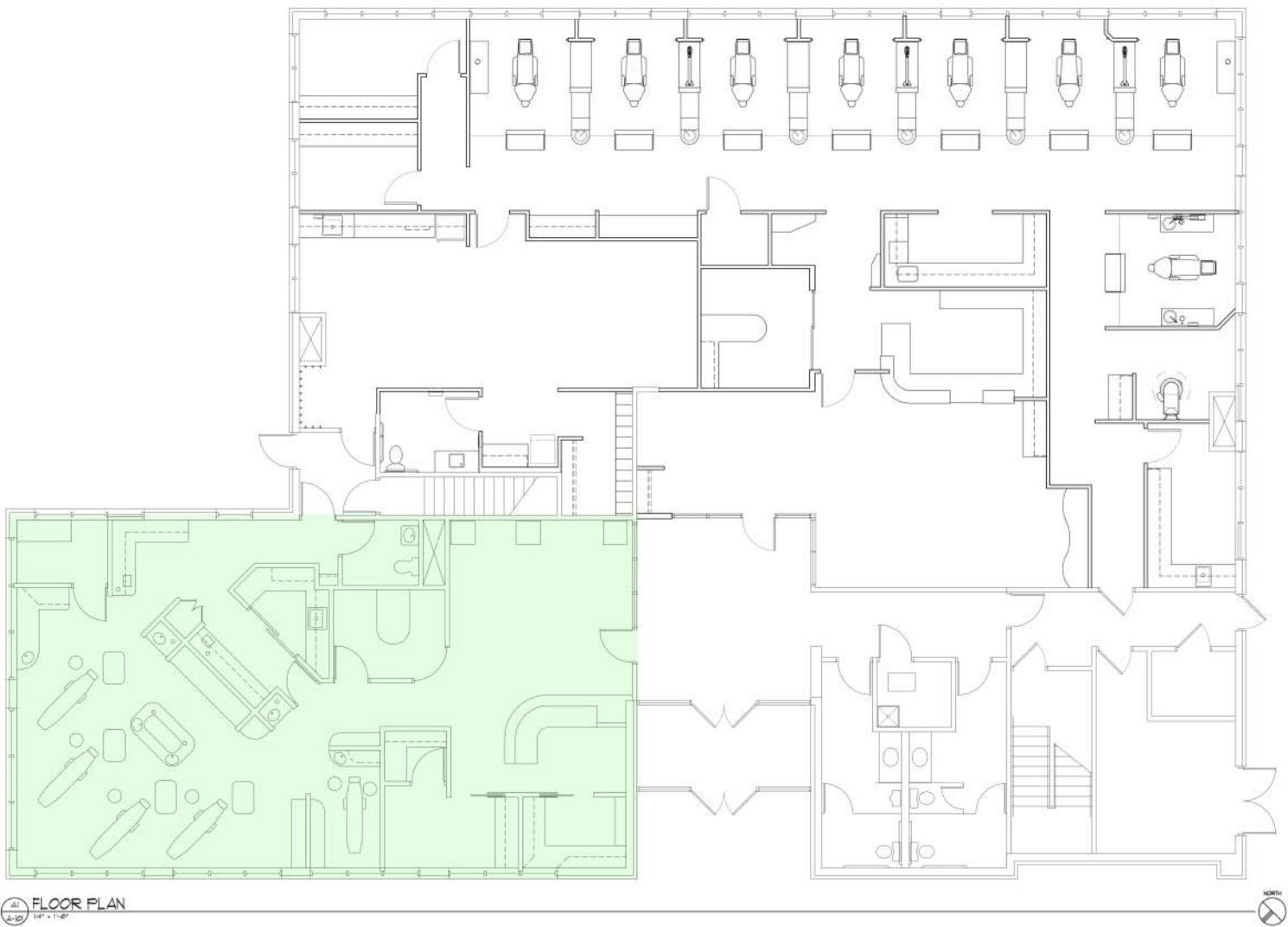
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## Floor Plans



41 FLOOR PLAN  
A-101 144' x 120'



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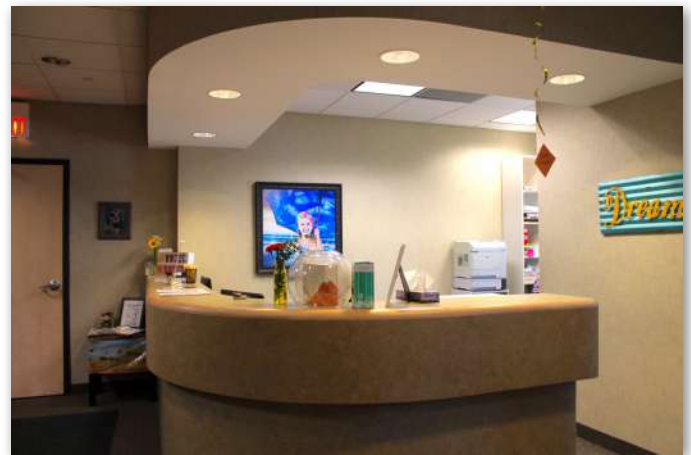
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## Interior Photos

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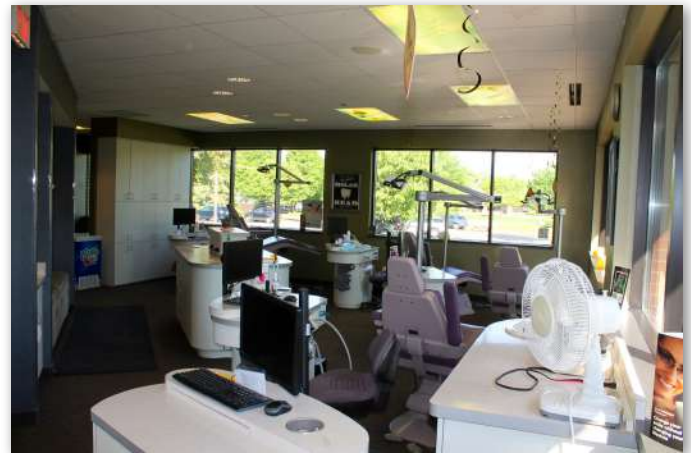
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