



TRANSWESTERN

REAL ESTATE  
SERVICES

# GATEWAY CORPORATE CENTER

576 BIELENBERG DR, WOODBURY, MN 55125







# PROPERTY SPECIFICATIONS

## Building Information

The property enjoys easy access to major highways such as Interstate 494, 694 and 94, that connect it to all points in the Minneapolis/St. Paul metropolitan area. Located near Tamarack Village and numerous Woodbury retail amenities. The building boasts abundant glass lines, Class A finishes, perfect for a corporate headquarters location.

## Property Summary

- **Building Area:** 59,827 SF Total
- **Number of Stories:** Two
- **Year of Construction:** 2000
- **Availability:** 1,502 SF
- **Lease Rate:** \$18.00/SF NNN
- **Operating Expenses:** \$9.45 PSF
- **Real Estate Taxes:** \$3.37 PSF
- **2025 Estimate:** \$12.82 PSF
- **Parking Ratio:** 4.96/1,000 SF
- **R/U Factor:** 15%

## Property Amenities

- Wrap around windows
- Building signage available
- Abundant parking
- Easy highway access



# BUILDING PLAN & LOCATION

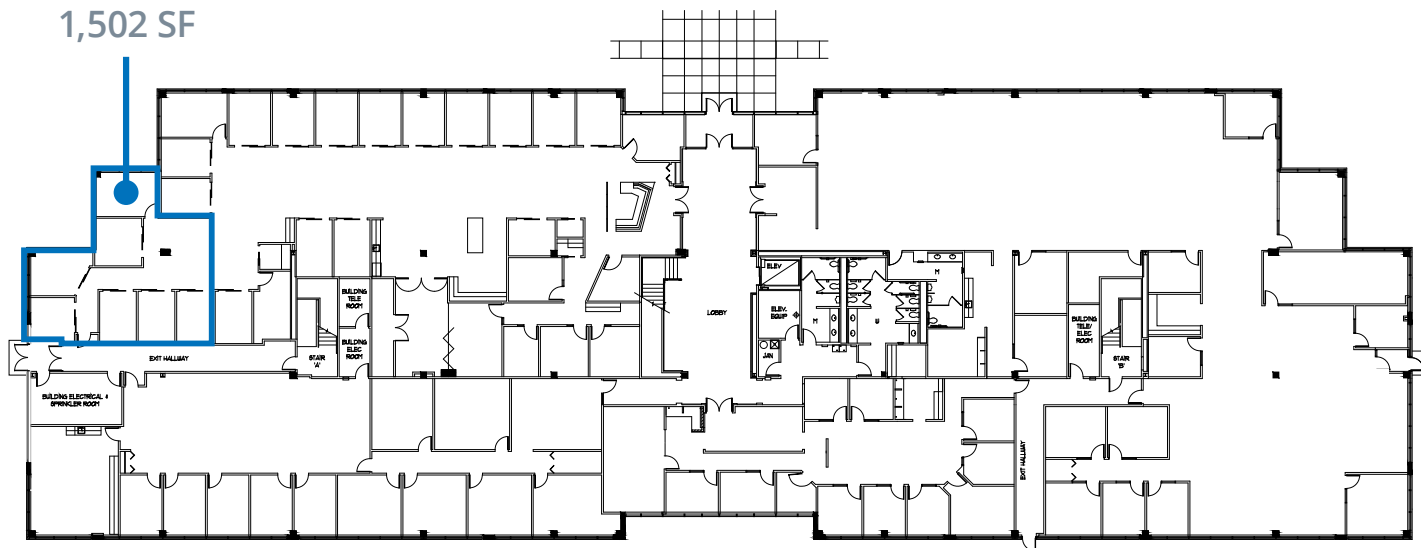


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## SUITE 110

1,502 SF



**Eric Rapp, SIOR**

612.359.1635

[eric.rapp@transwestern.com](mailto:eric.rapp@transwestern.com)

**Mike Honsa, SIOR**

612.359.1631

[mike.honsa@transwestern.com](mailto:mike.honsa@transwestern.com)

