

6043-6063 HUDSON ROAD, WOODBURY, MN 55125

FOR LEASE



## OFFERING SUMMARY

**Lease Rate:** \$15.00-\$17.00 SF/yr (MG)

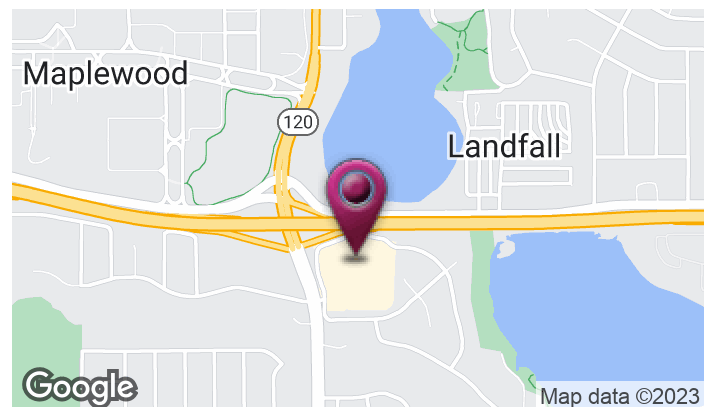
**Lot Size:** 6.53 Acres

**Year Built:** 1969

**Building Size:** 160,500 SF

**Renovated:** 2023

**Zoning:** B-2



- Located off I-94 and I-494
- Close proximity to Maplewood, St Paul, Stillwater, Oakdale, and Hudson WI
- Free conference rooms & Wi-Fi
- Underground parking available
- Ample free parking is available

### JGM PROPERTIES

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
[www.JGMproperties.com](http://www.JGMproperties.com)

For More Information Contact:

**ELI RUSSELL**

612.290.1037

[elir@jgmproperties.com](mailto:elir@jgmproperties.com)



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## PROPERTY OVERVIEW

The Century Office Park building is an easily accessible office space property located off I-94 & Century Avenue, just one exit west of I-494. Located in Woodbury, the largest city in all of Washington County, and is located in close proximity to Oakdale, Maplewood, Stillwater, St Paul (just east of St Paul), and Hudson WI. This multi-tenant property consists of 3 buildings, and offers a variety of layouts to meet any businesses space needs. We have spaces ranging from 200 SF-12,000 SF (and any size in between).

If you're a start-up, or budget conscious business, this property offers low-priced high-quality office space.

## LOCATION OVERVIEW

Conveniently located off I-94 near I-494 in Woodbury, next to the Green Mill Restaurant, Country Inn Hotel., Caribou Coffee, and Einstein Bros. Bagels.

## PROPERTY HIGHLIGHTS

Located off I-94 and I-494

Close proximity to Maplewood, St Paul, Stillwater, Oakdale, and Hudson WI

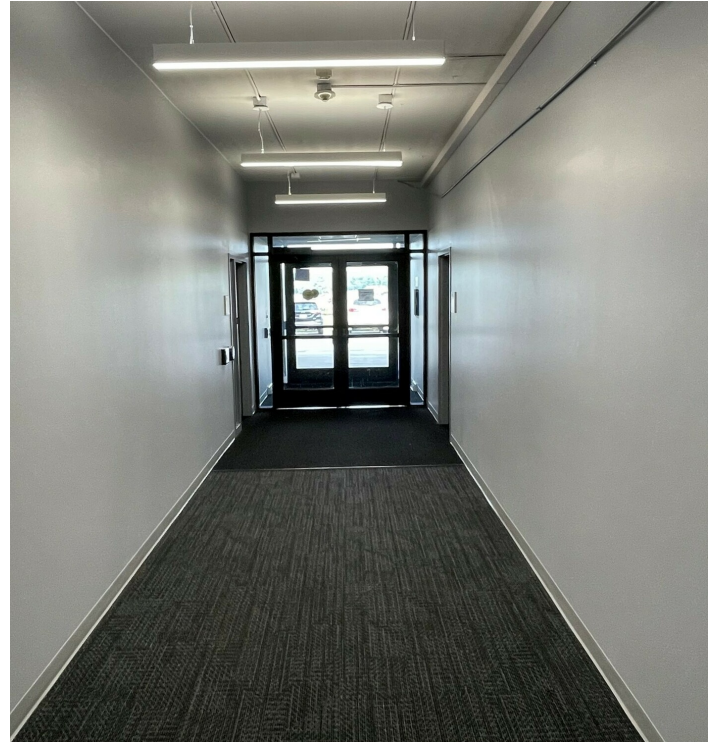
Free conference rooms

Underground parking available

Ample free parking is available

Free Wi-Fi

Custom build-outs available



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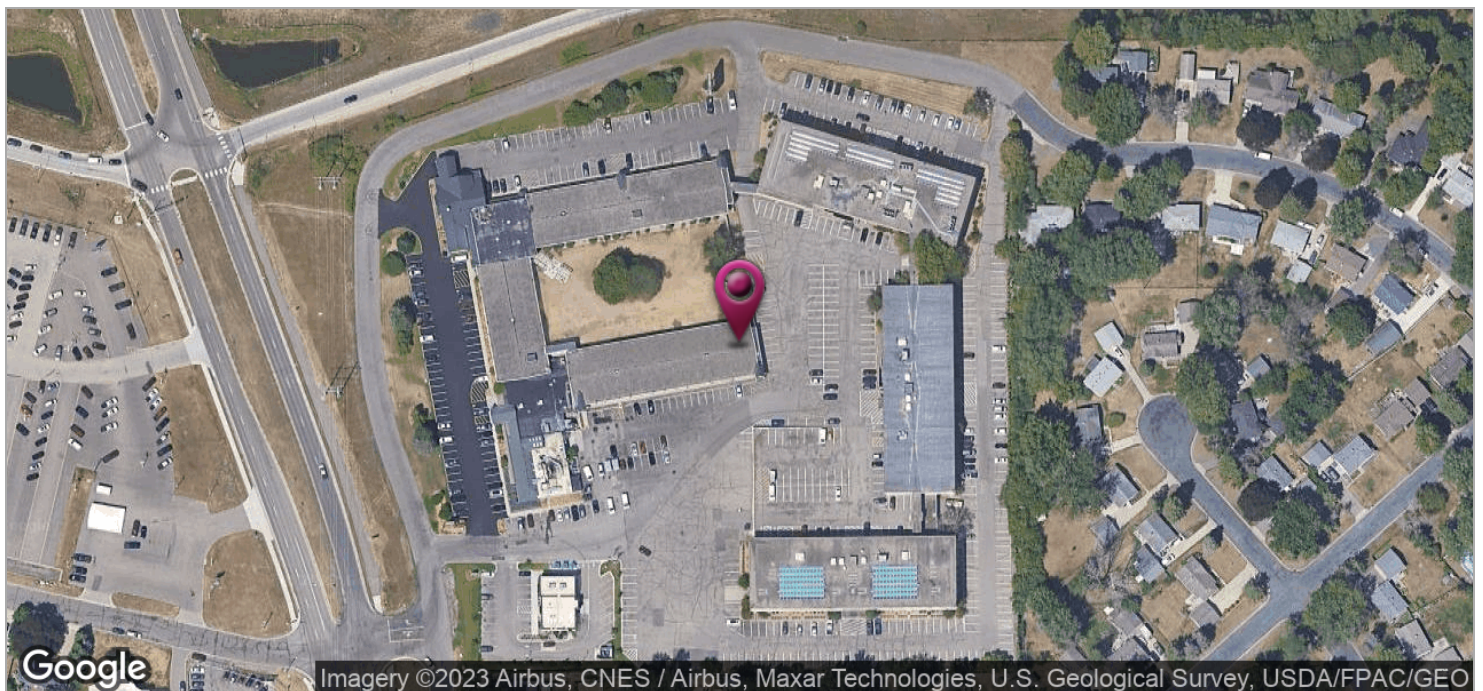
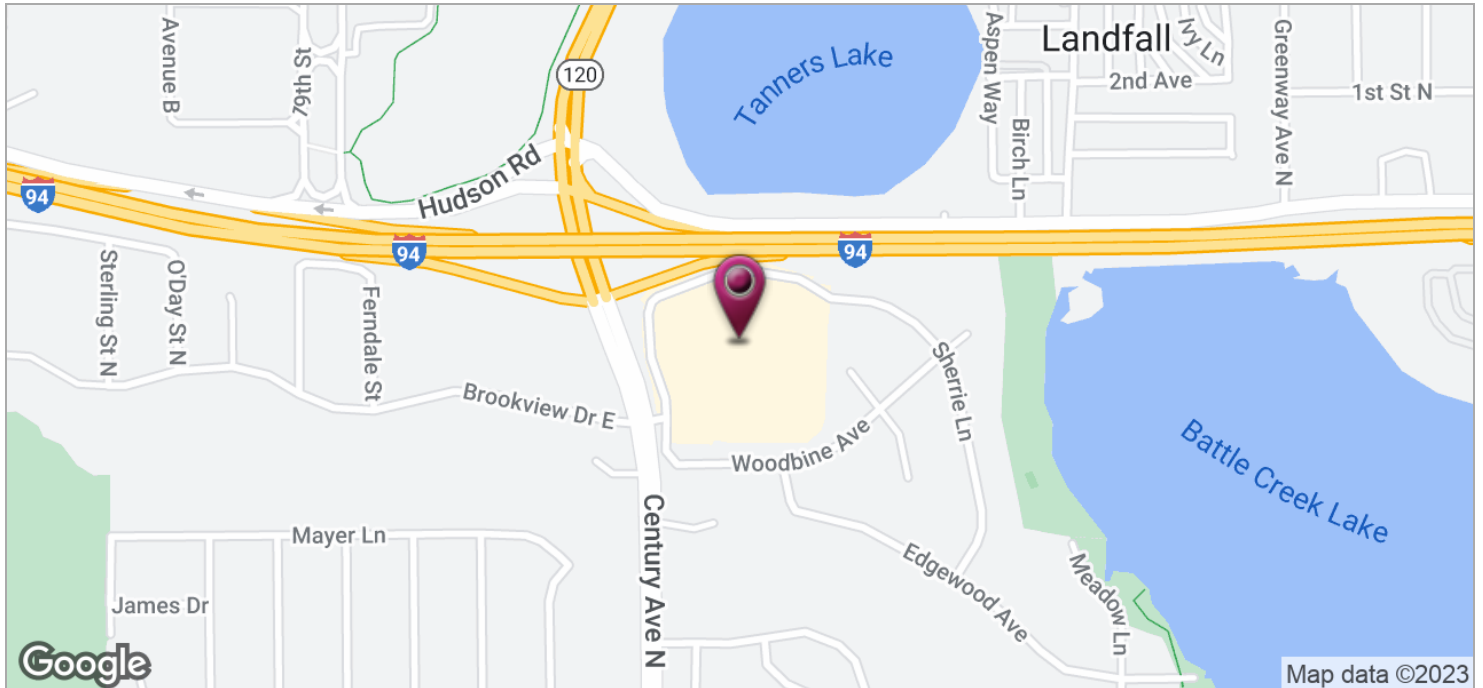
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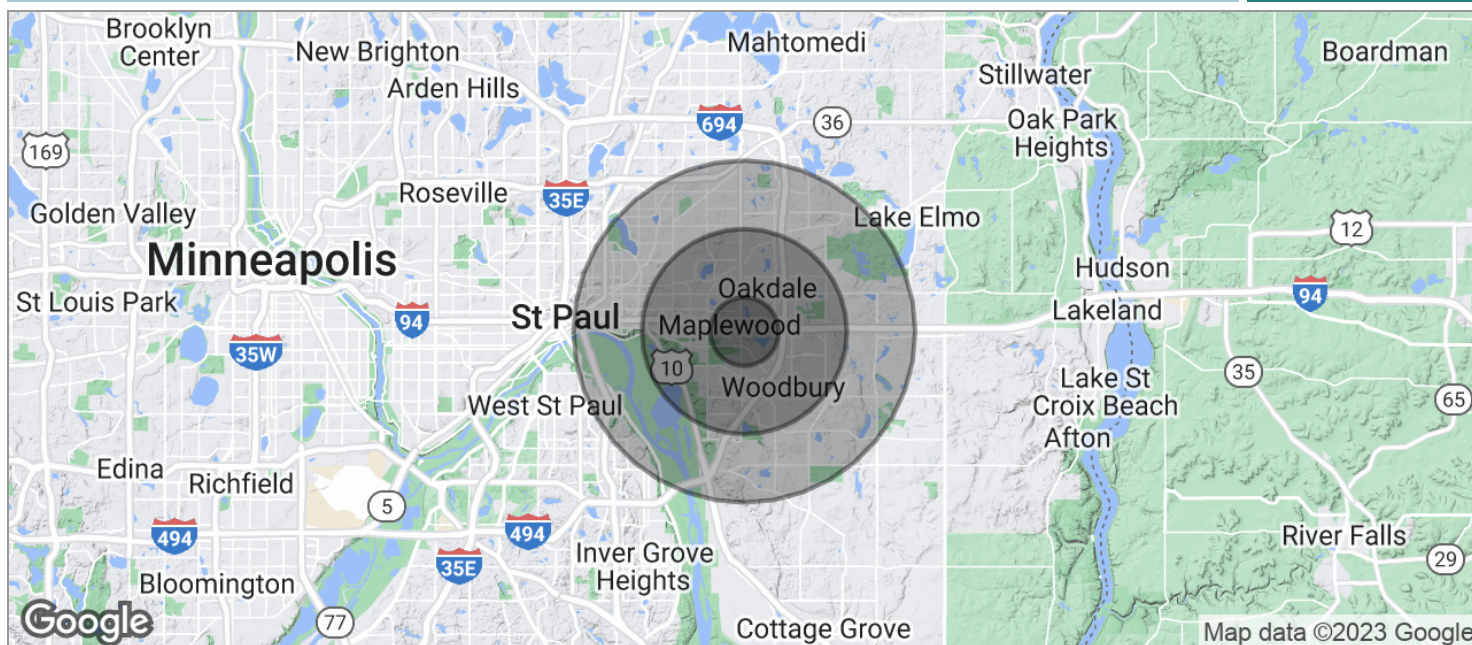
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,630	75,860	202,061
MEDIAN AGE	36.5	34.8	34.2
MEDIAN AGE (MALE)	35.0	33.3	32.9
MEDIAN AGE (FEMALE)	37.7	36.2	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,721	30,284	76,657
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$75,250	\$71,765	\$72,551
AVERAGE HOUSE VALUE	\$235,274	\$230,974	\$233,639

\* Demographic data derived from 2020 ACS - US Census

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