

Centrewood Commons

8325 City Centre Drive
Woodbury, MN 55125

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WELLINGTON
MANAGEMENT



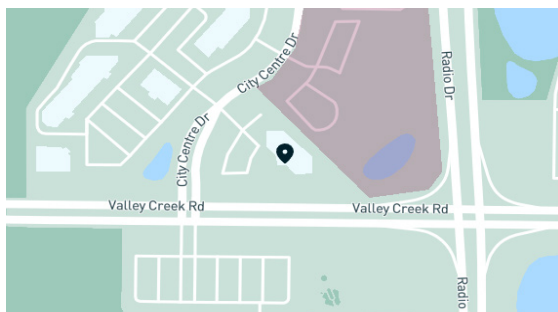
Fully Occupied

Owner, Developer, Manager, Leasing

11,000 SF total; 0 SF available

56 surface stalls, 5.1 : 1,000 SF

East Metro



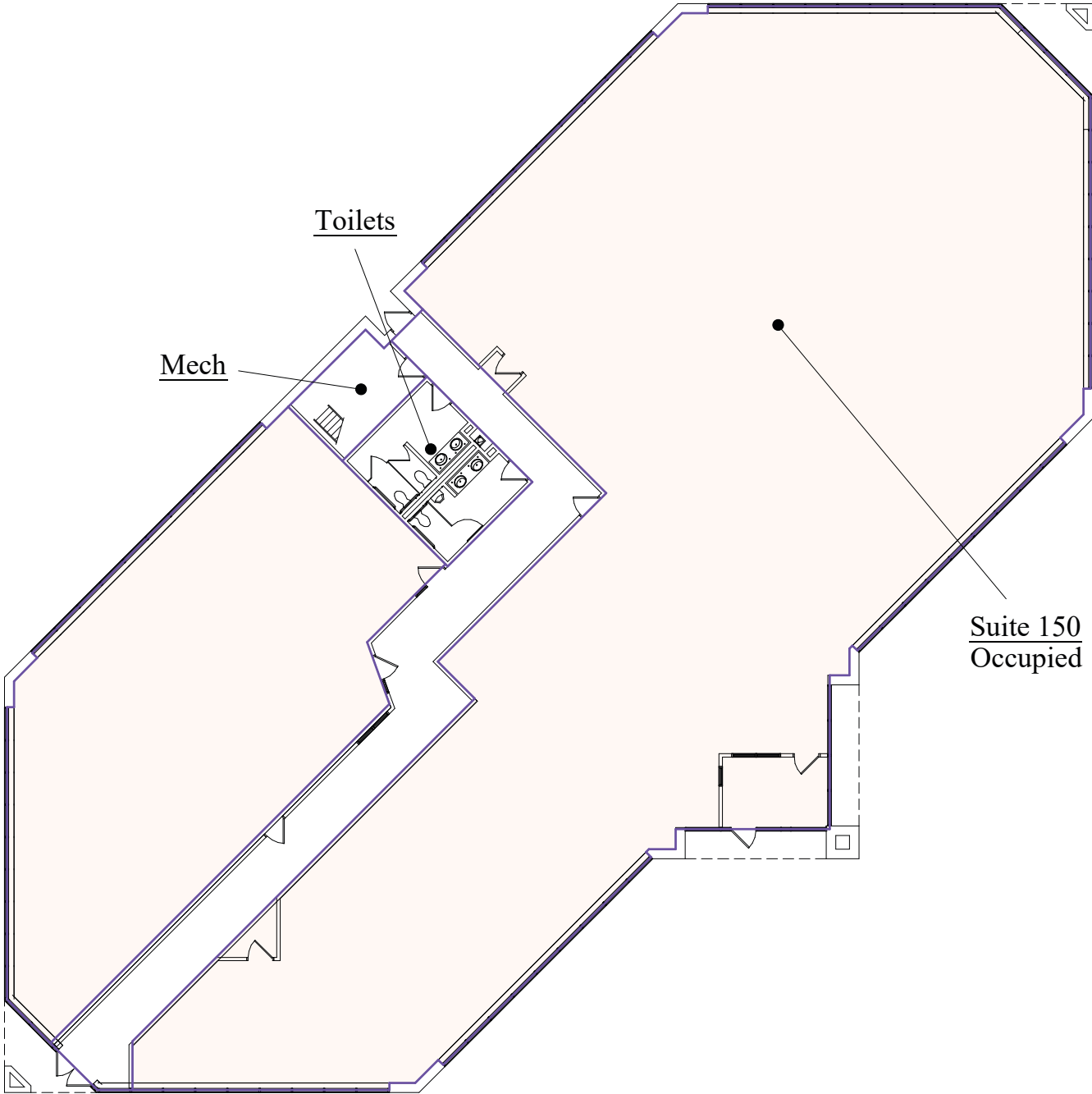
Single-tenant office at the heart of City Centre.

Centrewood Commons sits in the heart of Woodbury's City Centre district, immediately across from Woodbury's City Hall. Completed in 1990 and routinely updated, the single-story office building is located at the intersection of Valley Creek Road and Radio Drive. Entira Family Clinics occupies the entire building.

HIGHLIGHTS

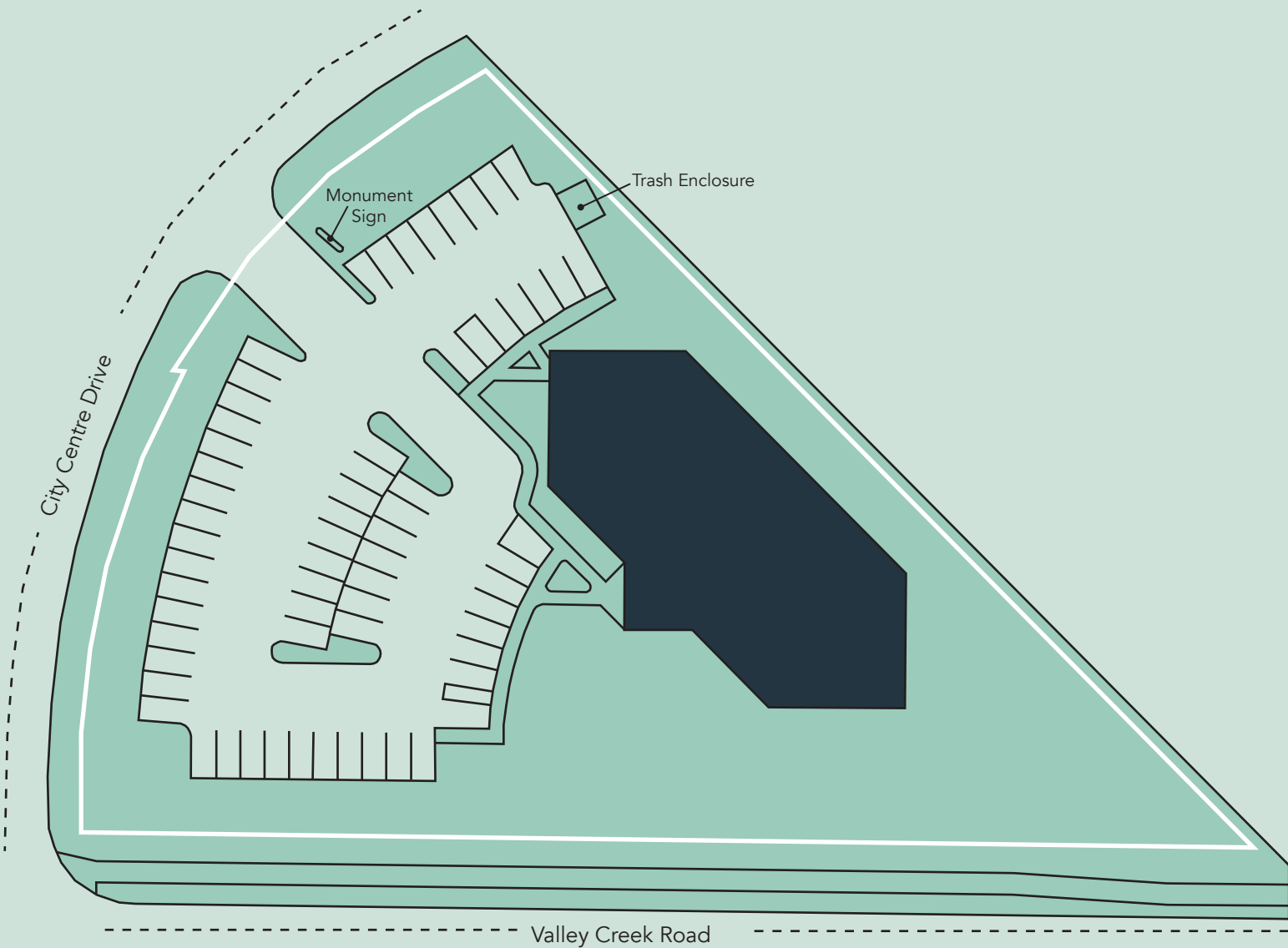
- Located immediately across from Woodbury's City Hall on the intersection of Valley Creek Road and Radio Drive
- Designed by KKE Architects and developed by Wellington as part of broader mixed-use master plan
- Home of Entira Family Clinics
- Affluent population within one mile (average household income ~\$134,587)
- Near a density of major residential communities, including Evergreen, the Seasons Villas, Interlachen Woods and Wedgewood

Floor Plan



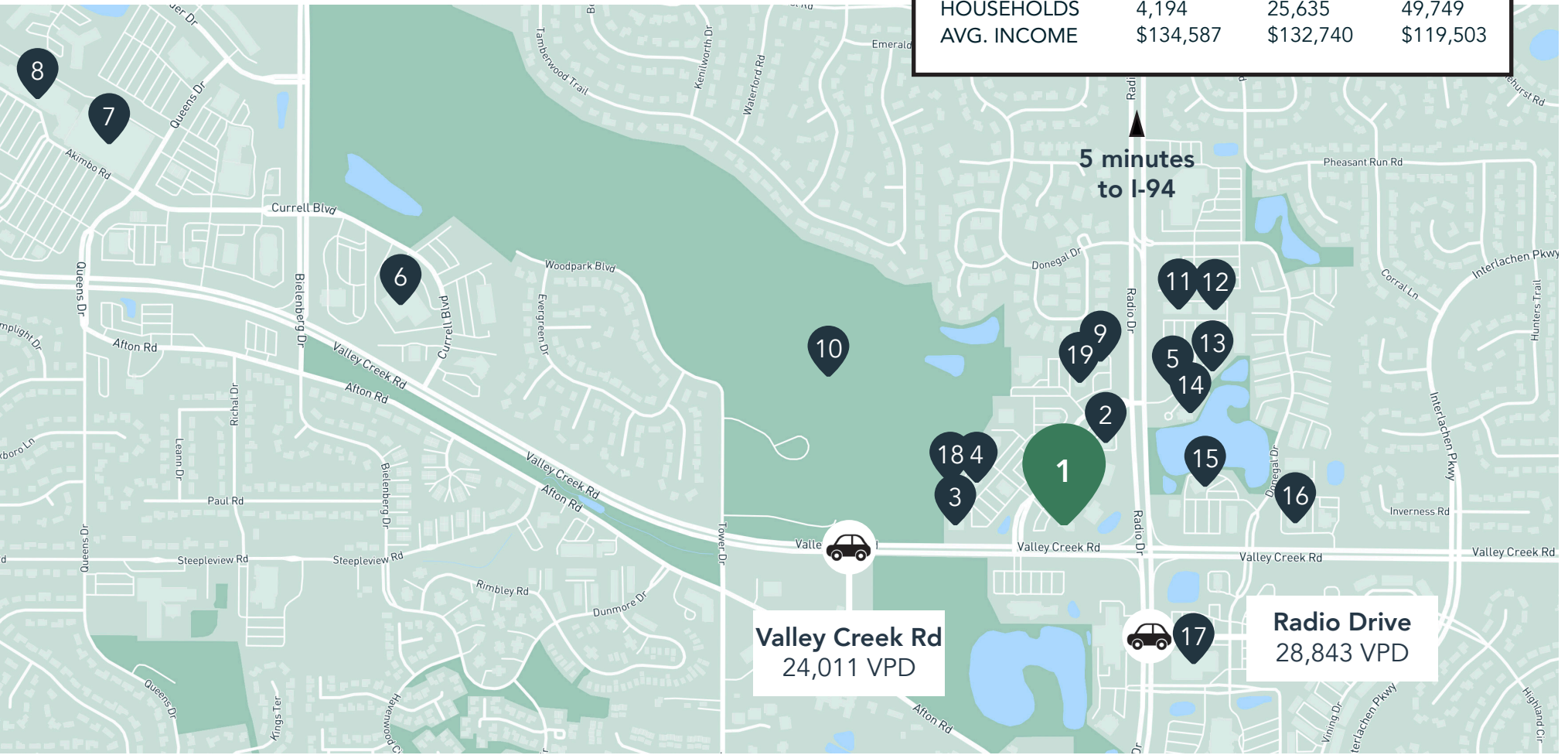
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The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,287	69,920	134,273
HOUSEHOLDS	4,194	25,635	49,749
AVG. INCOME	\$134,587	\$132,740	\$119,503



Hot Spots

- | | | | |
|-----------------------|------------------------------|-----------------------|-----------------------|
| 1. Centrewood Commons | 6. U.S. Postal Service | 11. Leeann Chin | 16. Walgreens |
| 2. Kwik Trip | 7. Target | 12. Acapulco | 17. Kowalski's Market |
| 3. Punch Pizza | 8. Total Wine | 13. Erik's | 18. Bruegger's Bagels |
| 4. Patina | 9. Wayback Burgers | 14. Associated Bank | 19. Von Hanson's Meat |
| 5. Panera Bread | 10. Tamarack Nature Preserve | 15. Old National Bank | |

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PROPERTY MANAGER
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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