

Eastern Heights Plaza

7582 Currell Boulevard
Woodbury, MN 55125



WELLINGTON
MANAGEMENT



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Centrally located office perched on a bluff.

Eastern Heights Plaza is a two-story office building located in the heart of Woodbury. The brick and stucco structure was developed in 1984 to meet the city's need for a well-located professional office space, and Wellington purchased the property in 1997. Today, Eastern Heights is primarily home to specialty medical tenants like Superior Medical, Precise Ocular and Acupuncture Woodbury.

Among the building's most distinctive features is a striking standing seam metal roof with a steep pitch that lends residential character. Perched on a bluff overlooking the Tamarack Nature Preserve and the Evergreen residential development, the property features sweeping views of the natural green spaces for which Woodbury has become known.

HIGHLIGHTS

- Abundant natural light and large arched windows
- Across the street from the post office and conveniently located near banks, shopping, restaurants and natural amenities
- Beautiful landscaping and views of the Tamarack Nature Preserve
- Remodeled common areas
- Exterior access to second level from parking lot
- Monument signage space

Fully Occupied

Owner, Manager, Leasing

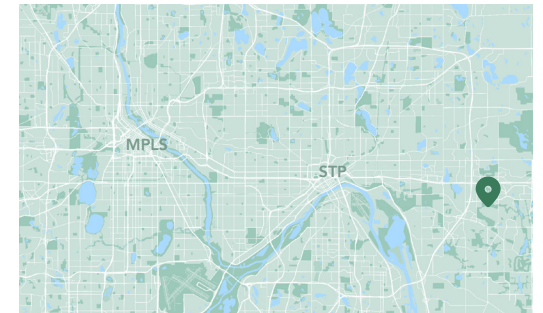
24,100 SF total

109 surface stalls, 4.5 : 1,000 SF

Two-story office building

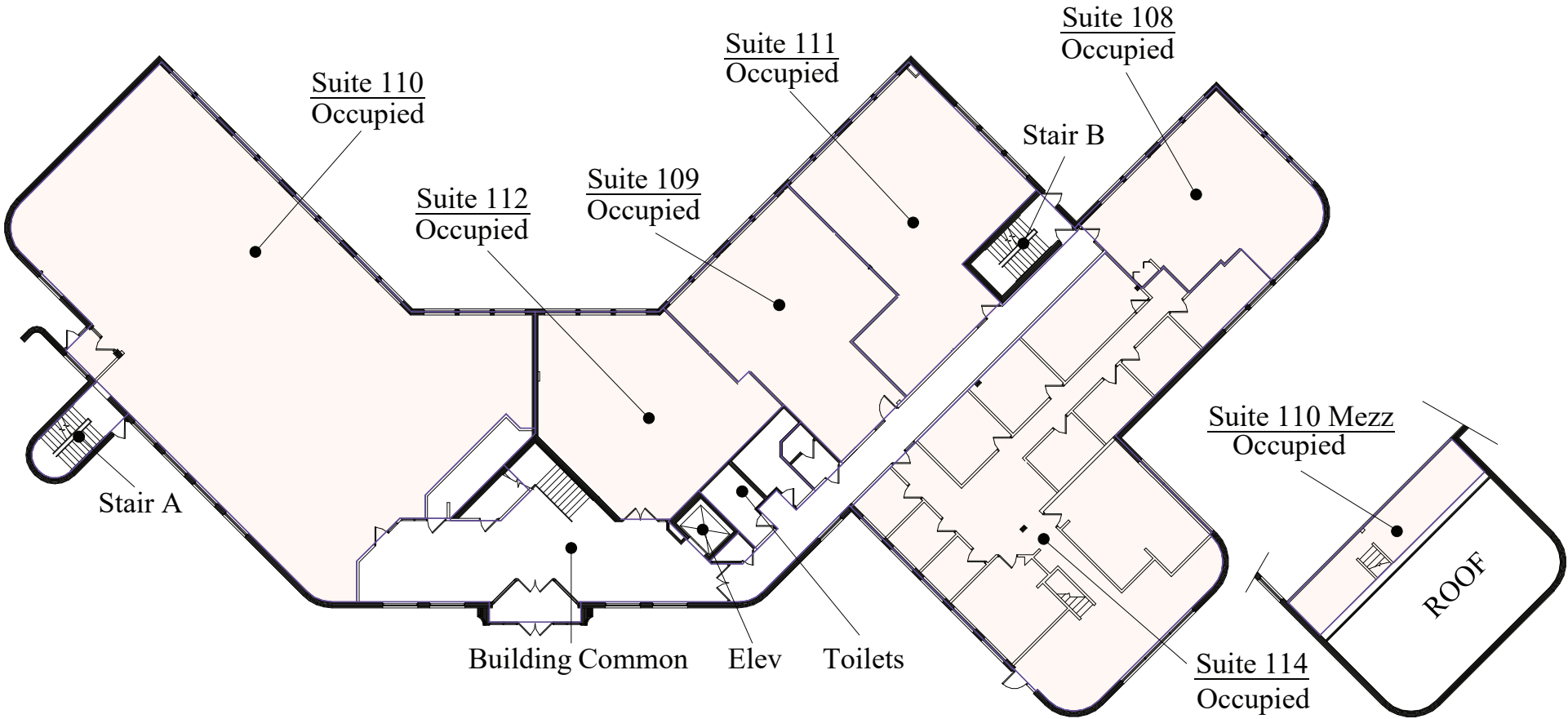
Built in 1984

East Metro



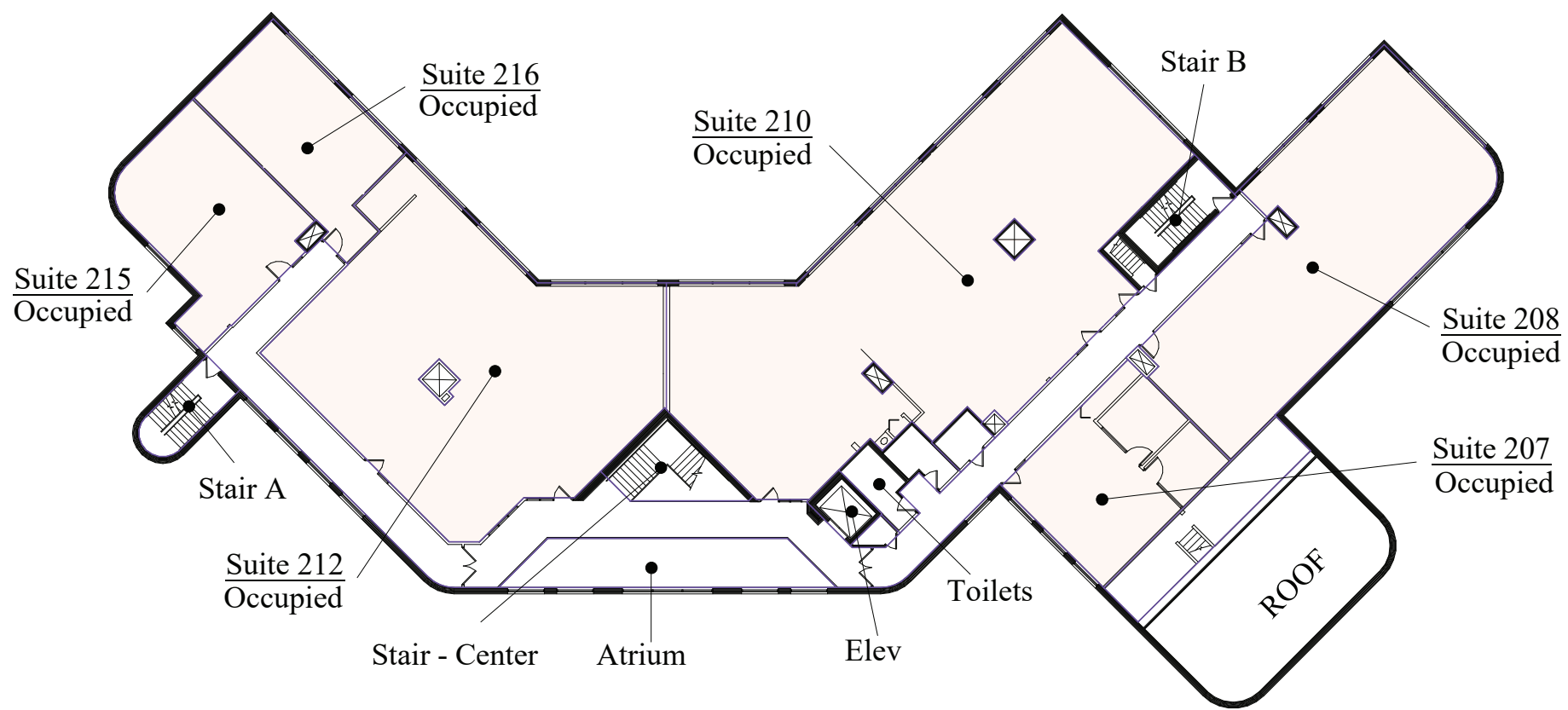
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space

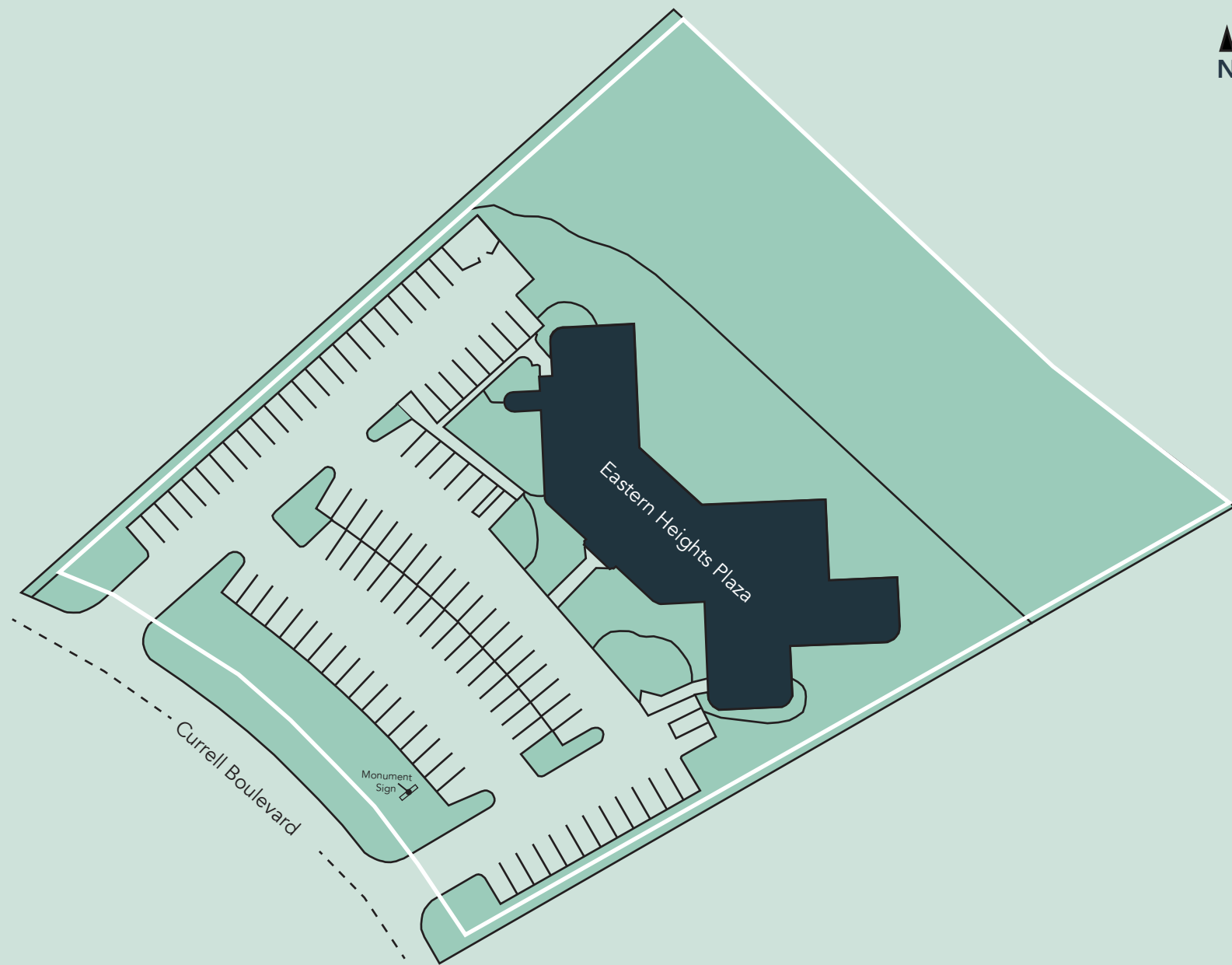


Floor Plan - Second Floor

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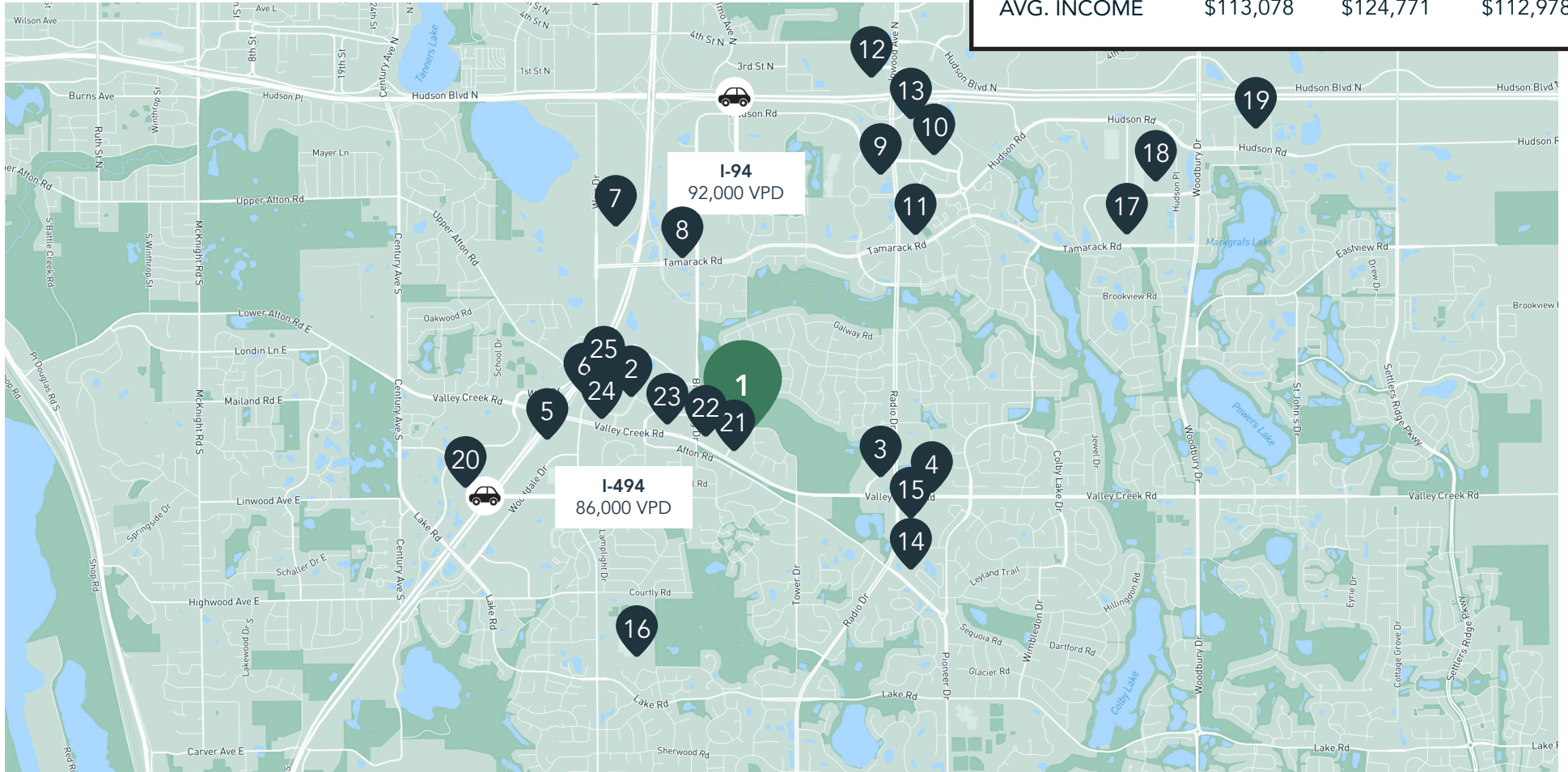


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	8,187	73,355	151,043
HOUSEHOLDS	3,167	27,677	55,951
AVG. INCOME	\$113,078	\$124,771	\$112,978



Hot Spots

- | | | | | |
|----------------------------------|------------------------|-----------------------|--------------------------|----------------------|
| 1. Eastern Heights | 6. Kohl's | 11. Raising Canes | 16. Woodbury High School | 21. Post Office |
| 2. Target | 7. Costco Wholesale | 12. Olive Garden | 17. Target | 22. Wells Fargo Bank |
| 3. Kwik Trip | 8. The Tavern Grill | 13. Texas Roadhouse | 18. Sam's Club | 23. Huntington Bank |
| 4. Walgreens | 9. Tamarack Tap Room | 14. Woodbury YMCA | 19. Walmart Supercenter | 24. Lunds & Byerlys |
| 5. Famous Dave's & Cowboy Jack's | 10. Whole Foods Market | 15. Kowalski's Market | 20. Woodwinds Hospital | 25. Total Wine |

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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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