



Colliers

Accelerating success.

Office & Warehouse Space For Lease

Hudson Road Technology Center

7805 Hudson Road,
Woodbury, MN

- Beautiful office space; **MOVE-IN READY**
- 10,422-34,552 SF currently available
- Willing to remove office to create warehouse as needed
- Excellent window line
- 16'4" ceiling heights
- Dock loading

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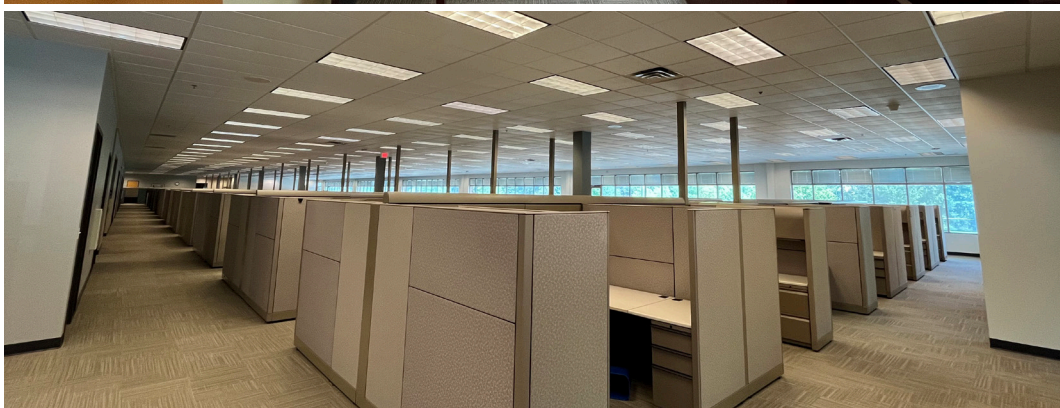
**VIEW THE VIRTUAL TOUR
WITH THE QR CODE OR VISIT:**

<https://my.matterport.com/show/?m=QQTcRMdUJqY>



Property Overview

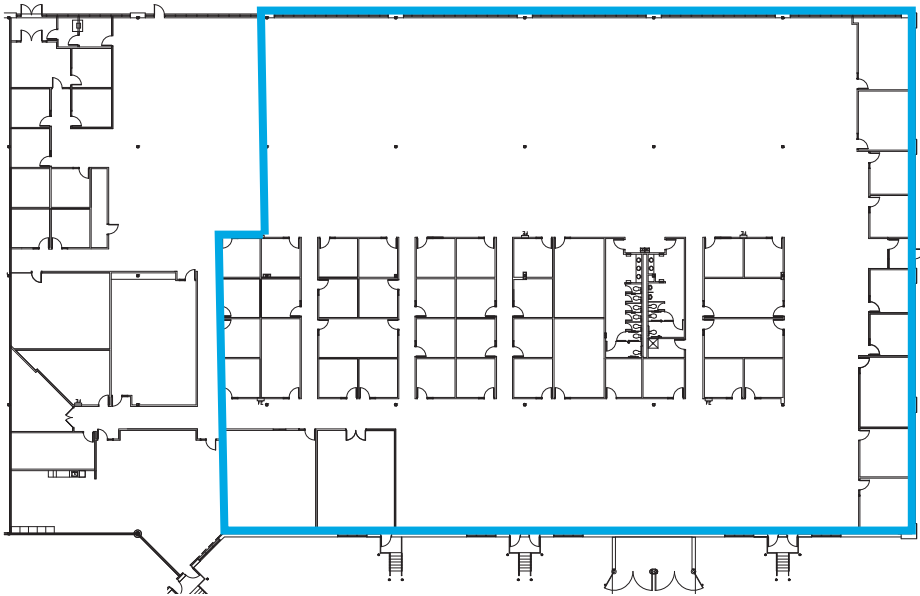
Address	7805 Hudson Road, Woodbury, MN 55125
Building Name	Hudson Road Technology Center
Year Built	2002
Site Area	21.91 Acres
Building Area	138,732 SF total
Available For Lease	Suite 100: 34,552 SF Suite 170: 10,422 SF *suites can be all office space or up to 50% warehouse with dock loading doors
Clear Height	16'4"
Parking	688 (4.82/1,000 SF)
Lease Rates	\$14.00 net office \$8.00 net warehouse \$ 6.00 PSF
Est 2025 Tax/CAM	*CAM covers HVAC maintenance, repair and replacement costs.



Property Floor Plans

 Suite 100: 34,552 SF

 Suite 170: 10,422 SF



Valley Creek Rd

Tamarack Nature Preserve



CityPlace



Tamarack Village



Woodbury Village



Hudson Rd Tech Ctr



Inwood Ave. N



Oakdale Village Shopping Center

Oak Marsh Golf Course

N

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