

# Woodlake Centre

6601 & 6625 Lyndale Avenue South, Richfield, MN



HOME

PROPERTY INFORMATION

AVAILABILITIES

AERIAL

MAP

SITE PLAN

INTERIOR PHOTOS



For more information, please contact:

**Dan Wicker**  
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[cushmanwakefield.com](http://cushmanwakefield.com)

## Property Features

- Building refresh project completed in 2015
- Class A & B space available
- General office and medical office space available
- Conveniently located at the corner of 66th Street and Lyndale Avenue with easy access to Crosstown Highway 62 and I-35W
- Within minutes to MSP International Airport and Minneapolis CBD
- Three-story atrium with skylights
- Interior park-like setting
- New building conference center
- Woodlake Centre is home to BMO Harris Bank, Houlihan's, Metro Dentalcare and Allina Health Systems
- Numerous amenities nearby include Caribou Coffee, My Burger, Firehouse Subs, Pizza Luce, Lyn 65, Jimmy John's, Subway, Wendy's, McDonald's, Von Hanson's Meats, Lakewinds Natural Foods, Rainbow Foods, and LA Fitness.

## Building Features

- Year Built:
  - 1955/1994/2000
- Building Size:
  - 190,000 SF (3 buildings)
- Number of Floors:
  - Two (2) to Five (5)
- Net Rental Rate:
  - 6601..... \$16.00 - \$20.00 per SF
  - 6625..... \$13.00 - \$14.00 per SF
- 2018 Operating Expenses & Taxes:

	<u>6601</u>	<u>6625</u>
- Operating Expenses .....	\$ 8.51	\$7.36
- Real Estate Taxes .....	\$ <u>3.81</u>	<u>\$2.62</u>
- Total .....	\$12.32	\$9.98
- Minimum Divisible
  - 1,667 SF
- Maximum Contiguous:
  - 10,000 SF

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## Space Available

[Click Suite to View Floorplan](#)

### 6601 Building

Suite Number	Square Footage
<a href="#">Suite 330/340/350</a>	17,806

### 6625 Building

Suite Number	Square Footage
<a href="#">Suite 440</a>	2,214
<a href="#">Suite 505</a>	1,674
<a href="#">Suite 510</a>	3,054



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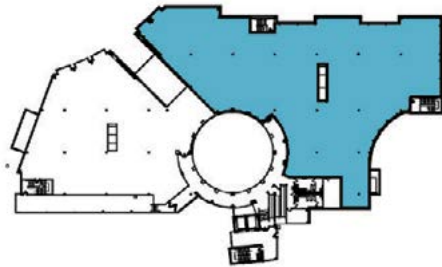
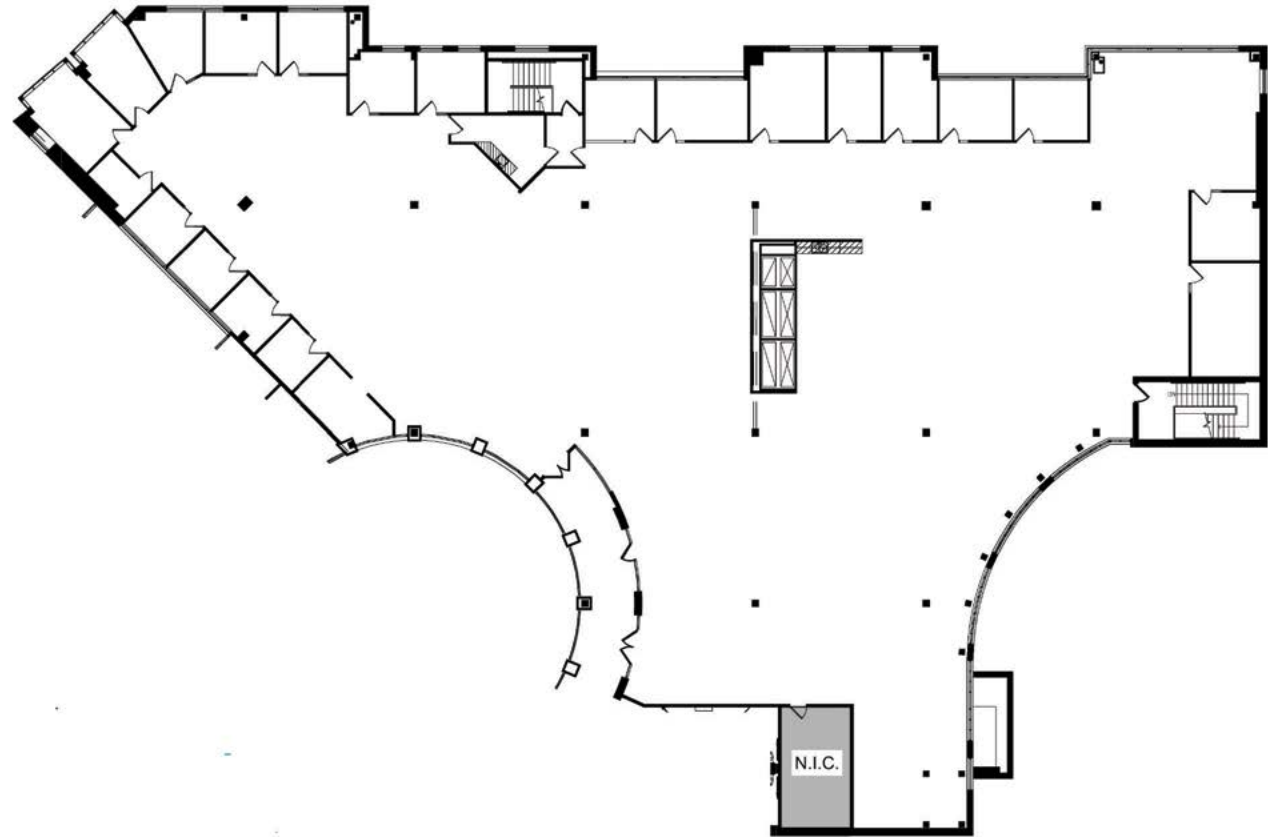
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## 6601 Building

Suite 330/340/350 - 17,806 SF



Key Plan - 3rd Floor

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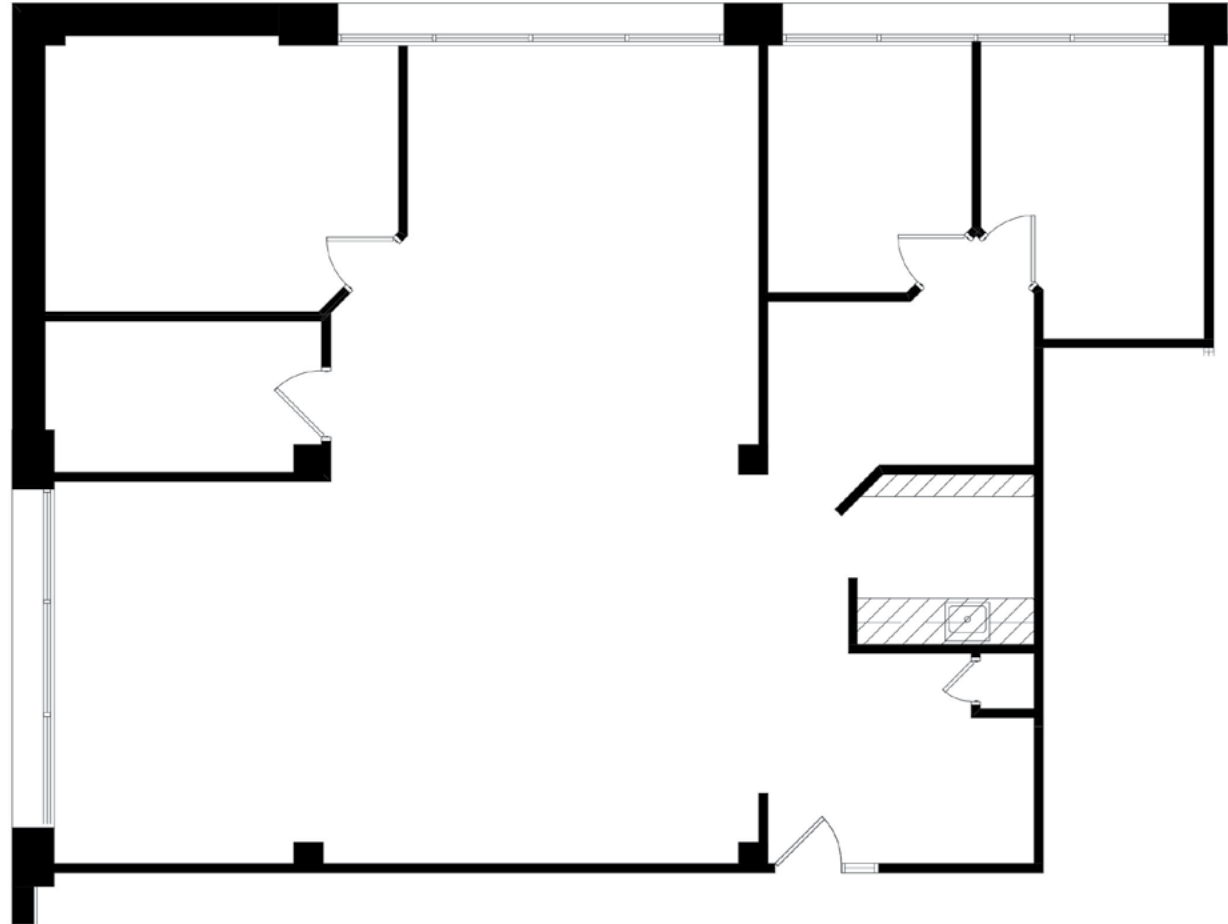
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6625 Building  
Suite 440 - 2,214 SF



Key Plan - 4th Floor

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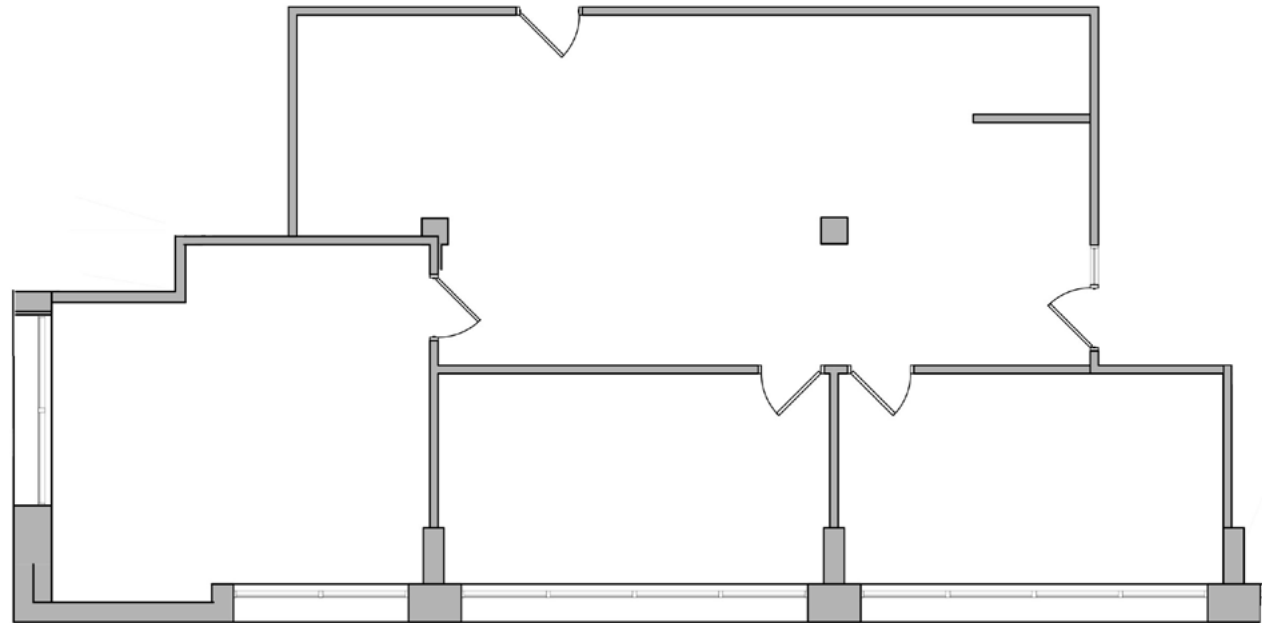
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6625 Building  
Suite 505 - 1,674 SF



Key Plan - 5th Floor

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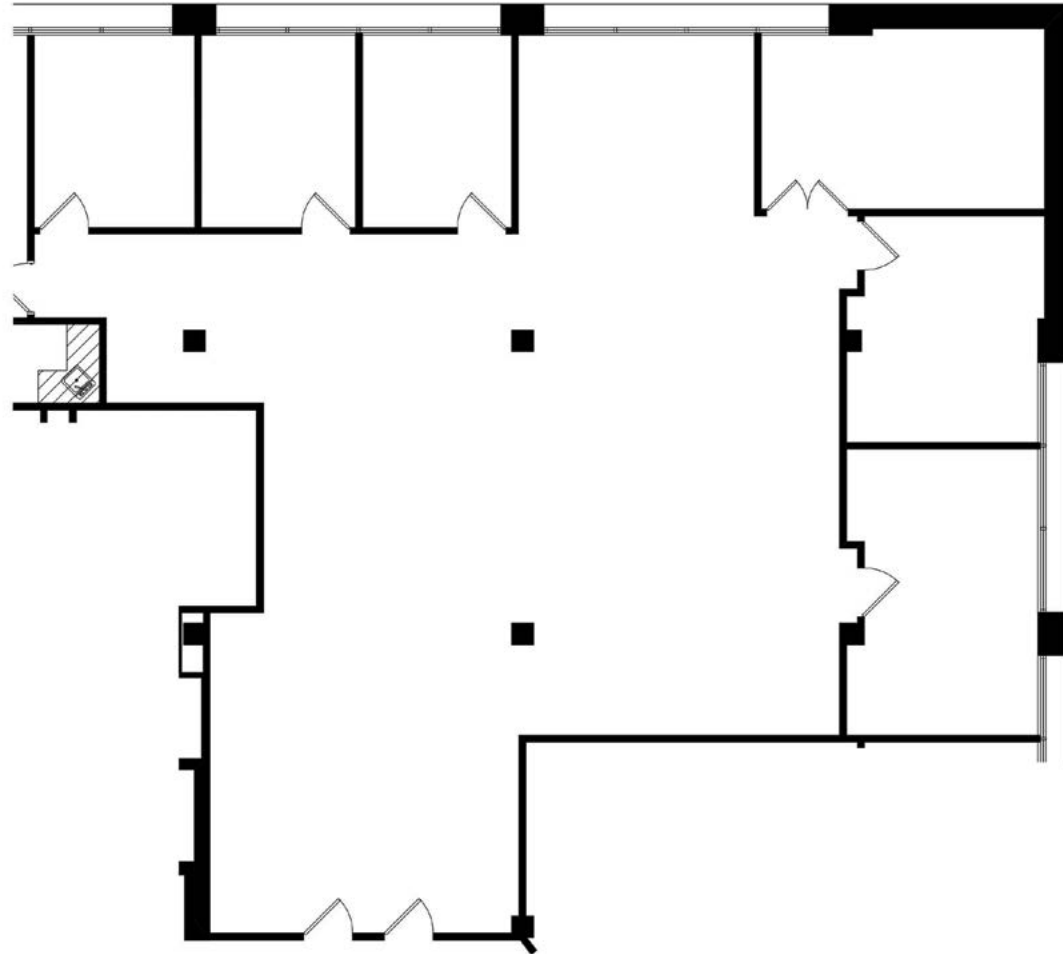
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6625 Building  
Suite 510 - 3,054 SF



Key Plan - 5th Floor

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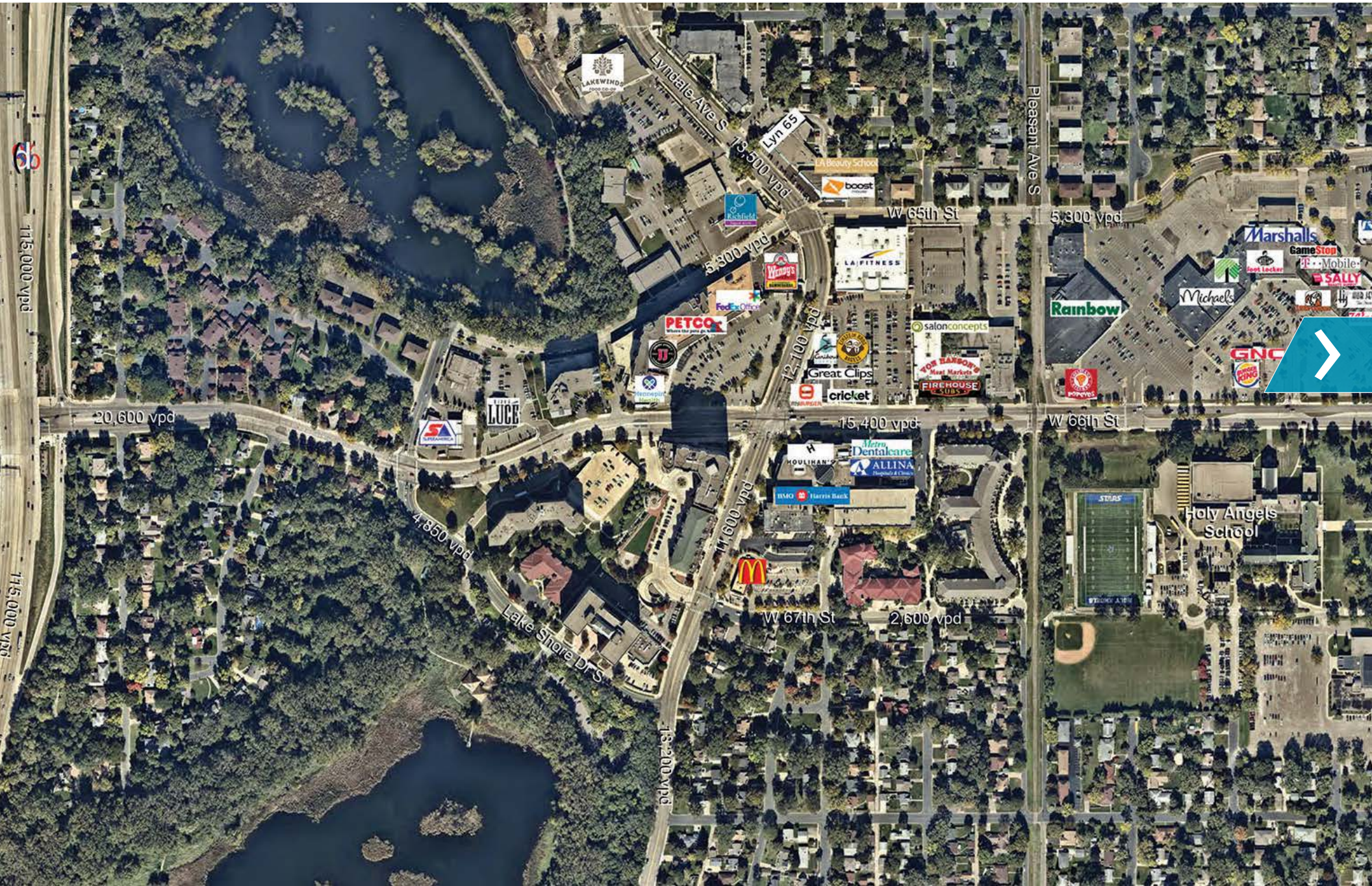
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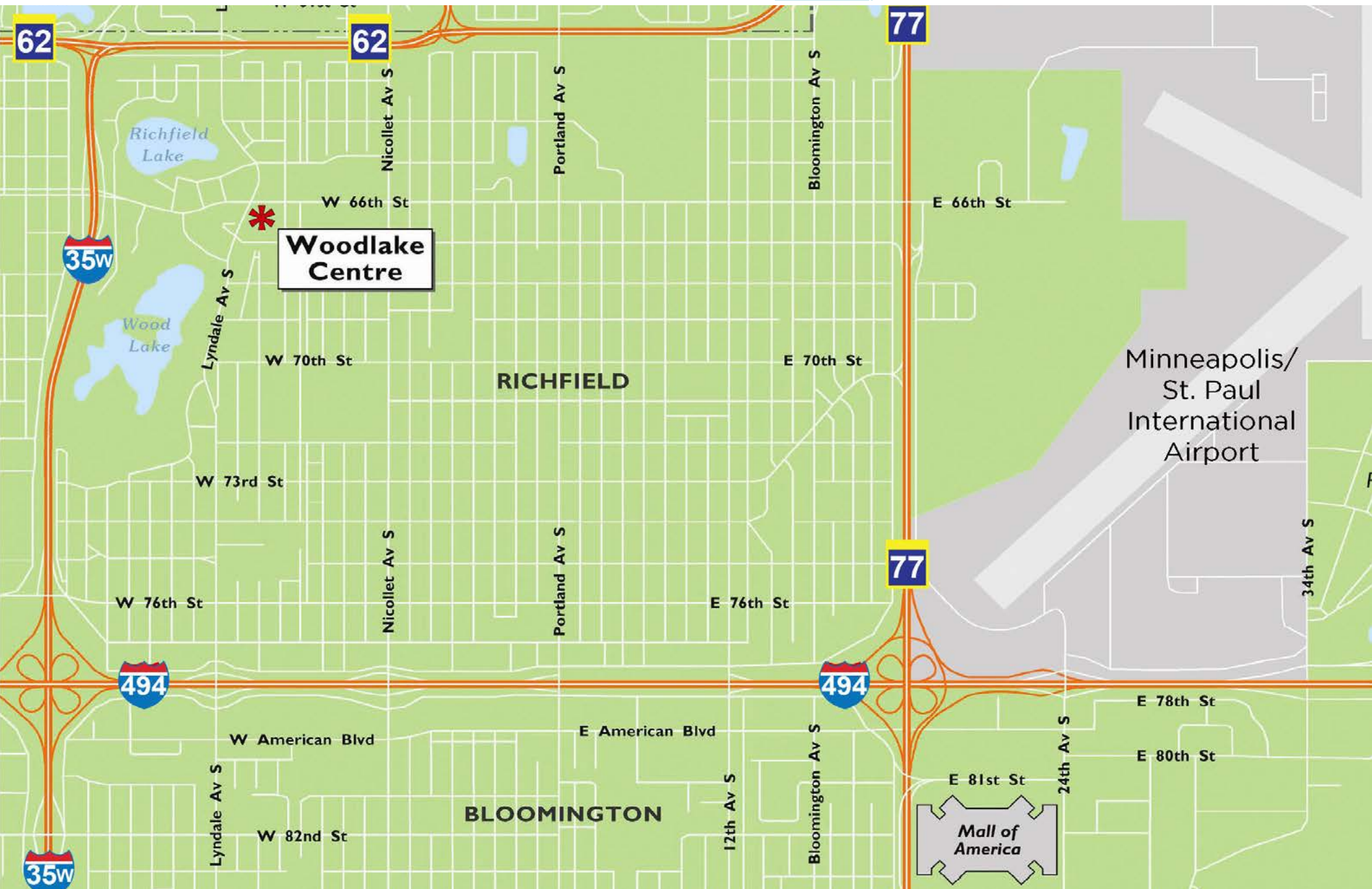
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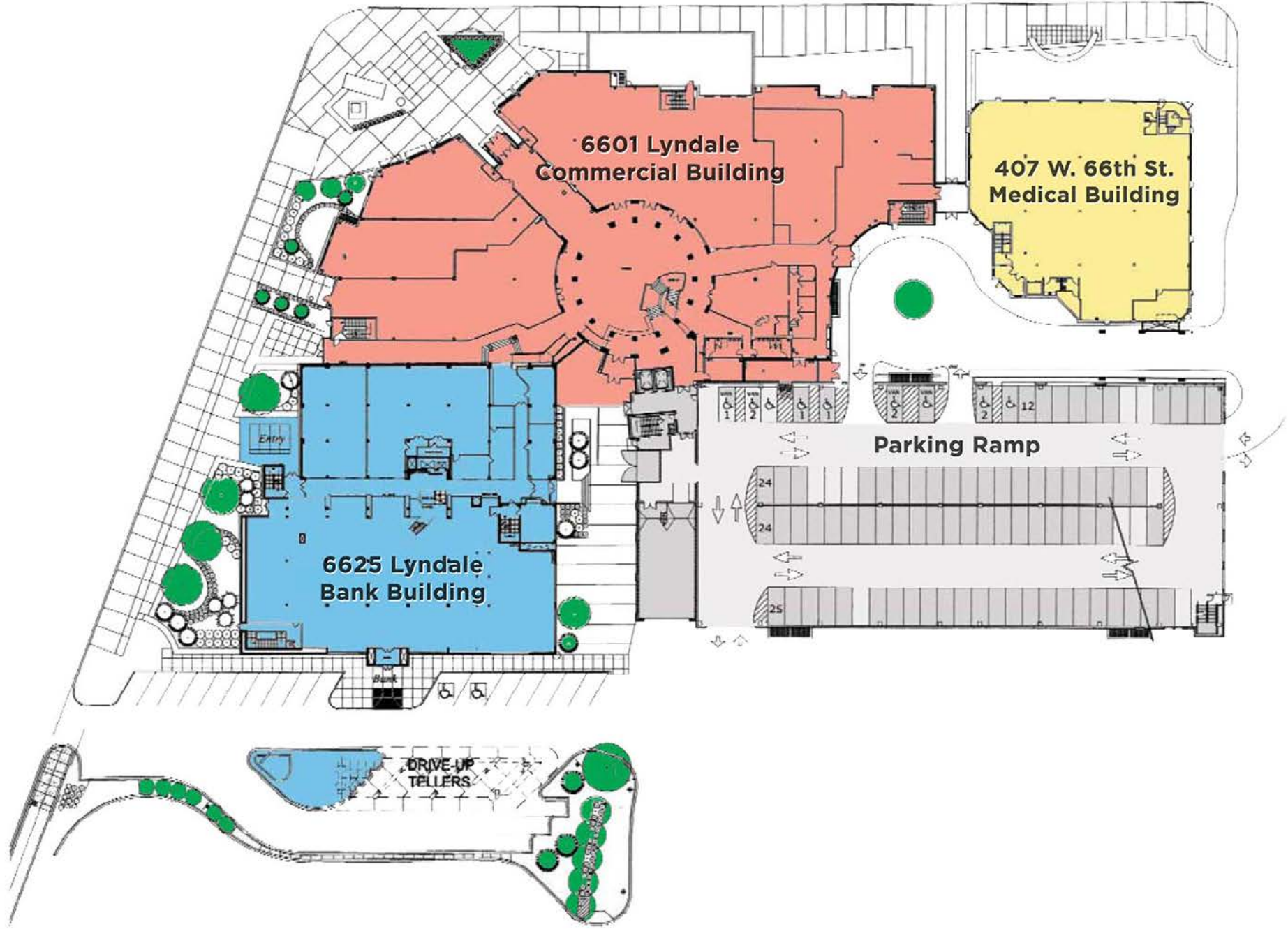
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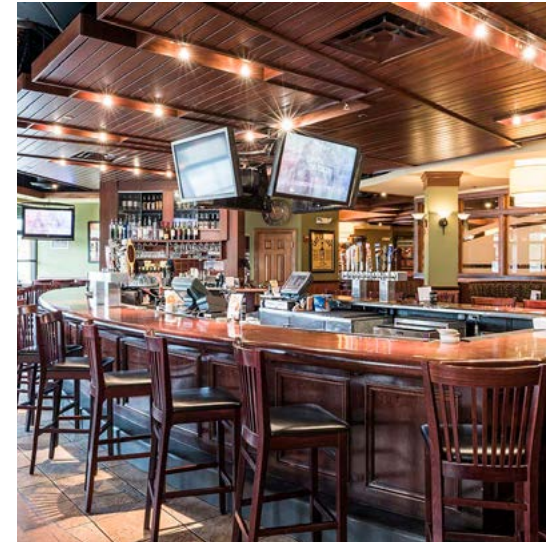
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