



SOUTH WASHINGTON COUNTY TELECOMMUNICATIONS COMMISSION

**RELOCATION COMMITTEE MEETING
WEDNESDAY, APRIL 12, 2023 at 5:00 PM Central**

SWCTC Commission Office

6939 Pine Arbor Dr. S

Cottage Grove, MN 55016

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. New Business
5. Old Business
 - a. Central Park Presentation Review
 - b. Current Market Availability
 - i. Commercial Office Space
6. Adjournment

to: Relocation Committee

from: Mark Martinez, Executive Director

subject: Old Business - Staff Memo and Market Update

AGENDA ITEM

- Old Business
 - a. Central Park Presentation Review
 - b. Current Market Availability
 - i. Commercial Office Space

STAFF MEMO

- Executive Director Martinez met with the City of Cottage Grove's Economic Development Director, Gretchen Larson, on Tuesday, April 4 to discuss office space available in the city
- Mark shared with Ms. Larson the Commission's space needs prior to the meeting and was informed that the information was shared with Ms. Larson's commercial contacts
- During the meeting Ms. Larson stated that the City of Cottage Grove does not currently have available space suitable for the Commission because the city is doing very well in filling space in our needs range and that much of the space that is available would be for tenants whose needs are 30,000SF or more.
- To date, Mark has not received any further information from Ms. Larson's commercial contacts
- Staff continue to be excited and looking forward to the potential move to Central Park in the City of Woodbury
- As relocating will be an extensive undertaking, Executive Director Martinez would advise focusing on bringing the Commission together to ensure an efficient and smooth transition to Central Park so employees can continue their work for the member cities without distraction.

PROPERTY LIST

The attached property list was obtained this past fall when we previously looked at comparables brought to us by commercial property agent Mark Young with Crossroads Properties.

Actions Requested: Review the status of office availability and provide a "next step" recommendation to the Executive Committee.

Type	Address	Property Type	Property Size	Space Available	Asking Rate	Sub Lease	Lease Type
Lease	6939 Pine Arbor Dr. S. (Current Space)	Cottage Grove, MN 55016	Retail	3,503 SF	3,503 SF	\$16.82 Annual/SF	No
Lease	No Current Space Available	Cottage Grove, MN 55016	Retail	3,500 - 4,00 SF			
Lease	7009 S Jorgensen Ln S	Cottage Grove, MN 55016	Retail (Restaurant)	4,000 SF	4,000 SF	Negotiable	No Unk
Lease	6053 Hudson Rd	Woodbury, MN 55125	Office (General)	59,829 SF	2,086 SF	\$16.00 Annual/SF	No Gross
Lease	6053 Hudson Rd	Woodbury, MN 55125	Office (General)	59,829 SF	1,154 SF	\$16.00 Annual/SF	No Gross
Lease	6053 Hudson Rd	Woodbury, MN 55125	Office (General)	59,829 SF	2,708 SF	\$16.00 Annual/SF	No Gross
Lease	6053 Hudson Rd	Woodbury, MN 55125	Office (General)	59,829 SF	3,022 SF	\$16.00 Annual/SF	No Gross
Lease	635 Bielenberg Dr	Woodbury, MN 55125	Office (General)	26,179 SF	5,899 SF	Negotiable	No NNN (\$7.50)
Lease	8401 Seasons Pkwy	Woodbury, MN 55125	Office (Medical/Dental)	14,000 SF	4,649 SF	\$17.00 Annual/SF	No Net NNN (\$13.42)
Lease	8401 Seasons Pkwy	Woodbury, MN 55125	Office (Medical/Dental)	14,000 SF	4,886 SF	\$17.00 Annual/SF	No Net NNN (\$13.42)
Lease	7616 Currell Blvd	Woodbury, MN 55125	Office (General)	43,556 SF	842 SF	Negotiable	No NNN (\$12.50)
Lease	1811 Weir Dr	Woodbury, MN 55125	Office (General)	52,542 SF	3,034 SF	\$11.50 Annual/SF	No NNN (\$8.99)
Lease	1811 Weir Dr	Woodbury, MN 55125	Office (General) Office (General)	52,542 SF	1,411 SF	\$11.50 Annual/SF	No No NNN (\$8.99)
Lease	1811 Weir Dr	Woodbury, MN 55125	Office (General)	52,542 SF	1,360 SF	\$11.50 Annual/SF	No No NNN (\$8.99)
Lease	1811 Weir Dr	Woodbury, MN 55125	Office (General)	52,542 SF	2,255 SF	\$11.50 Annual/SF	No No NNN (\$8.99)
Lease	796 Bielenberg Dr	Woodbury, MN 55125	Office (Medical/Dental)	11,533 SF	11,372 SF	Negotiable	No NNN
Lease	1806 Wooddale Dr	Woodbury, MN 55125	Office (General)	34,240 SF	34,240 SF	\$15.00- \$16.00 Annual/SF	No Net NNN (\$10.00)
Lease	1625 Radio Dr	Woodbury, MN 55125	Office (General)	54,810 SF	3,739 SF	\$17.00 - \$20.00 Annual/SF	No NNN (\$12.80)

CENTRAL PARK Woodbury, MN 55125

3,500 - 4,000 SF

\$25 SF

Reduced with capital investment