

# ANCHOR BANK BUILDING

1920 DONEGAL DRIVE, WOODBURY, MN 55125

*Leasing  
Opportunity in  
Woodbury  
Available  
March 1st, 2009*



For information, contact:

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**Beacon Properties**  
992 Inwood Ave. N (Radio Dr)  
Oakdale, MN 55128  
Phone: 651-264-1141  
Fax: 651-264-1122

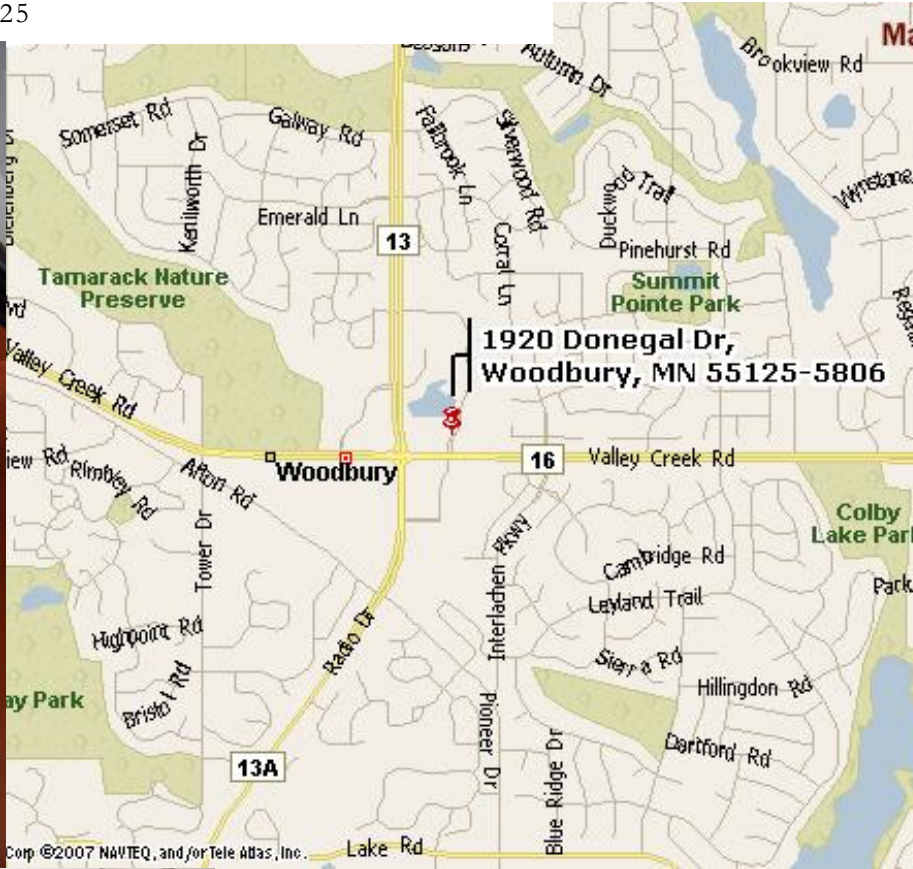
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|-----------------|--|
| Total Building  | 16,000 sqft, built in 1997   |
| Space Available | 5,885 rentable sqft, Suite 200   |
| Rental Rate     | \$13.50 sqft NNN   |
| Floors          | Space available on 2nd floor— with Lobby and convenient elevator   |
| Parking         | Abundant parking (with overflow)   |
| Highlights      | <ul style="list-style-type: none"><li>• Flexible office layout, buildout allowance available</li><li>• Easy access to Woodbury government center, local businesses and Metro freeway system (I-94, I-494 and I-694)</li><li>• Woodbury Growth Fund available for new and expanding business</li><li>• Excellent Visibility and traffic counts</li><li>• Illuminated building signage and Pylon available</li></ul> |



Information deemed reliable however not guaranteed. Property may be withdrawn from market at anytime without notice.

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Building entrance and elevator, upper left, Woodbury map location, above, Suite 200 entrance below left, 2nd floor view and front stairway exit, below



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