hj development

WINDOW SIGNAGE | WOODBURY PLAZA

Woodbury Drive & Commerce Drive | Woodbury, MN, 55125

1. Tenants shall submit one (1) set of drawings and specifications for all proposed window signage to Landlord for approval.

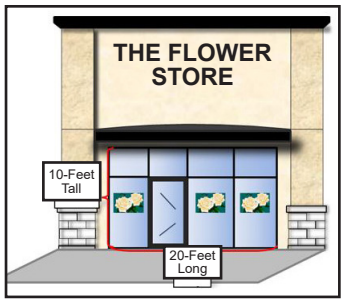
2. All window signage is required to conform to City of Woodbury ordinances. No window signage shall be fabricated or installed until a permit (if required) has been issued by the City of Woodbury. Tenants are responsible for obtaining approvals and permits as required by the City of Woodbury. Tenants are responsible for the cost of the permit(s). Landlord must approve all drawings prior to City submittal.

3. Window signage may be installed on storefront windows and doors of the Premises (including sidewall exterior windows of the Premises, if the Premises is an end-cap space).

4. Window signage may not cover more than thirty-percent (30%) of the window area with a maximum of eighty (80) square feet per frontage.

   Calculation:
   Multiply the dimension of the window by 0.3. If this exceeds eighty (80) square feet, then eighty (80) square feet is the maximum allowed.

   Example:
   10-feet * 20-feet = 200-square feet
   200-square feet * 0.3 = 60-square feet allowed



5. Window signage must be professionally created and installed.

6. Digitally printed graphics on perforated vinyl or solid media are acceptable.

7. Illuminated LED and/or neon signs are acceptable provided the signage does not move, flash, blink or have chasing lights.

8. Window signage employing the use of rope lights and/or “window painting” is prohibited.

9. With the exception of business hours, all window signage installed on entrance doors must be digitally printed on perforated vinyl. Solid media and/or opaque signage is prohibited as it blocks the view of those entering/exiting the Premises.

10. Any faded, peeling or damaged window signage must be promptly removed upon notice by Landlord.

11. Upon lease expiration or earlier termination, as the case may be, tenants are required to remove all window signage from the Premises. Tenants are responsible for the costs associated with this work.

12. Tenants are responsible for all costs associated with window signage, including but not limited to, fabrication, installation, maintenance, removal and replacement.

13. The foregoing window signage criteria and regulations remain subject to modification as Landlord may deem proper in its sole and reasonable judgment, which modifications, if any, shall become binding upon each tenant in the Project upon their notification of the same.