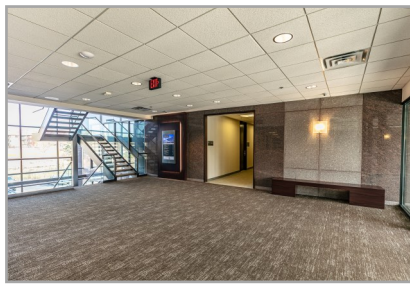
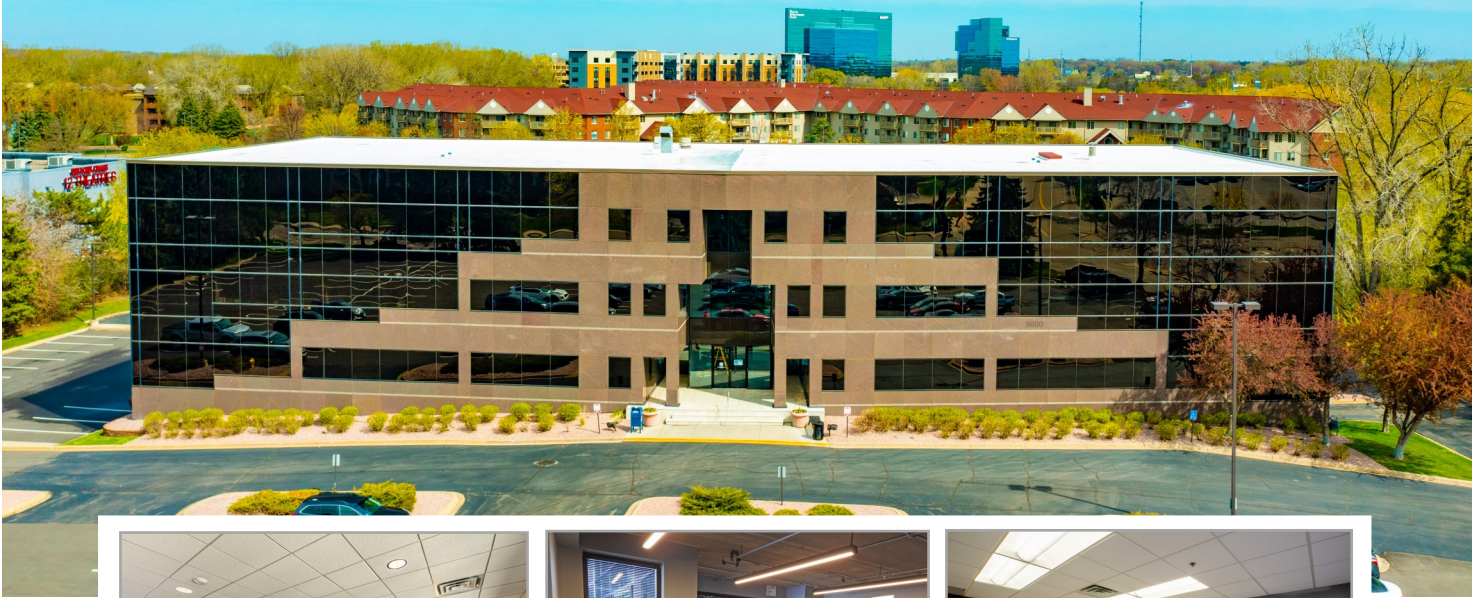


Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441



OFFICE SPACE FOR LEASE

Space Available: 1,436 - 3,569 RSF

NNN Rate: \$15.50/RSF

2021 OPEX & RE Taxes: \$11.16/RSF

Operating Expenses: \$7.50/RSF

RE Taxes: \$3.66/RSF

- Immediate access to Hwy 169, I-394, and Hwy 55
- Building conference room
- Lots of natural light
- Underground heated parking
- Ample surface parking
- Bike storage room
- Tenant lounge
- Foodsby

Close proximity to

- Minneapolis CBD
- Restaurants
- Hotels
- West End
- Ridgedale Mall
- Life Time Athletic



Jeff Houg

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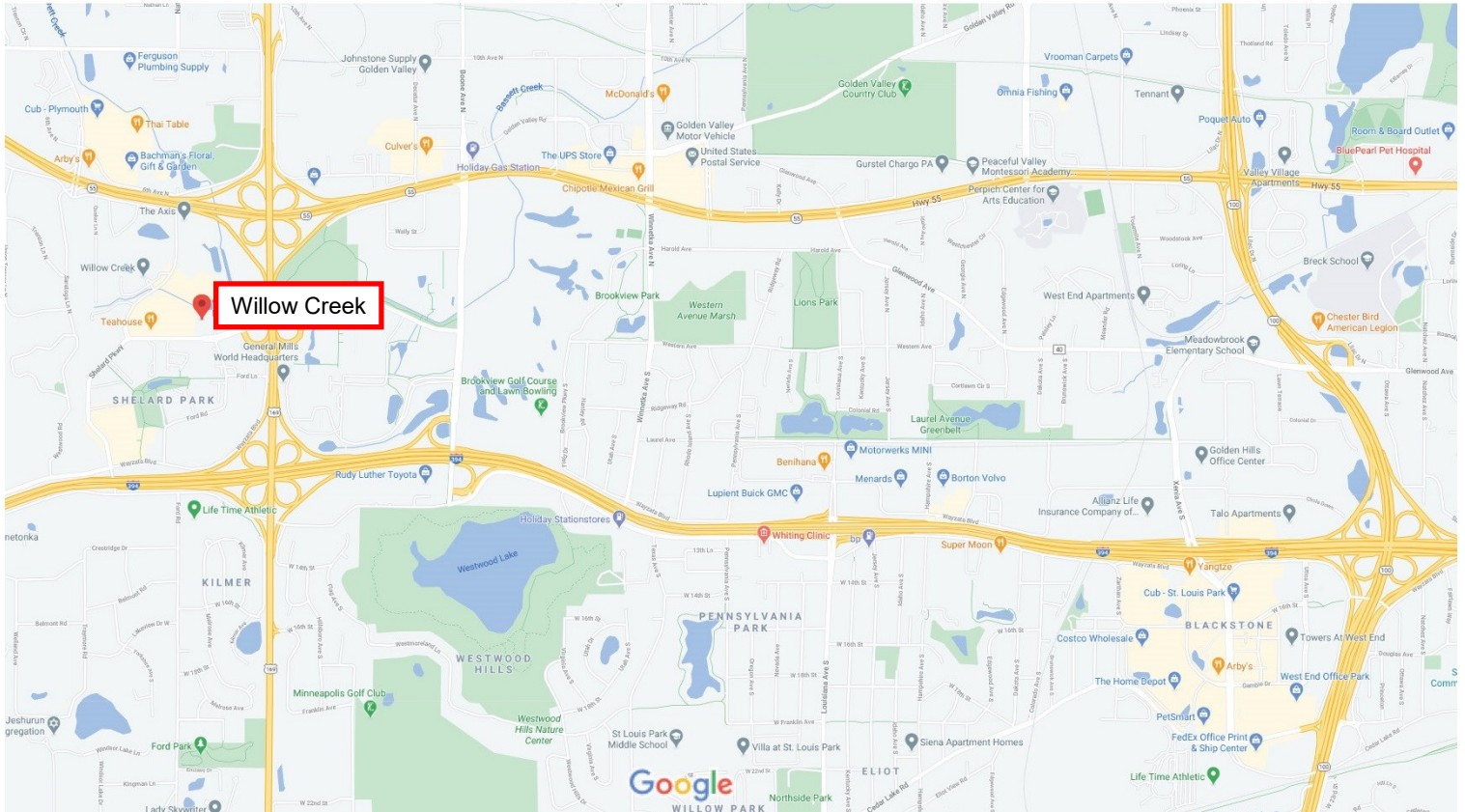
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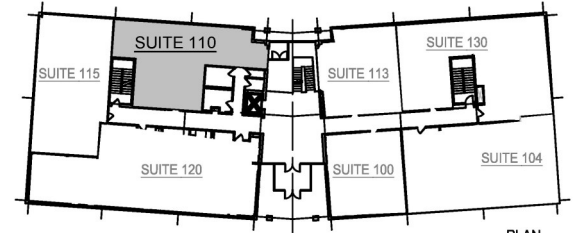
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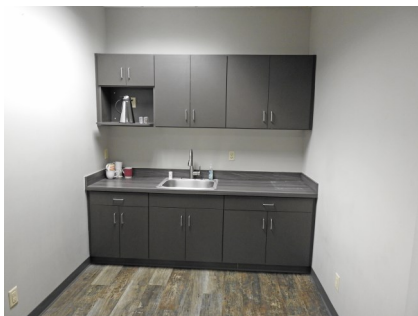
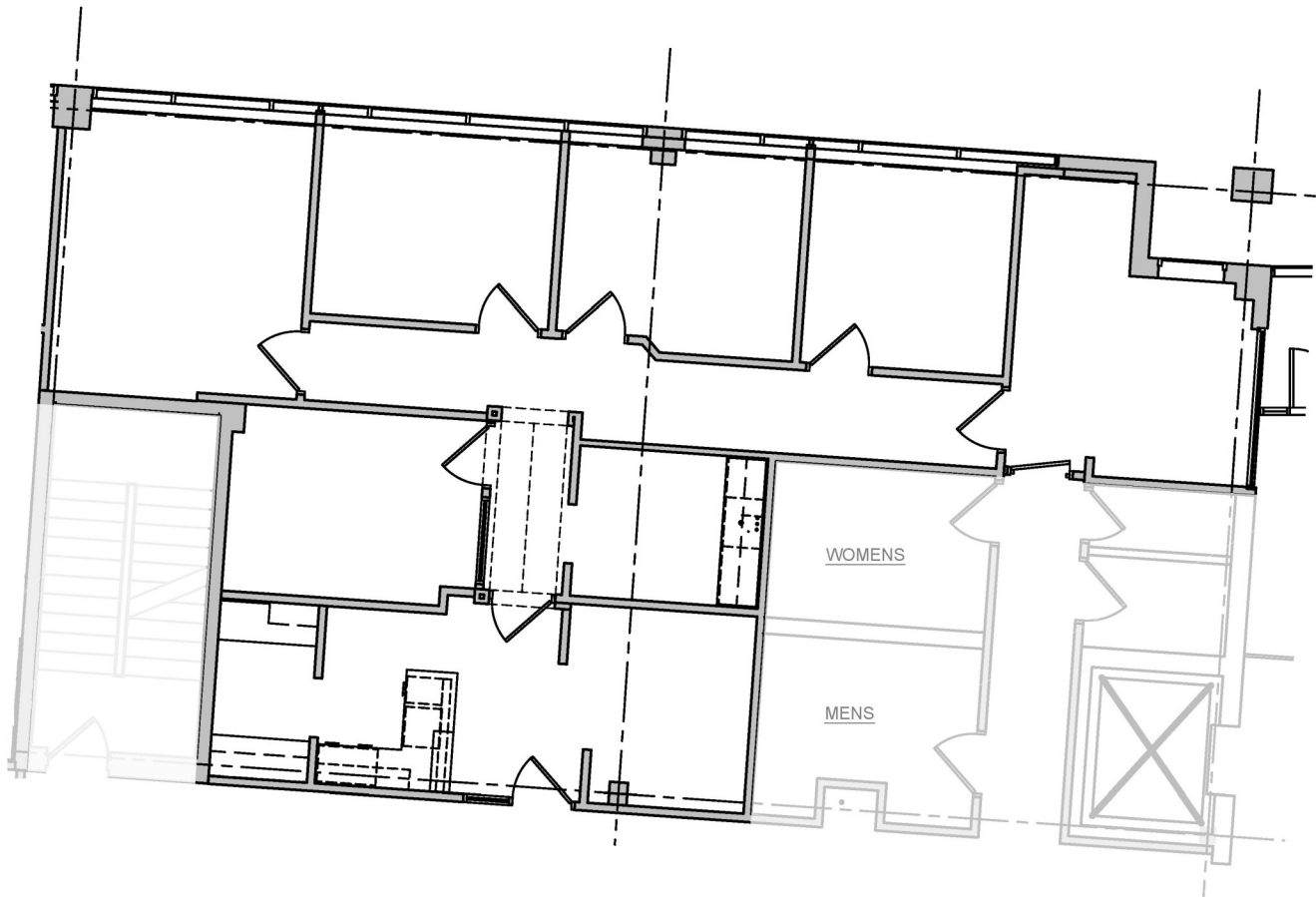
FIRST FLOOR REFERENCE MAP

Scale: 1" = 50'-0"



Suite 110 - 1,692 RSF

*** Suite 110 & 115 are contiguous for a total of 3,569 RSF**



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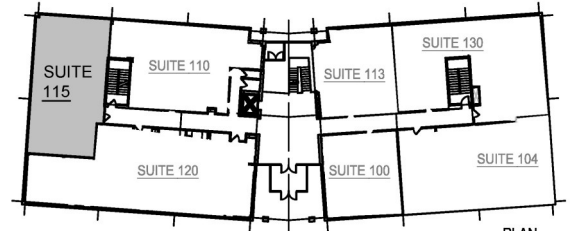
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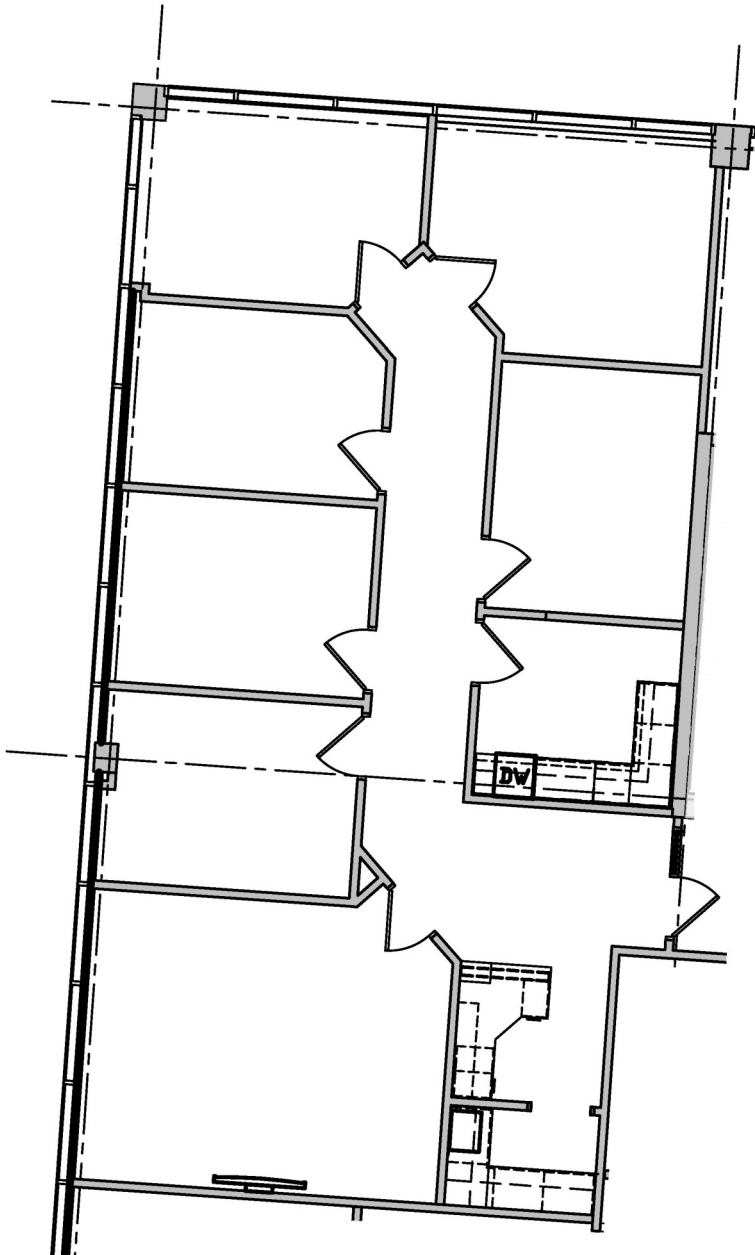
FIRST FLOOR REFERENCE MAP

Scale: 1" = 50'-0"



Suite 115 - 1,877 RSF

* Suite 110 & 115 are contiguous for a total of 3,569 RSF



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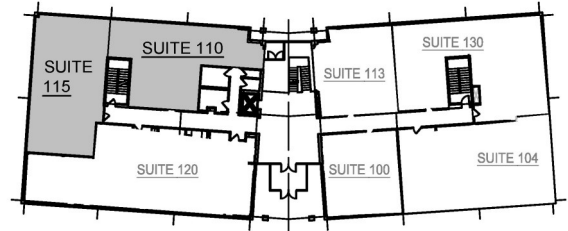
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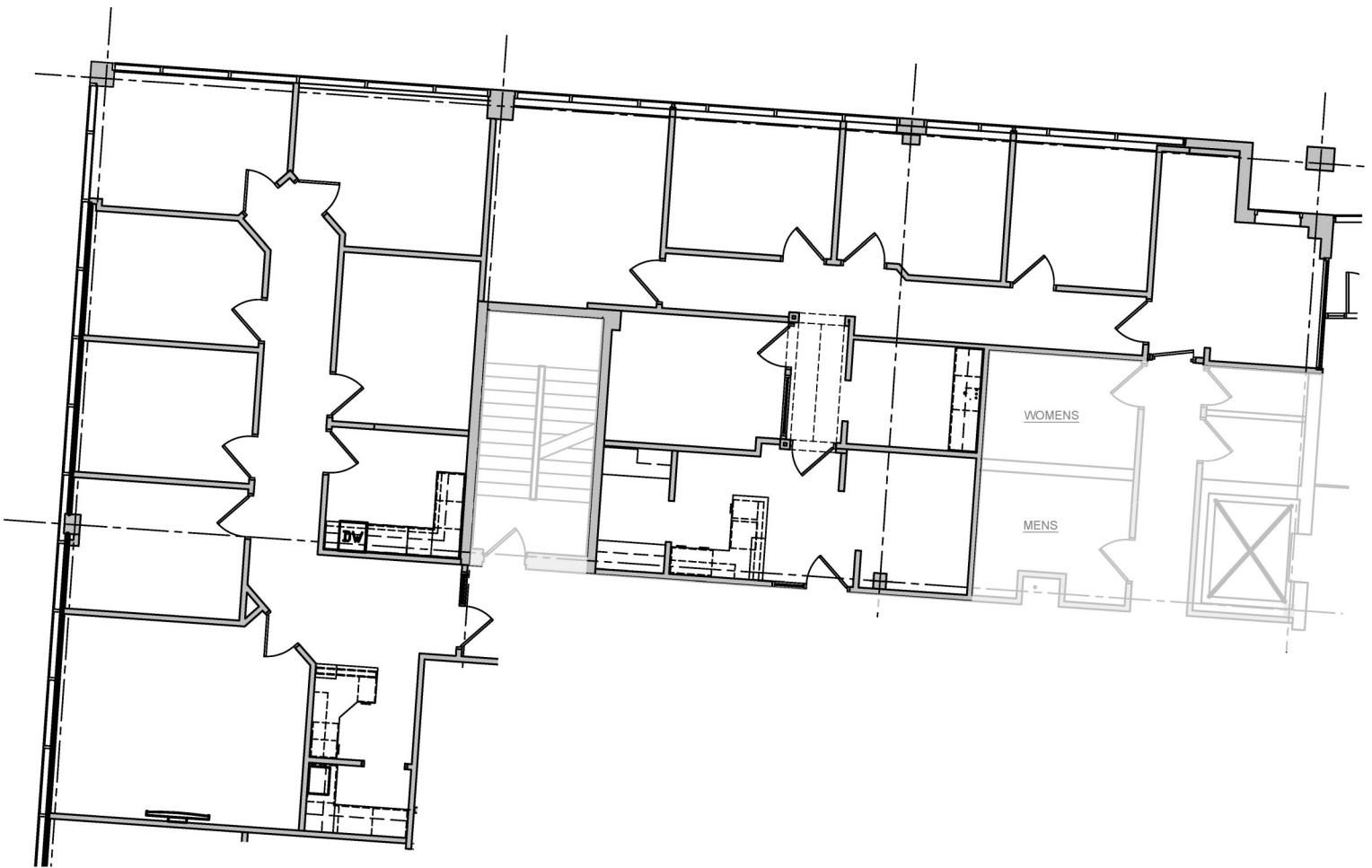


FIRST FLOOR REFERENCE MAP

Scale: 1" = 50'-0"



Suite 110 & 115 combined - 3,569 RSF



Willow Creek

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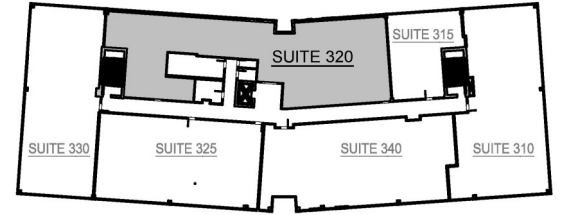
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THIRD FLOOR REFERENCE MAP

Scale: 1" = 50'-0"



Suite 320 - 3,478 RSF divisible to 1,436 RSF

