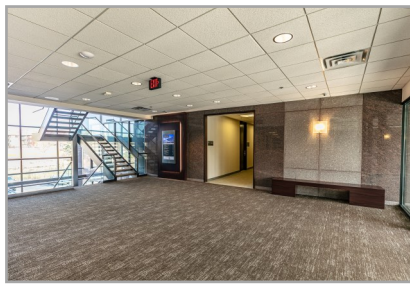
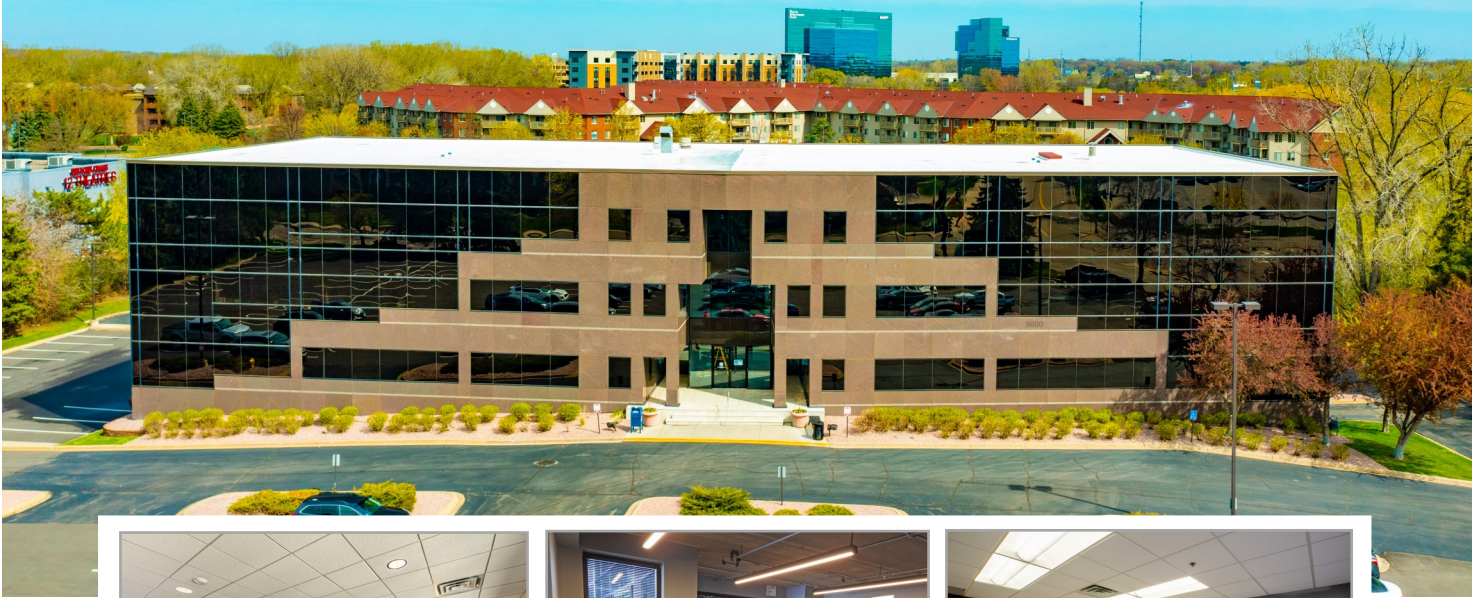


Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441



OFFICE SPACE FOR LEASE

Space Available: 1,920 - 3,028 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

D: 952-300-9545

M: 612-889-2242

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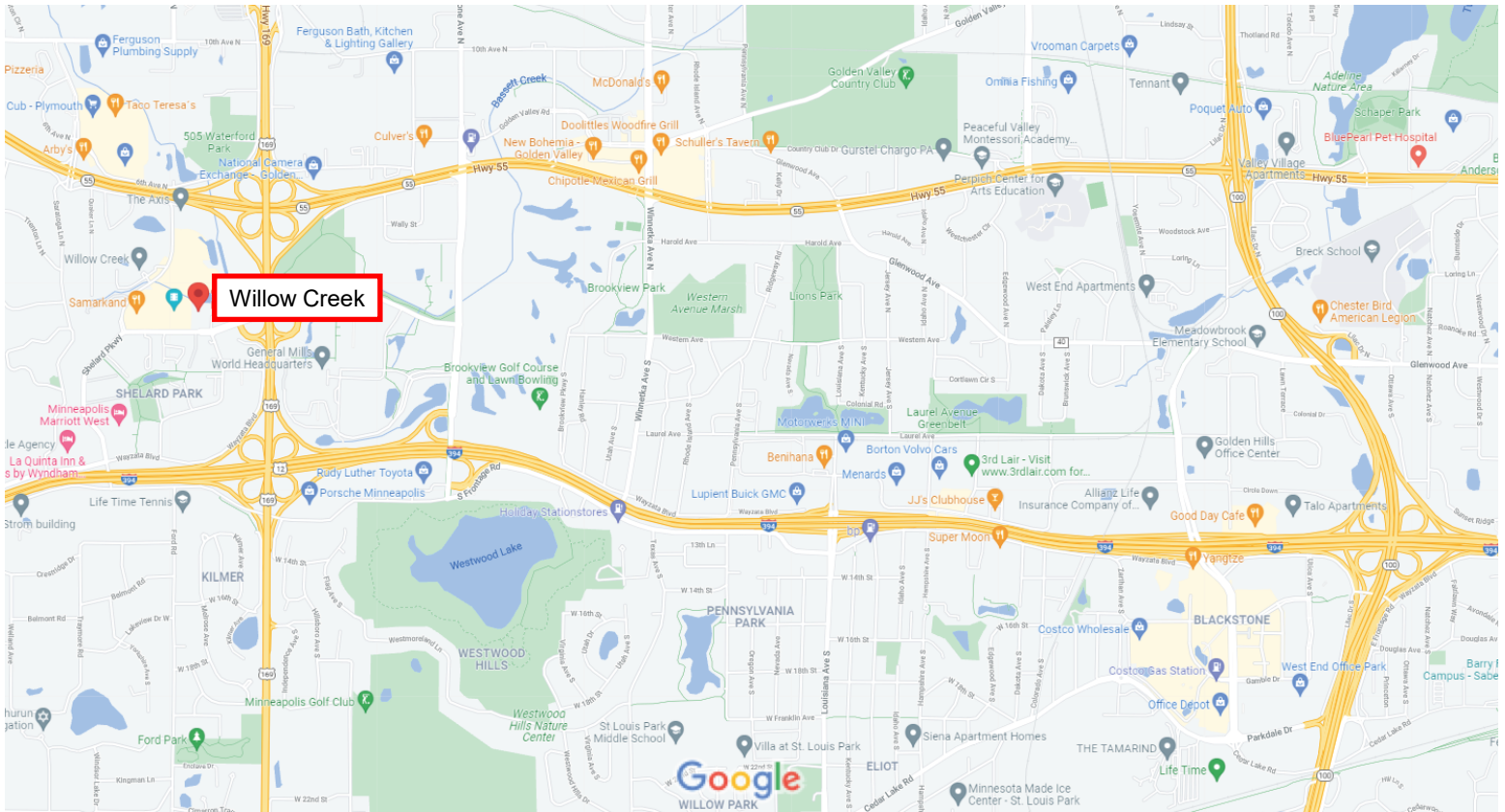
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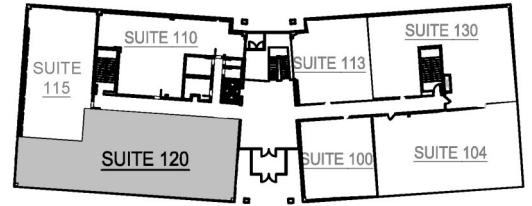
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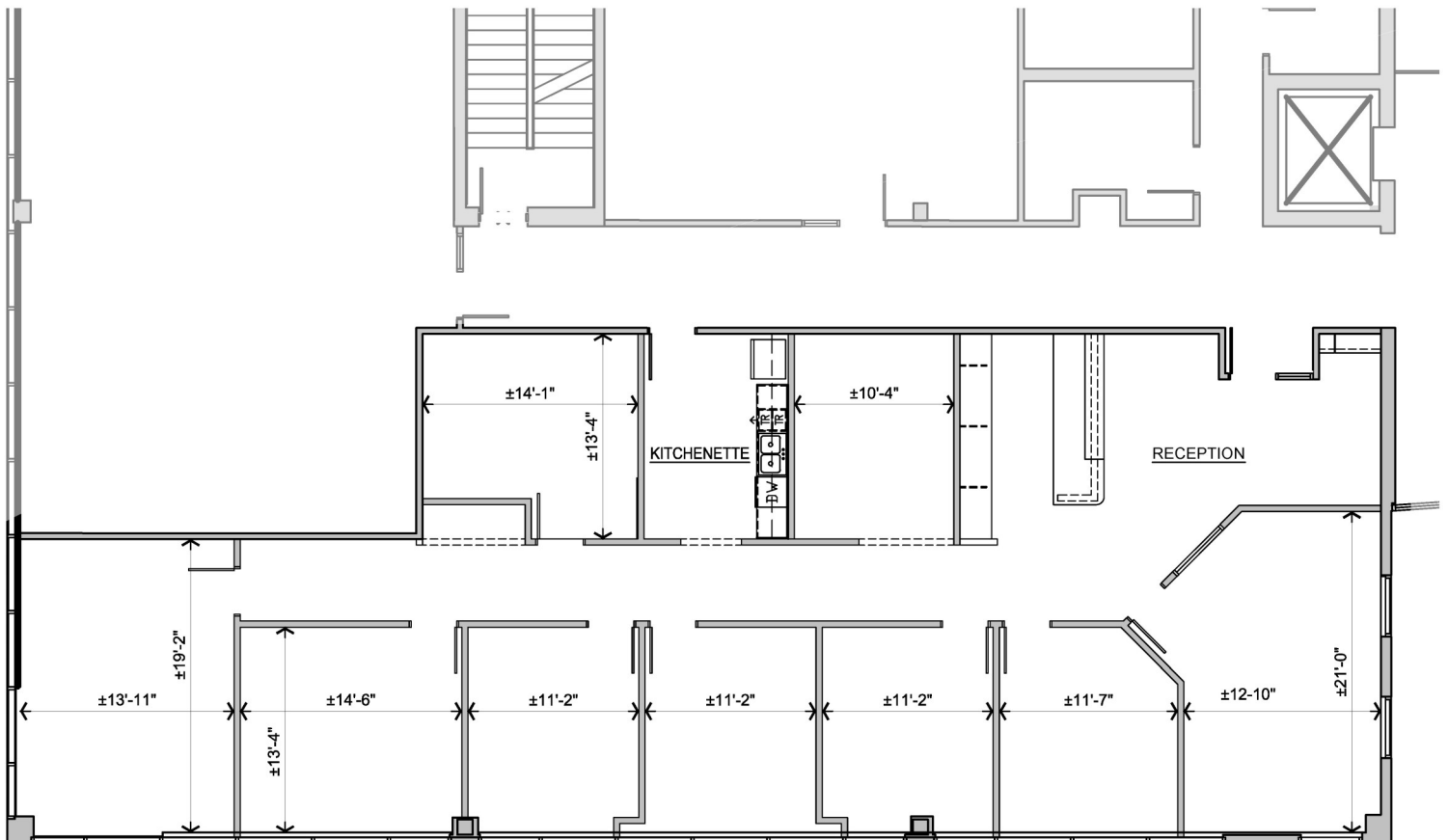


FIRST FLOOR REFERENCE MAP



Suite 120 - 3,028 RSF

* Sublease through 4/30/2024 - \$15/RSF



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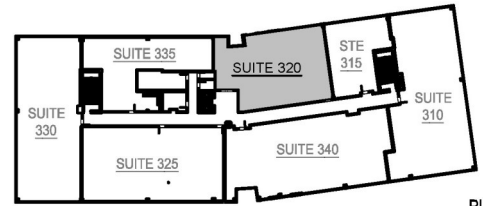
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THIRD FLOOR REFERENCE MAP



Suite 320 - 1,920 RSF

