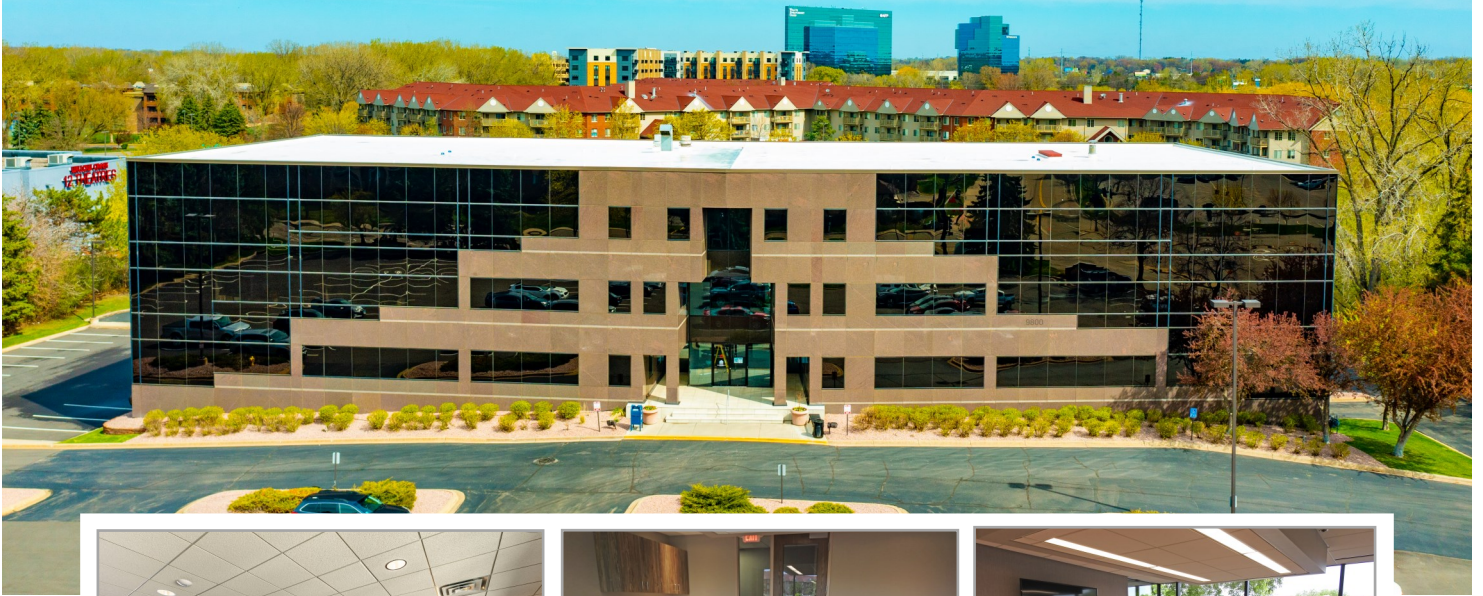


Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441



OFFICE SPACE FOR LEASE

Space Available: 1,920 - 3,135 RSF

NNN Rate: \$15.50/RSF

2022 OPEX & RE Taxes: \$12.94/RSF

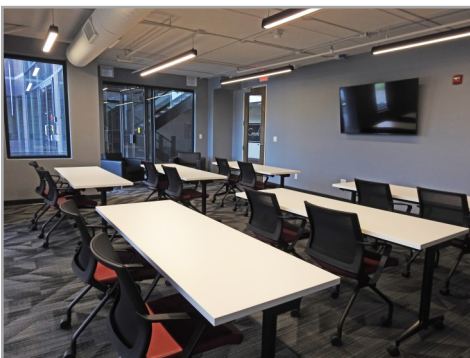
Operating Expenses: \$7.91/RSF

RE Taxes: \$5.03/RSF

- Immediate access to Hwy 169, I-394, and Hwy 55
- Building training room
- Lots of natural light
- Ample surface parking
- Bike storage room
- 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

jhoug@shcre.com

www.shcre.com



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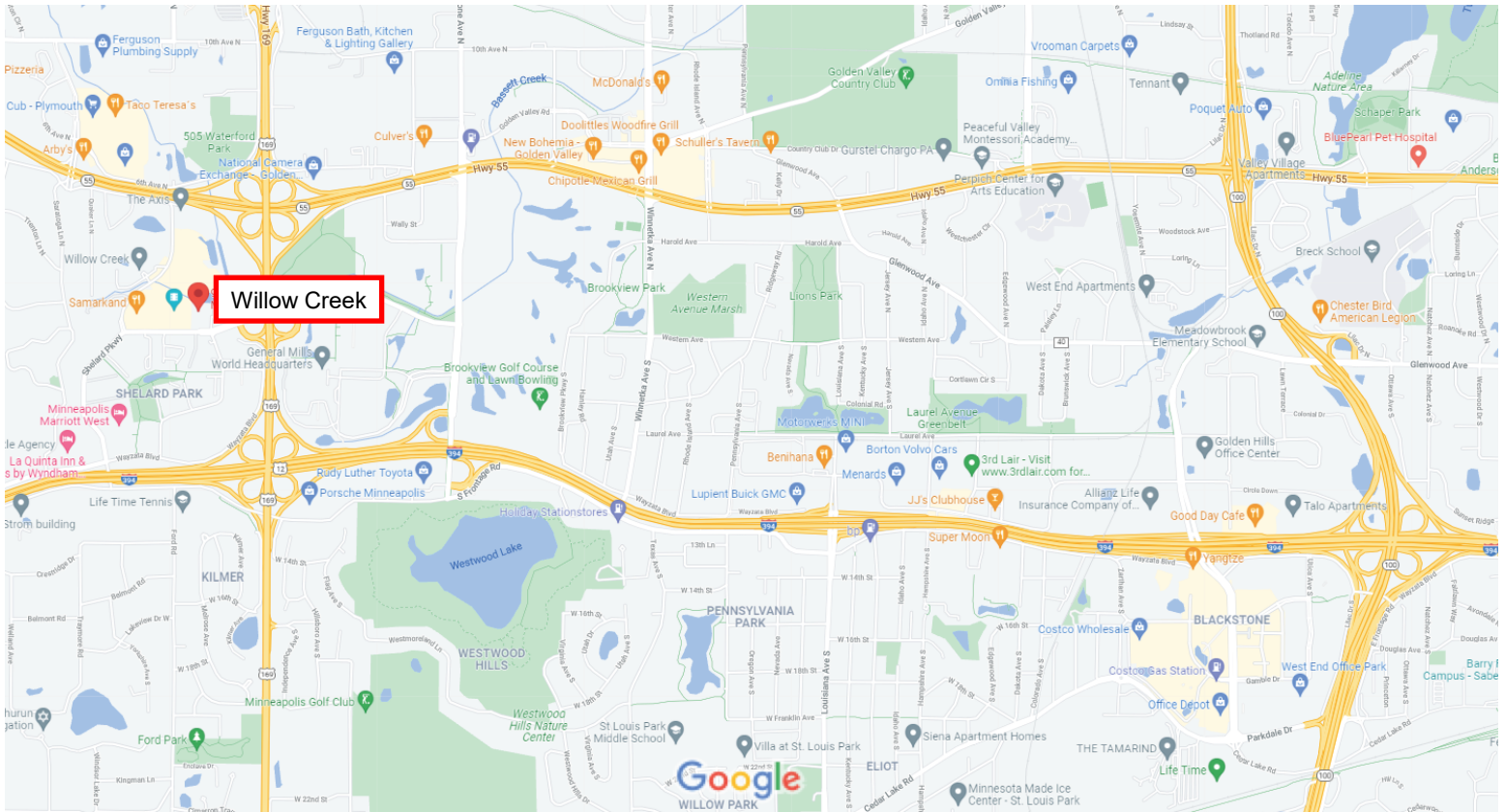
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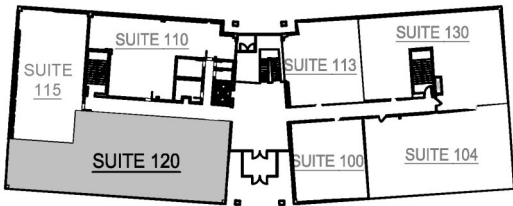
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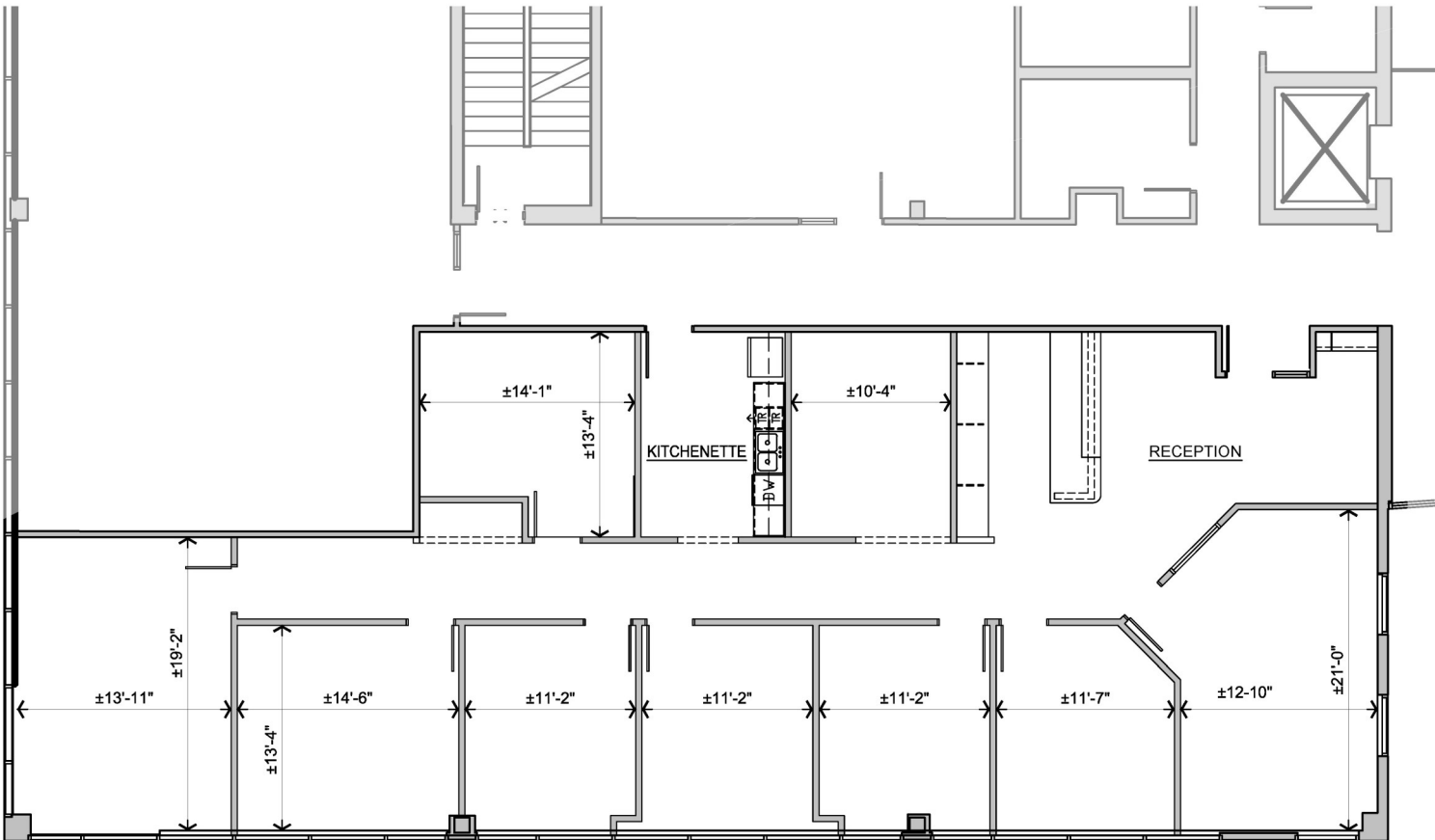


FIRST FLOOR REFERENCE MAP



Suite 120 - 3,135 RSF

* Sublease through 4/30/2024 - NNN \$15.50/RSF

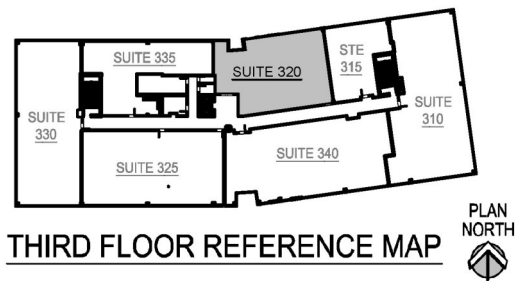


Willow Creek

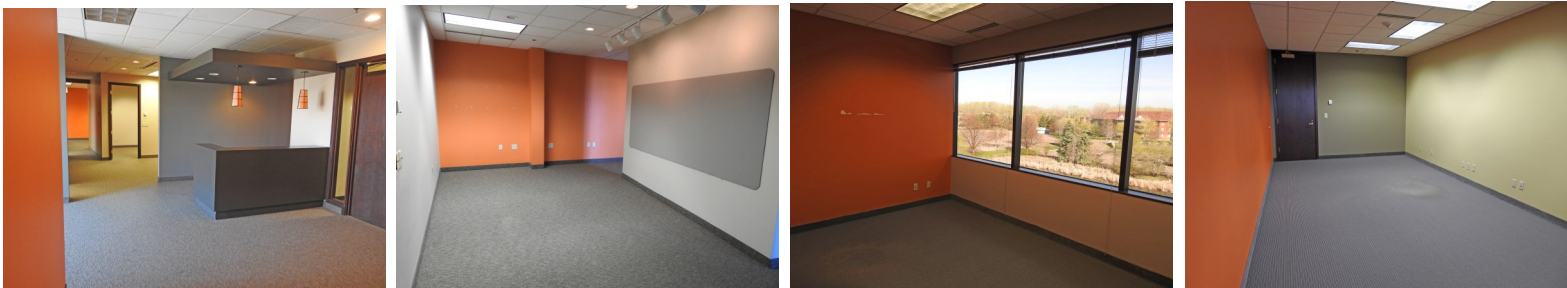
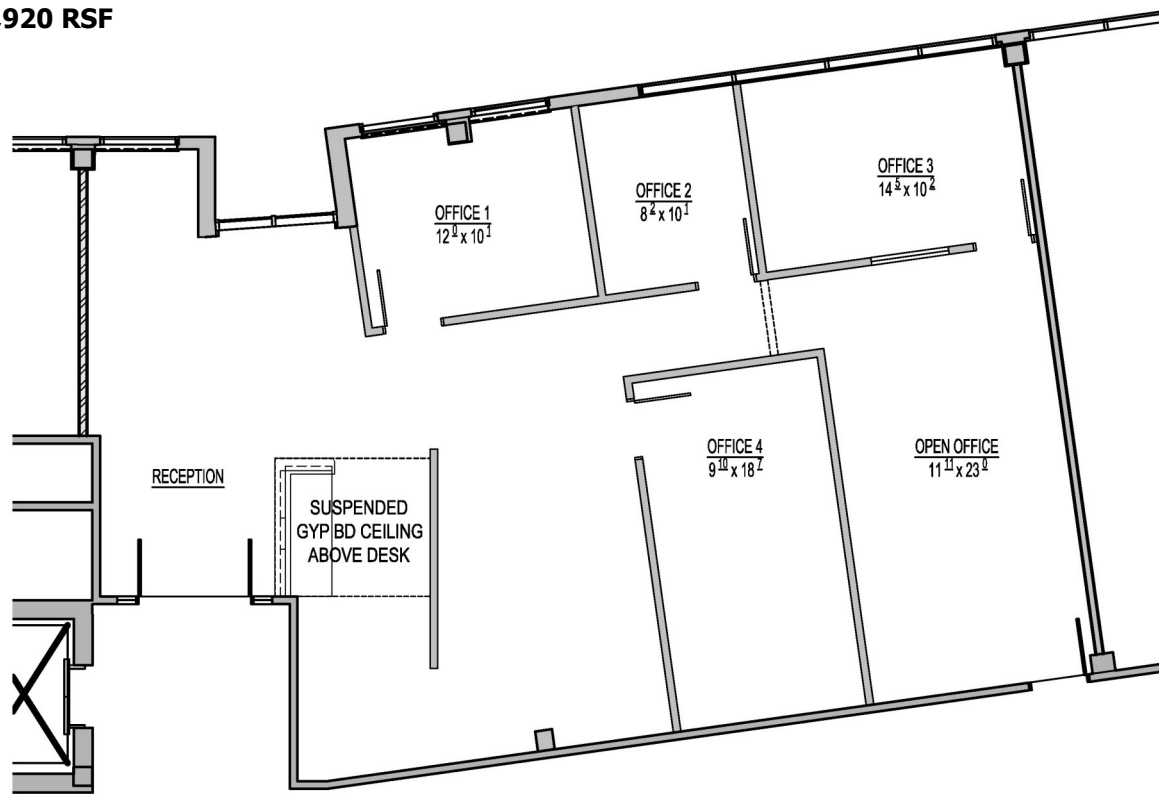
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Suite 320 - 1,920 RSF



Willow Creek

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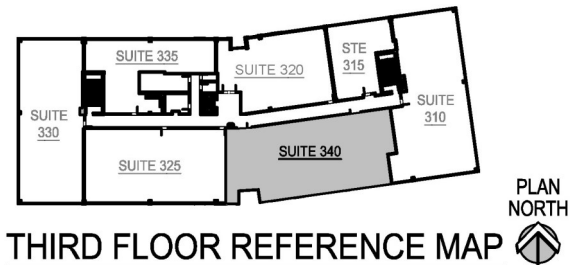
Jeff Houg

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www.shcre.com



Suite 340 - 2,954 RSF

* Sublease through 7/31/2024 - NNN Rate Negotiable

