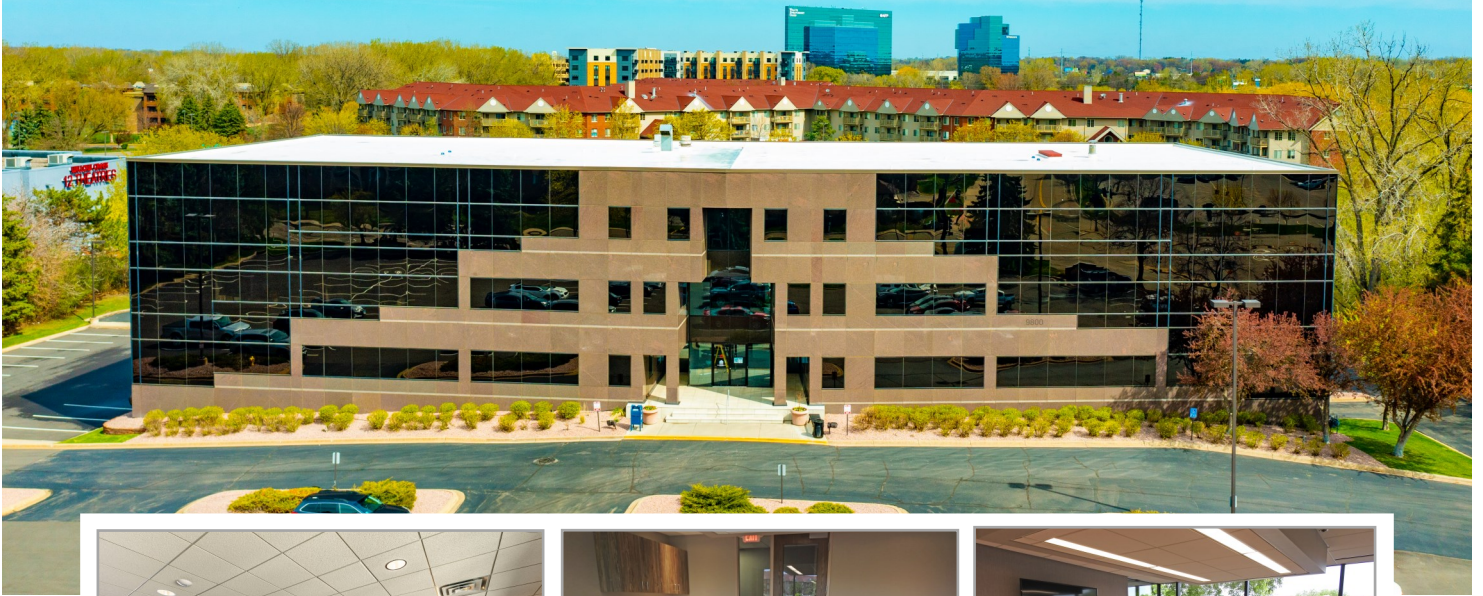


Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441



OFFICE SPACE FOR LEASE

Space Available: 1,243 RSF

NNN Rate: \$15.50/RSF

2023 OPEX & RE Taxes: \$13.15/RSF

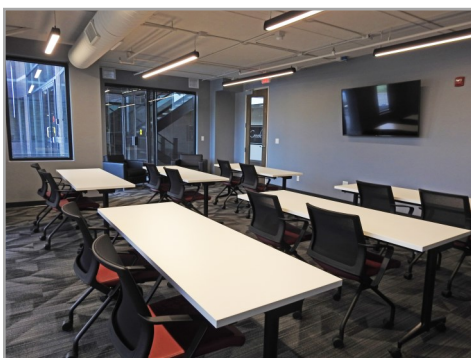
Operating Expenses: \$8.42/RSF

RE Taxes: \$4.73/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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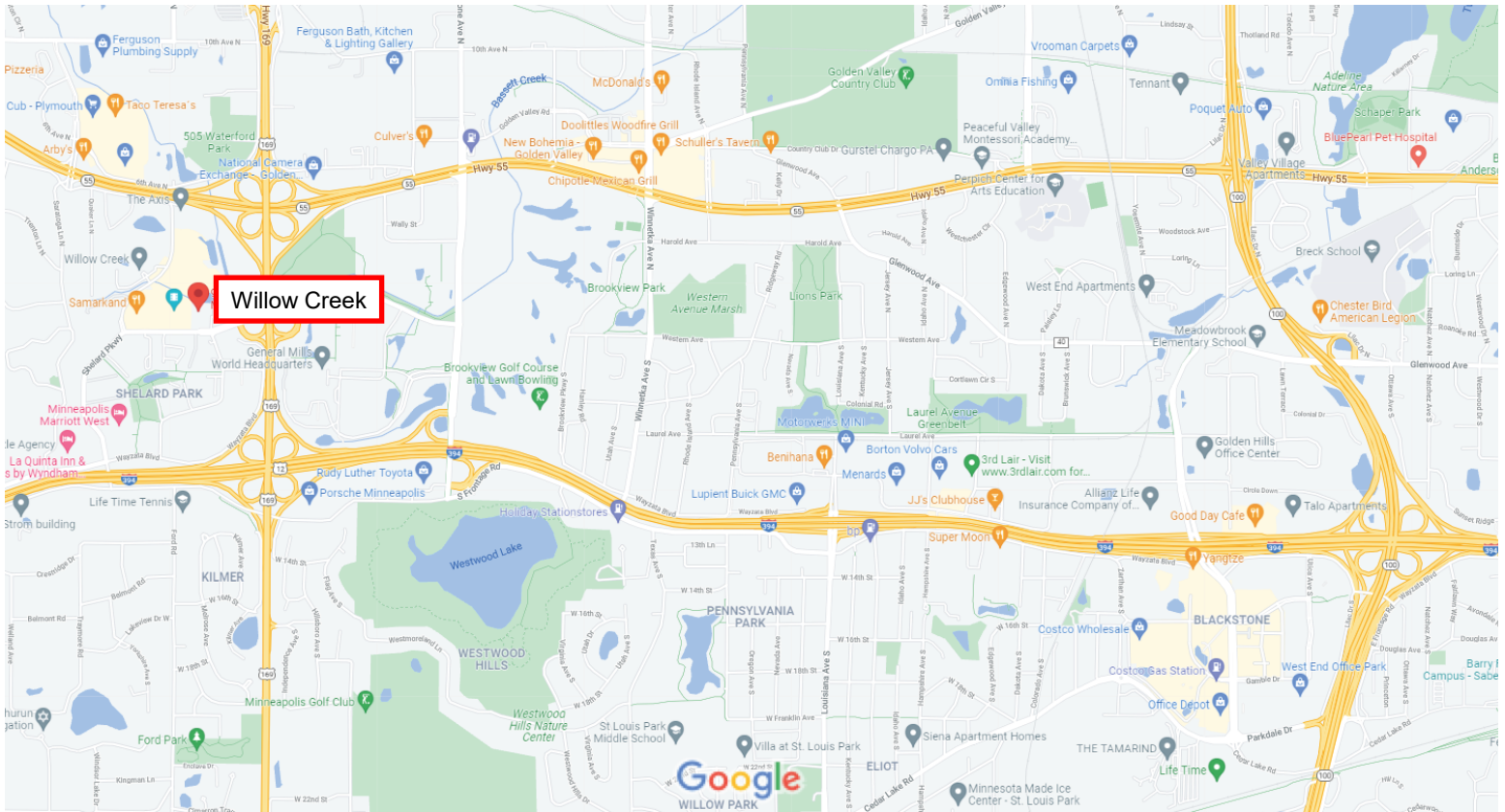
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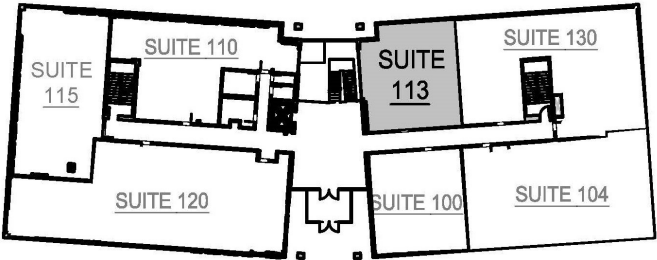
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COMMERCIAL

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REAL ESTATE SERVICES



Available 3/1/2024
Suite 113 - 1,243 RSF

FIRST FLOOR REFERENCE MAP

