

# Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441



## OFFICE SPACE FOR LEASE

Space Available: 1,243 RSF

NNN Rate: \$15.50/RSF

2024 OPEX & RE Taxes: \$13.69/RSF

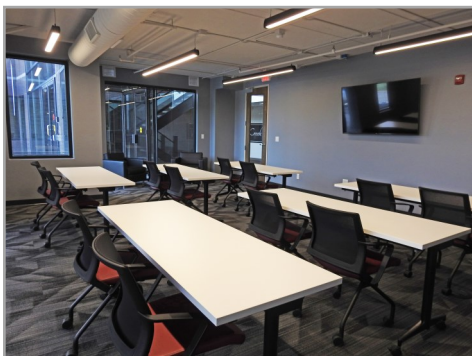
Operating Expenses: \$8.77/RSF

RE Taxes: \$4.92/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

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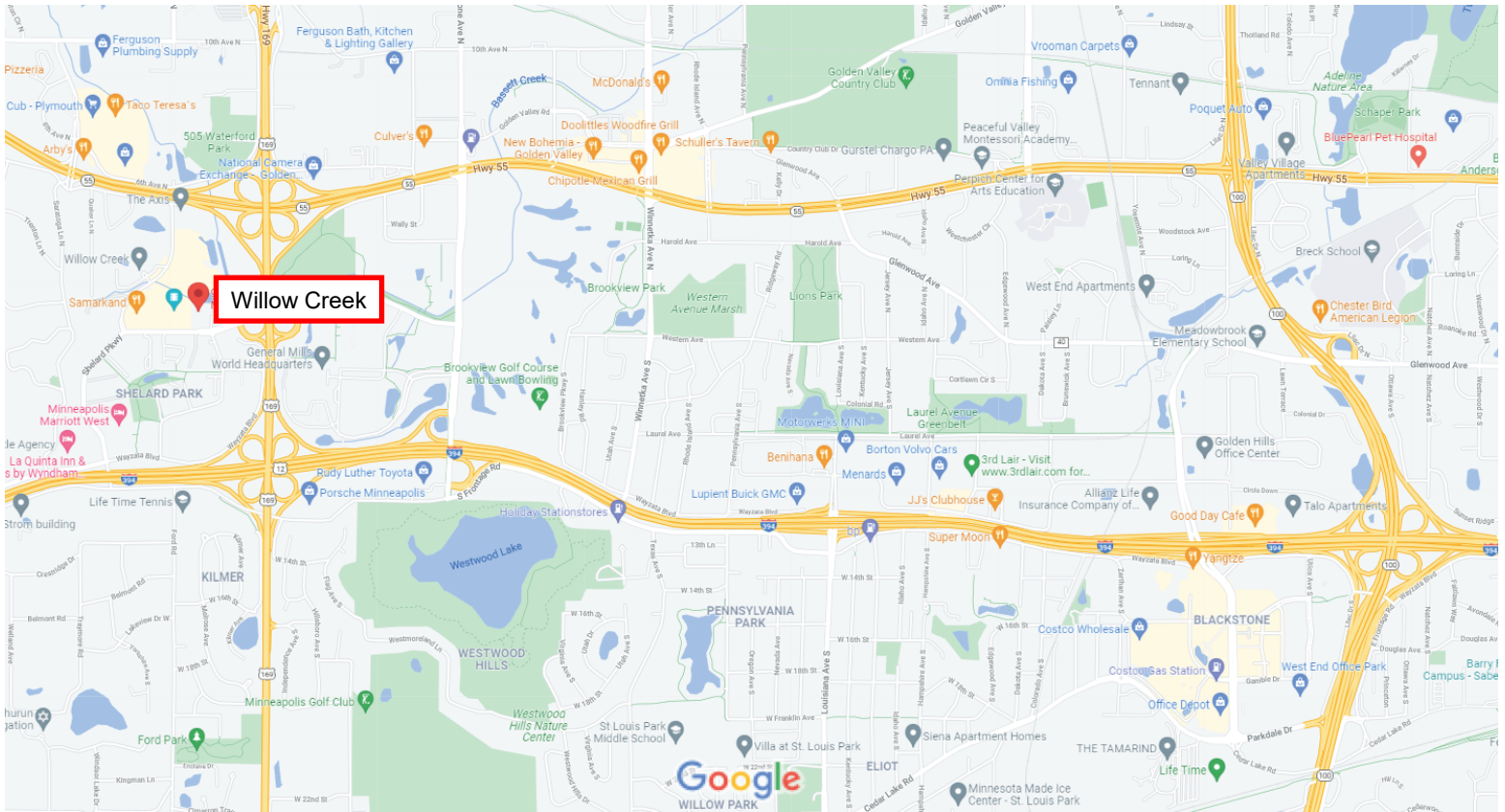
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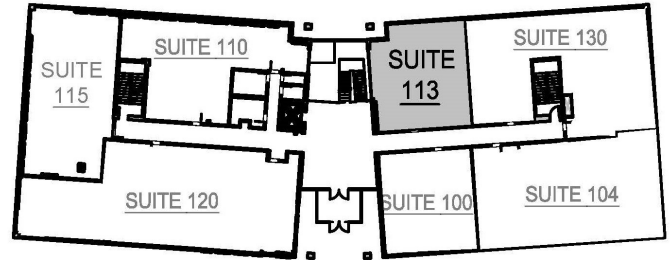
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FIRST FLOOR REFERENCE MAP

**Suite 113 - 1,243 RSF**

