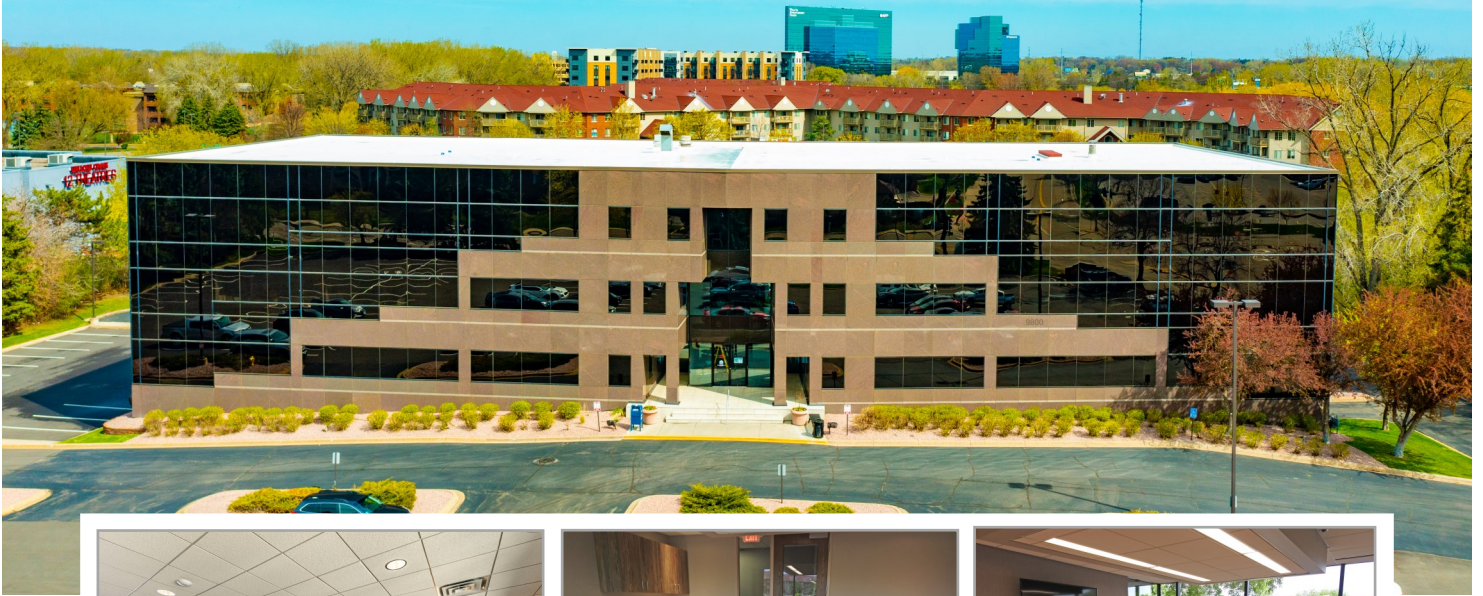


Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441



OFFICE SPACE FOR LEASE

Space Available: 1,692-5,556 RSF

NNN Rate: \$15.50/RSF

2025 OPEX & RE Taxes: \$13.41/RSF

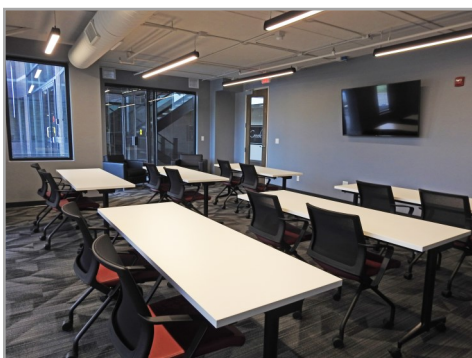
Operating Expenses: \$8.41/RSF

RE Taxes: \$5.00/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

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Willow Creek

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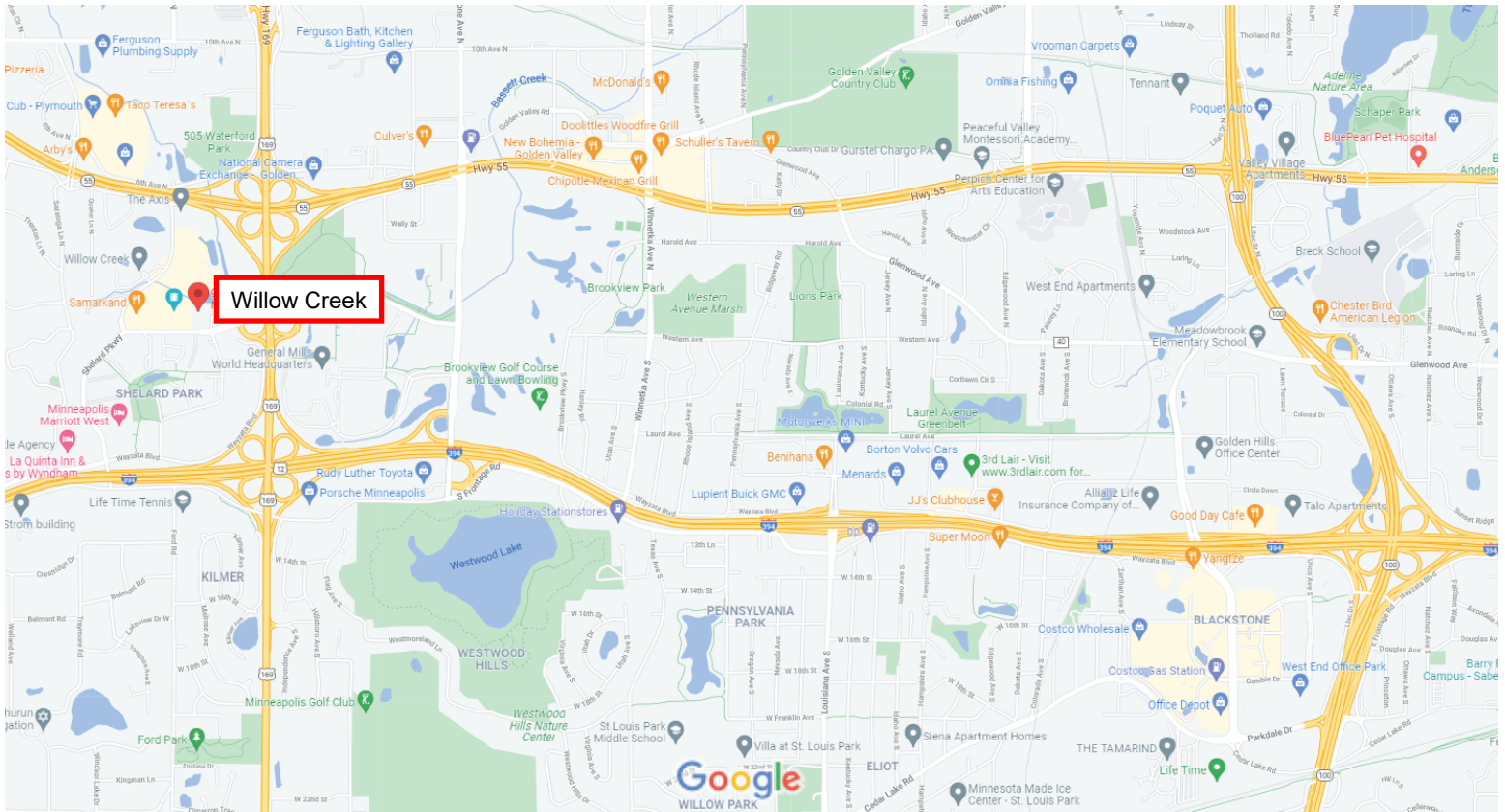
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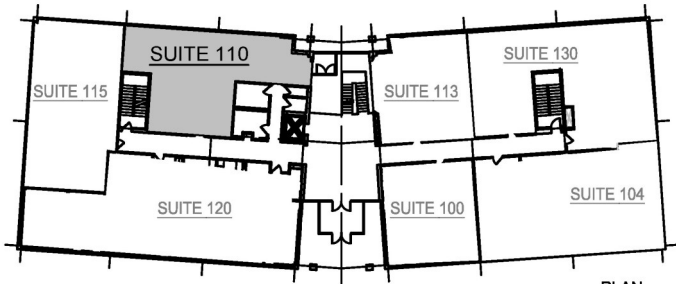
Willow Creek

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Suite 110 - 1,692 RSF



FIRST FLOOR REFERENCE MAP
Scale: 1" = 50'-0"



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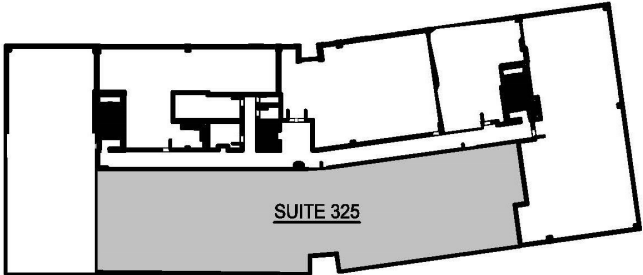
jhoug@shcre.com

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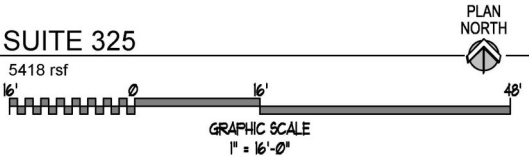
COMMERCIAL

SH

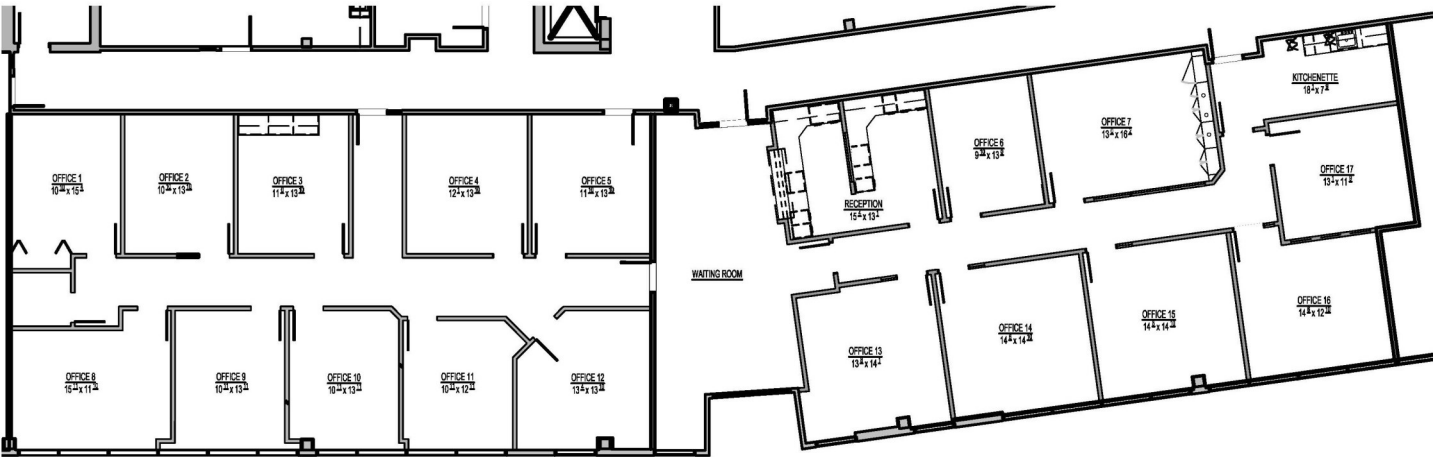
REAL ESTATE SERVICES



THIRD FLOOR REFERENCE MAP



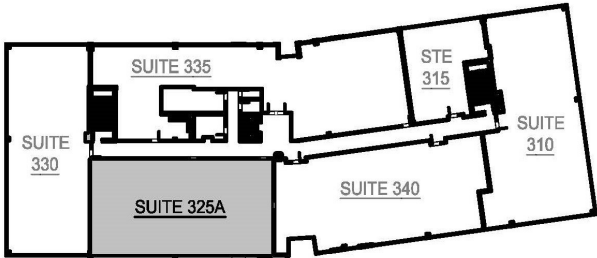
Suite 325 - 5,556 RSF



Willow Creek

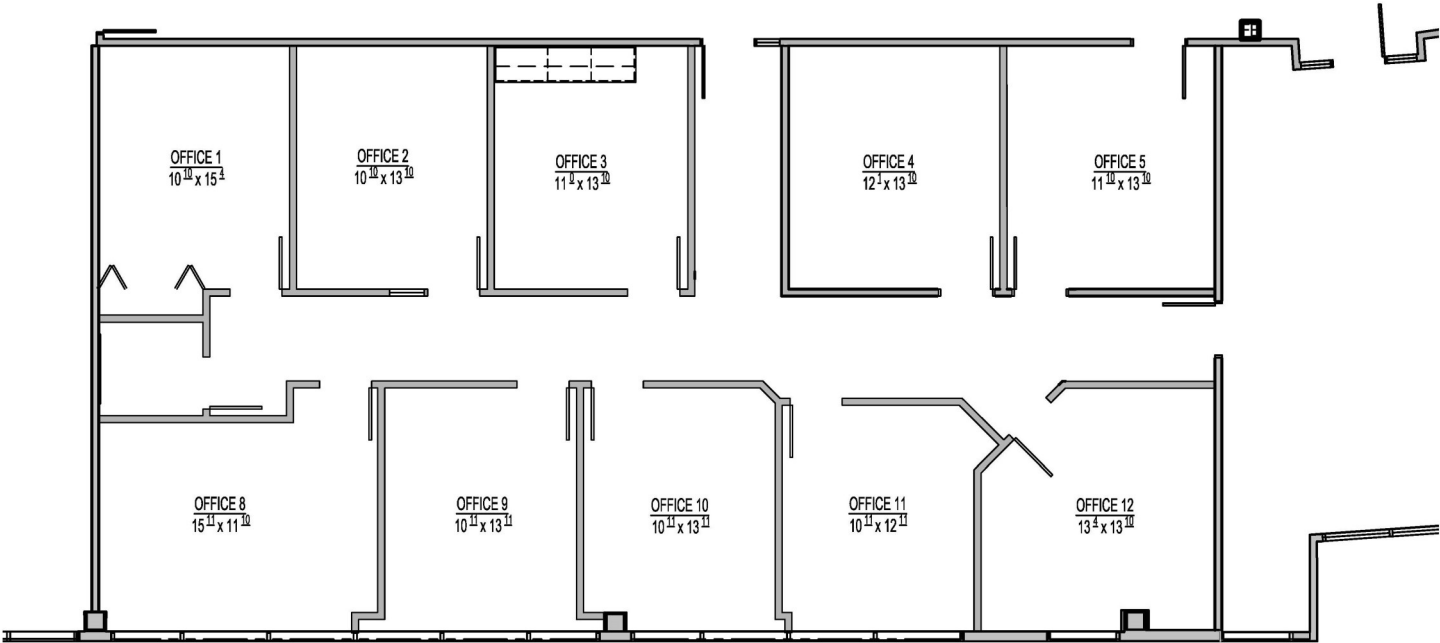
9800 Shelard Parkway | Plymouth, MN 55441

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jhoug@shcre.com
www.shcre.com



THIRD FLOOR REFERENCE MAP

Suite 325A - 2,603 RSF



Jeff Houg

D: 952-300-9545

M: 612-889-2242

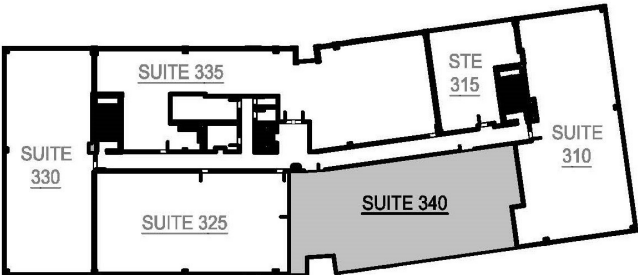
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COMMERCIAL

SH

REAL ESTATE SERVICES



THIRD FLOOR REFERENCE MAP

Suite 340 - 2,953 RSF

