

# Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441



## OFFICE SPACE FOR LEASE

Space Available: 1,180 - 5,556 RSF

NNN Rate: \$16.00/RSF

2026 OPEX & RE Taxes: \$13.04/RSF

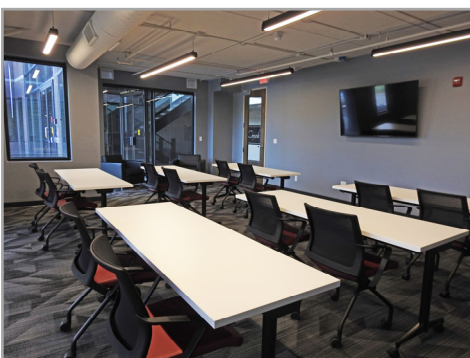
Operating Expenses: \$8.38/RSF

RE Taxes: \$4.66/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](mailto:jhoug@shcre.com)

[www.shcre.com](http://www.shcre.com)



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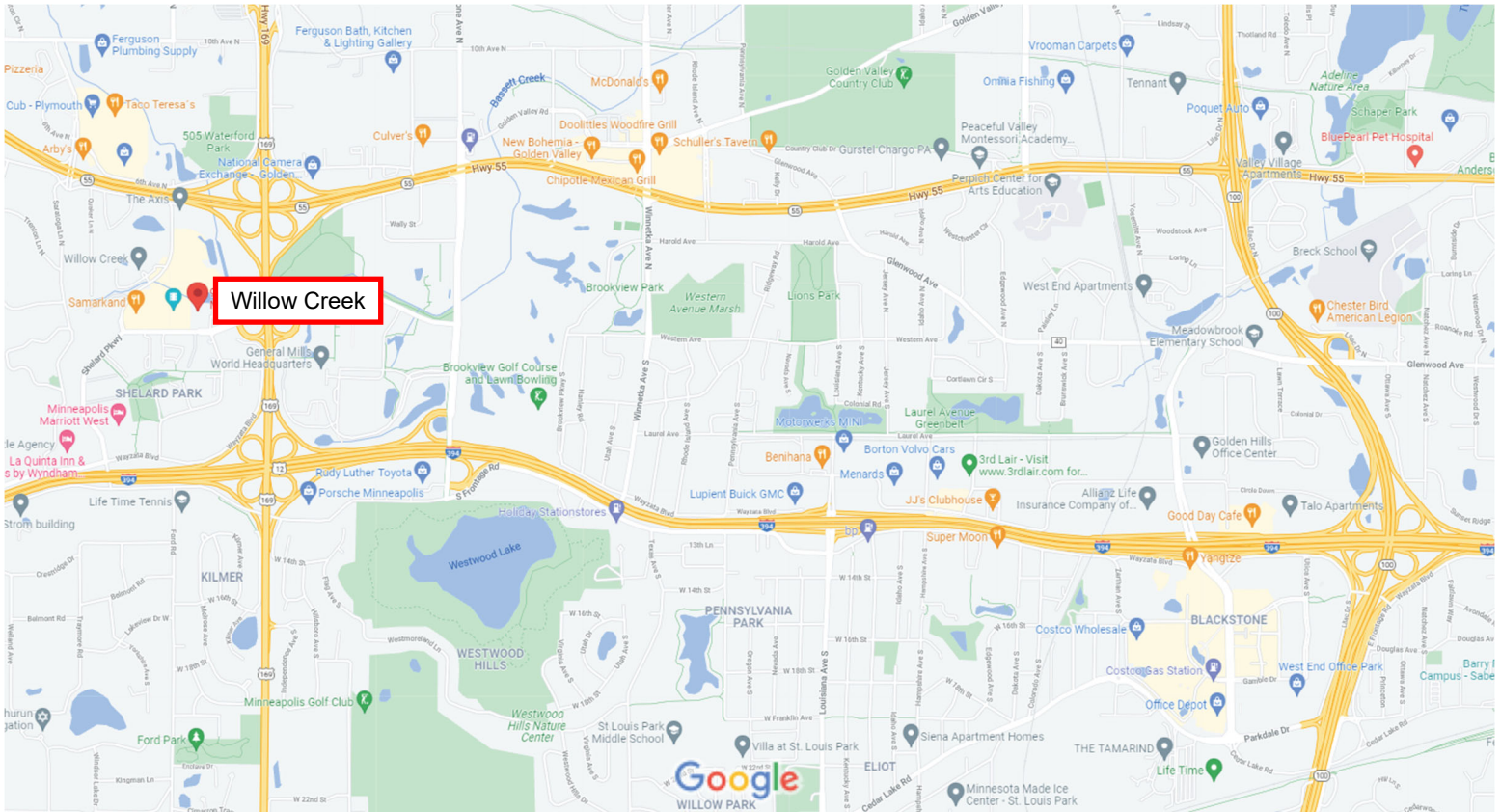
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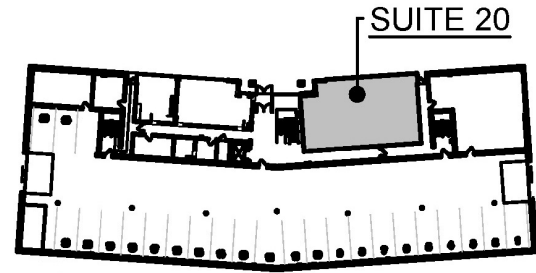
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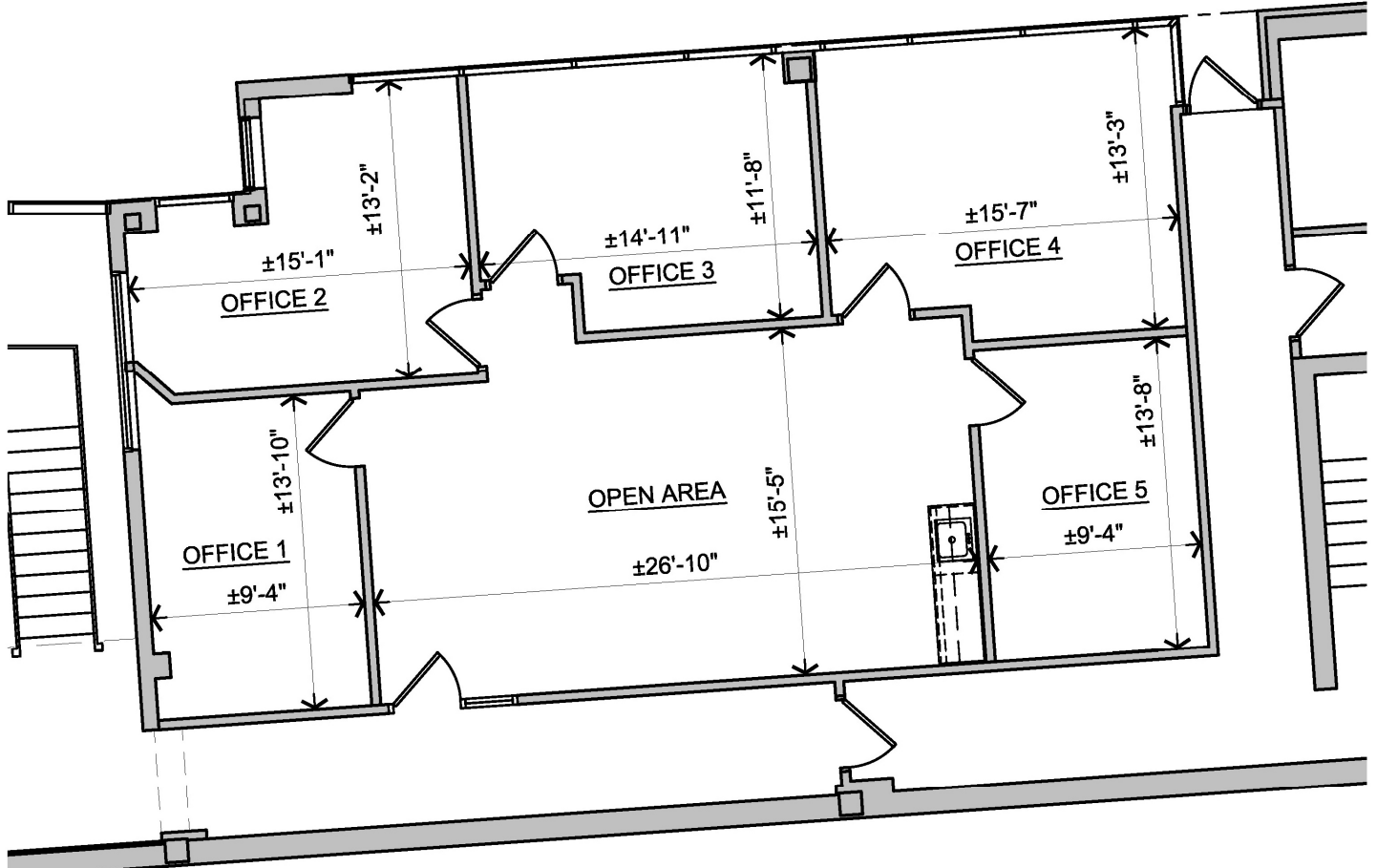


PLAN  
NORTH



LOWER LEVEL REFERENCE MAP

## Suite 20 - 1,511 RSF



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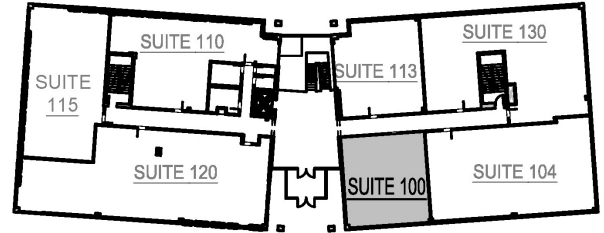
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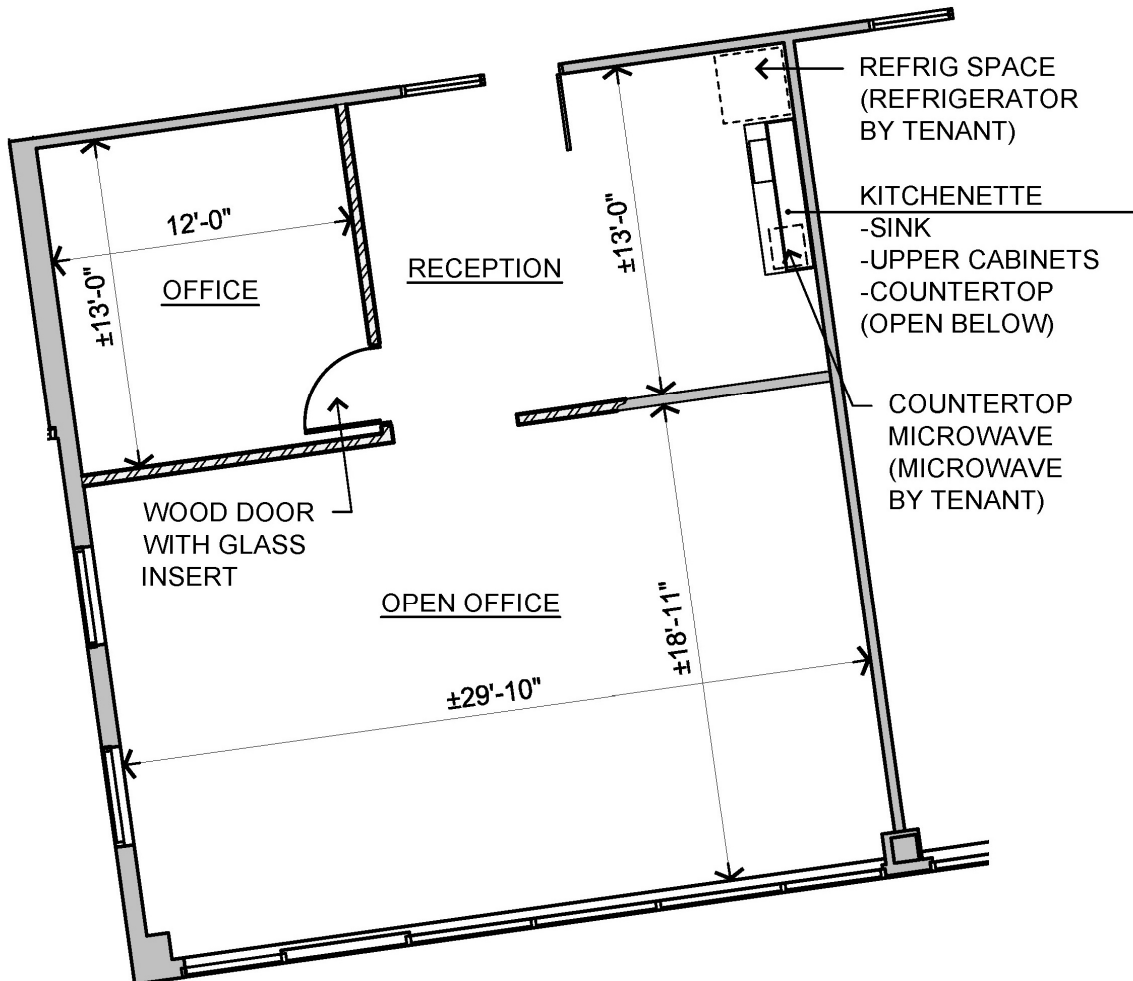


PLAN  
NORTH

FIRST FLOOR REFERENCE MAP

Suite 100 - 1,180 RSF

**\*\*SUBLEASE - Lease Expires 11/30/2029**



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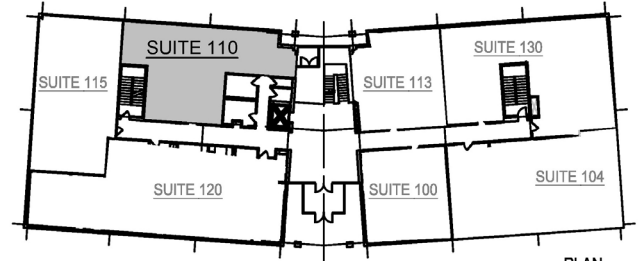
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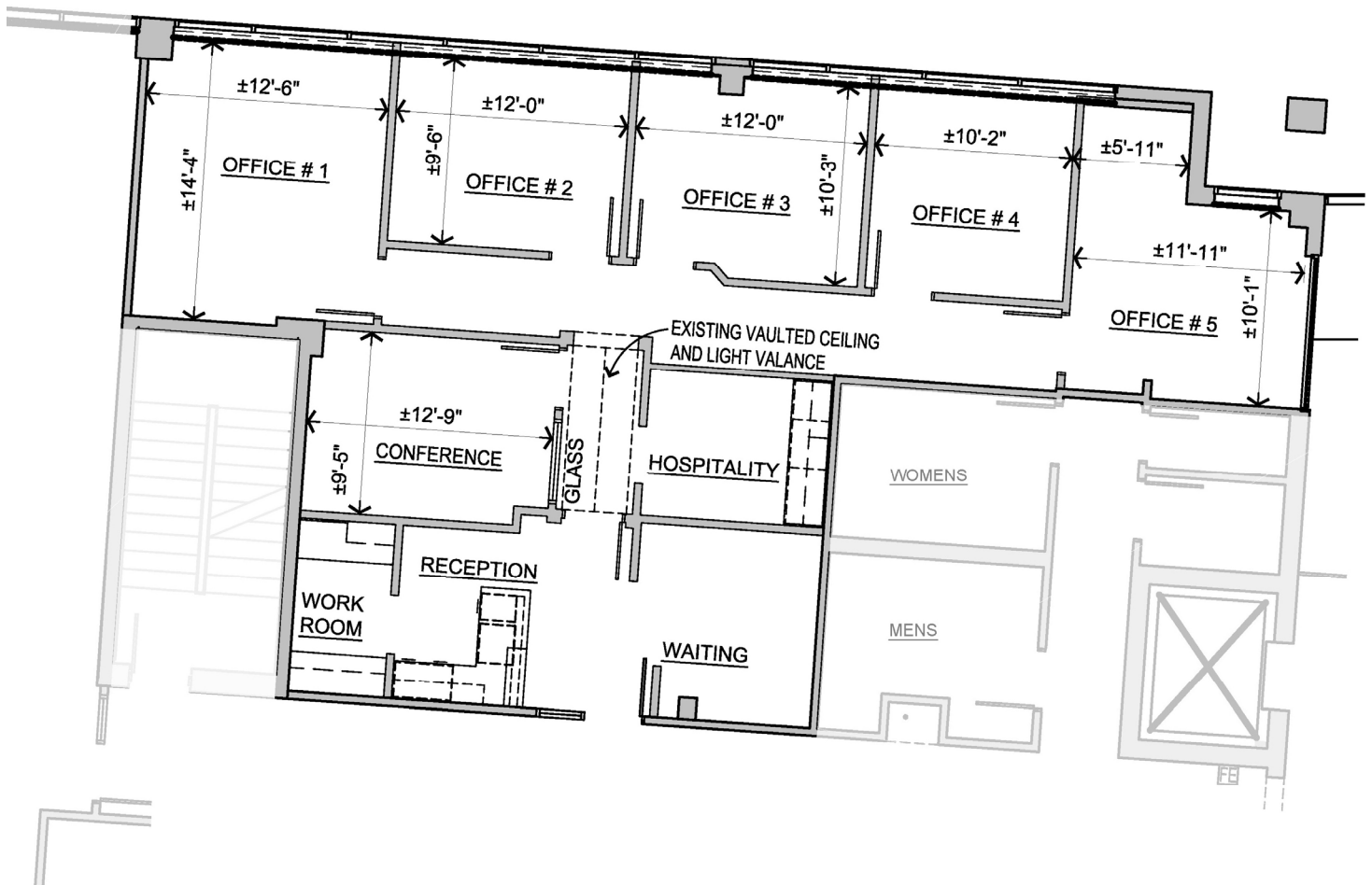


FIRST FLOOR REFERENCE MAP

Scale: 1" = 50'-0"



## Suite 110 - 1,692 RSF



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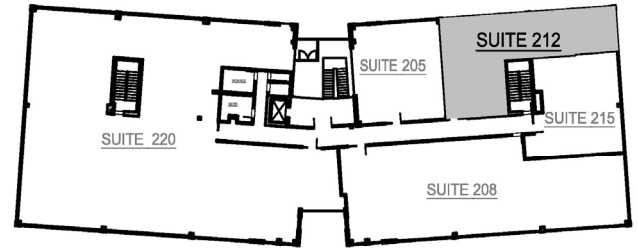
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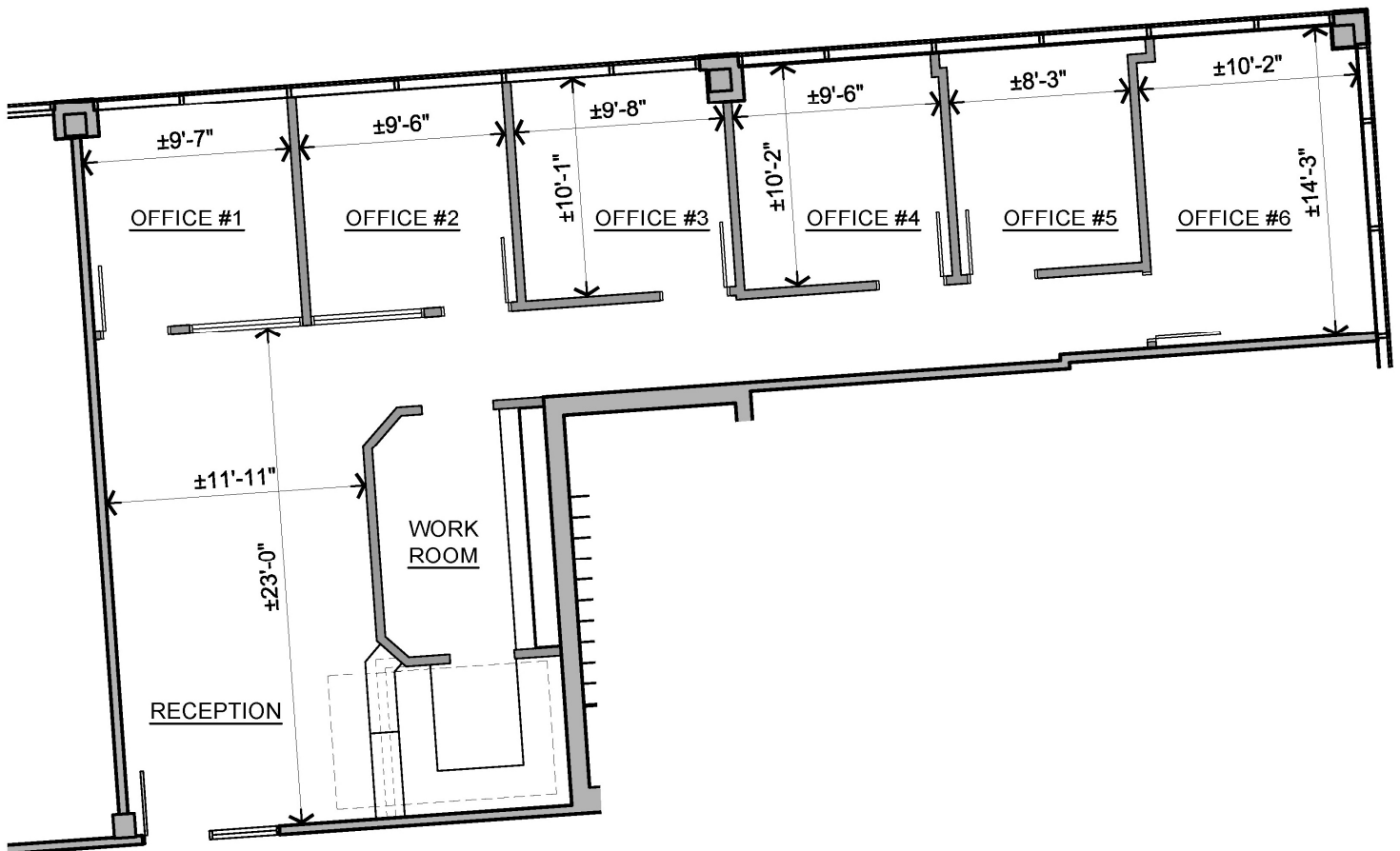


SECOND FLOOR REFERENCE MAP

Scale: 1" = 50'-0"



**Suite 212 - 1,542 RSF \*\*Available June 1st**



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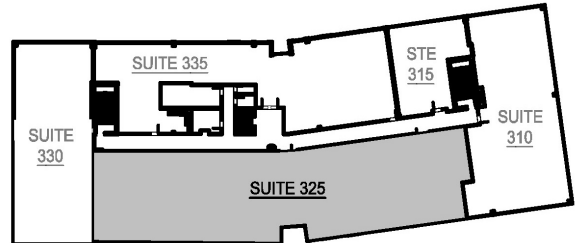
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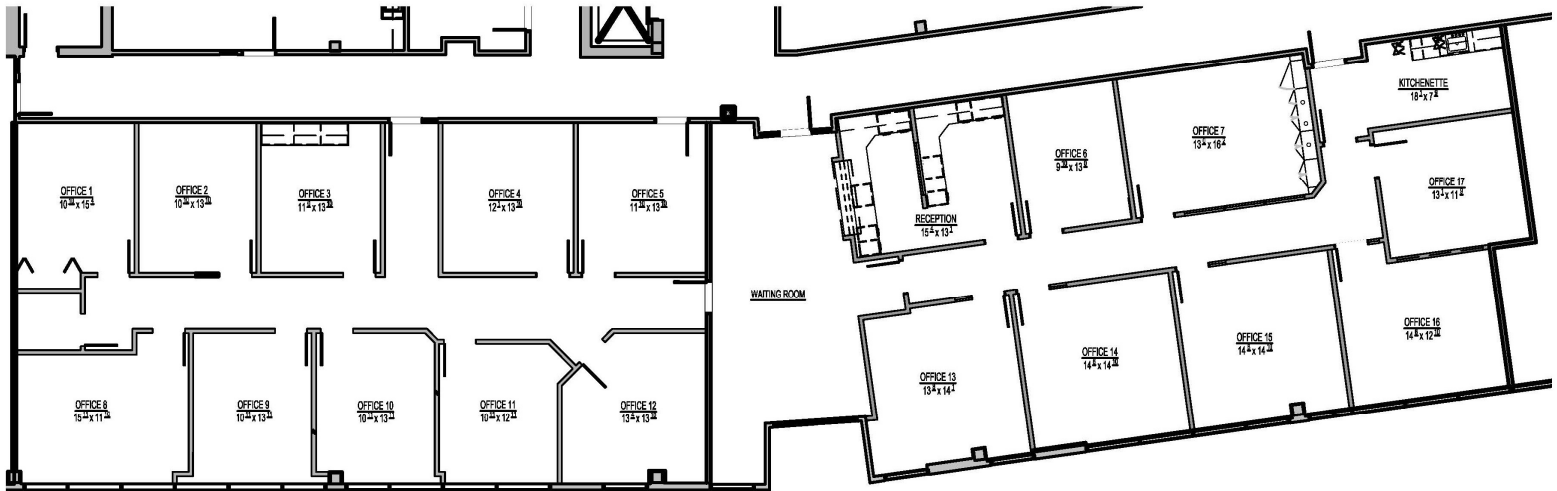
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## THIRD FLOOR REFERENCE MAP

### Suite 325 - 5,556 RSF



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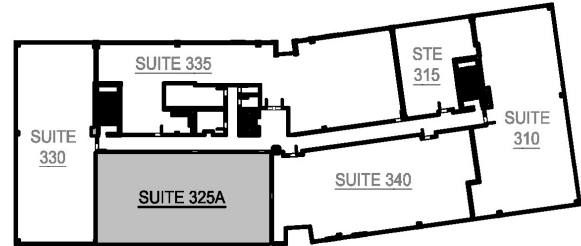
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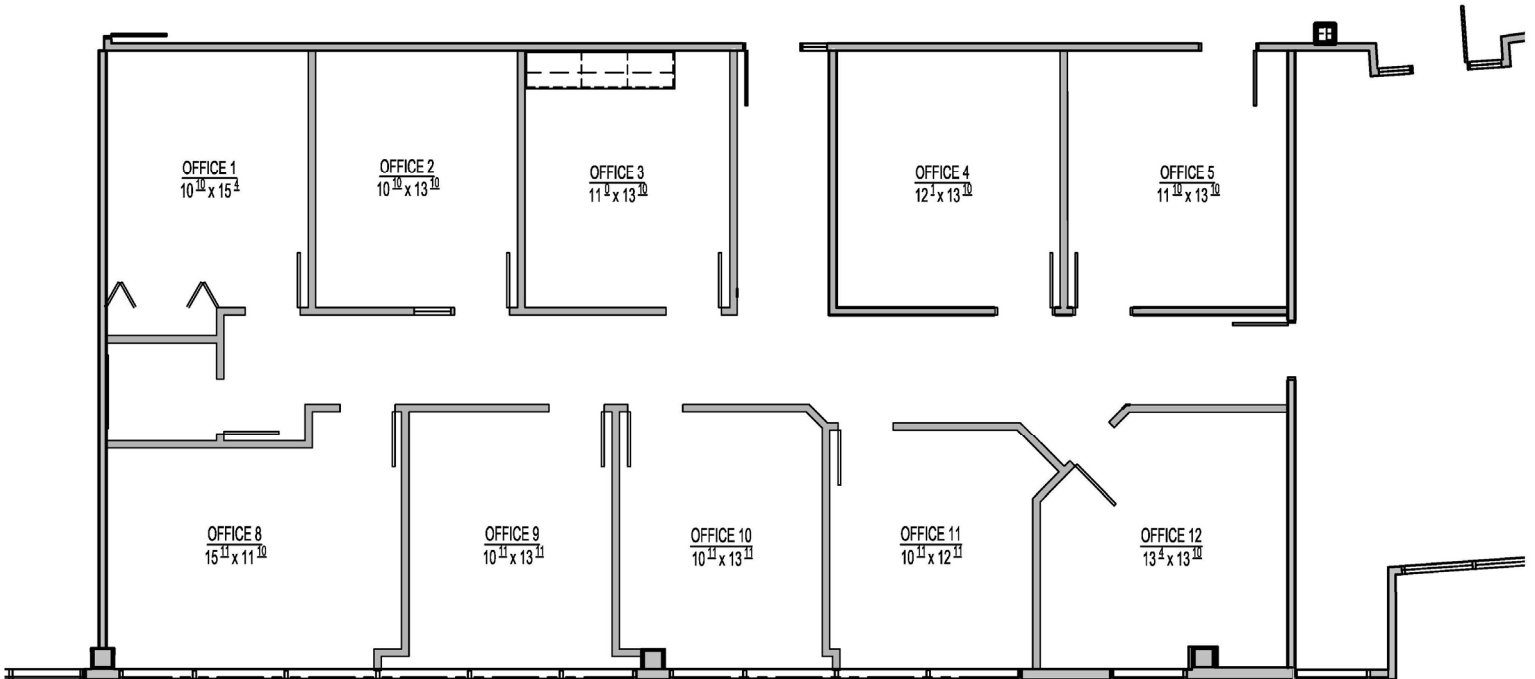
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THIRD FLOOR REFERENCE MAP



## Suite 325A - 2,603 RSF



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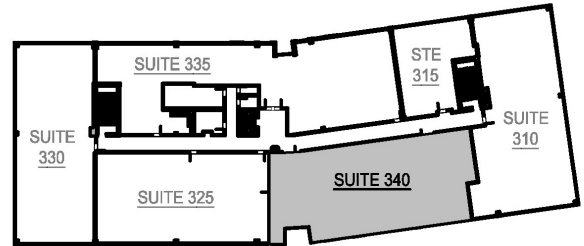
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PLAN NORTH



## THIRD FLOOR REFERENCE MAP

### Suite 340 - 2,953 RSF

