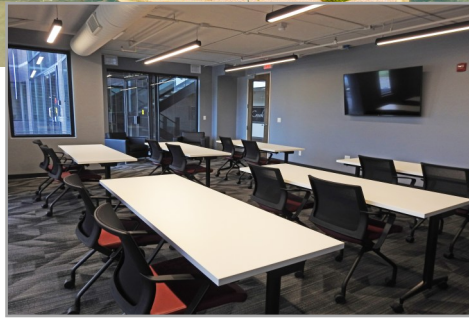


Willow Creek

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
- Executive underground parking
- Bike storage room
- Tenant Lounge

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



Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441

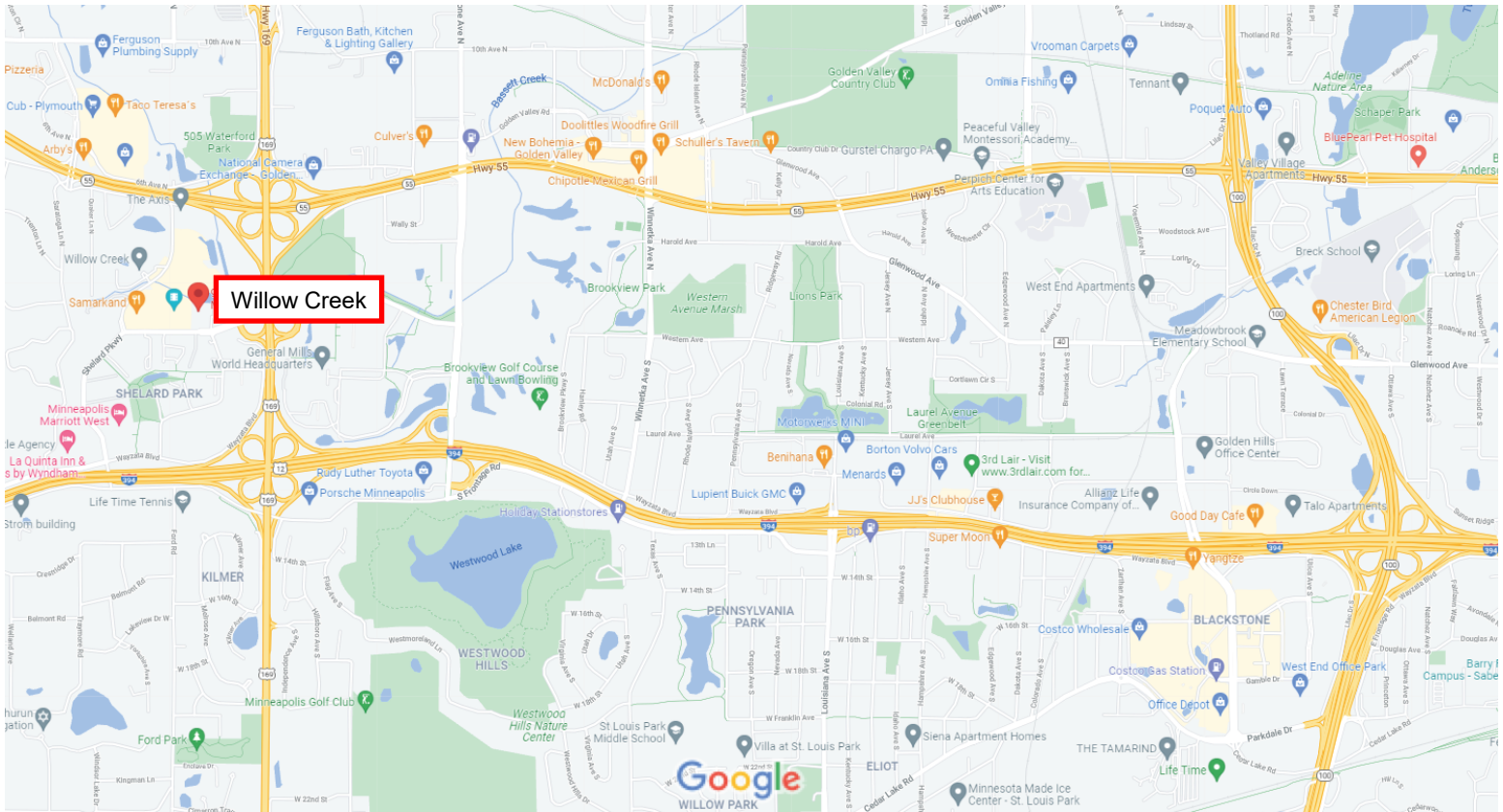
Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441

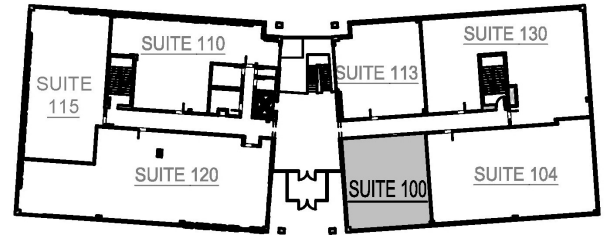
Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

www.shcre.com

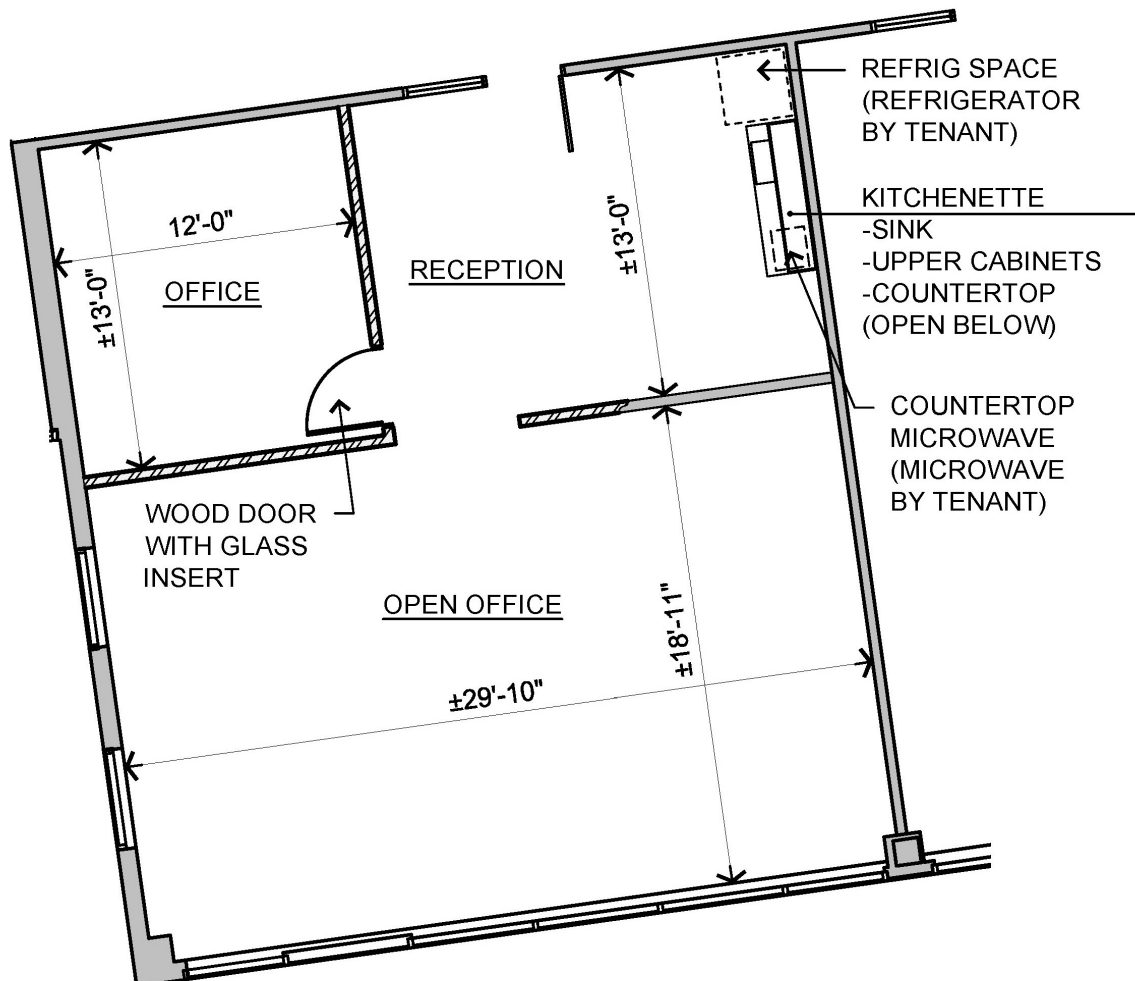


FIRST FLOOR REFERENCE MAP



Suite 100 - 1,180 RSF

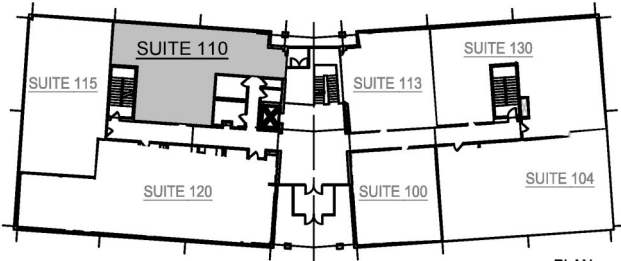
****SUBLEASE - Lease Expires 11/30/2029**



Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441

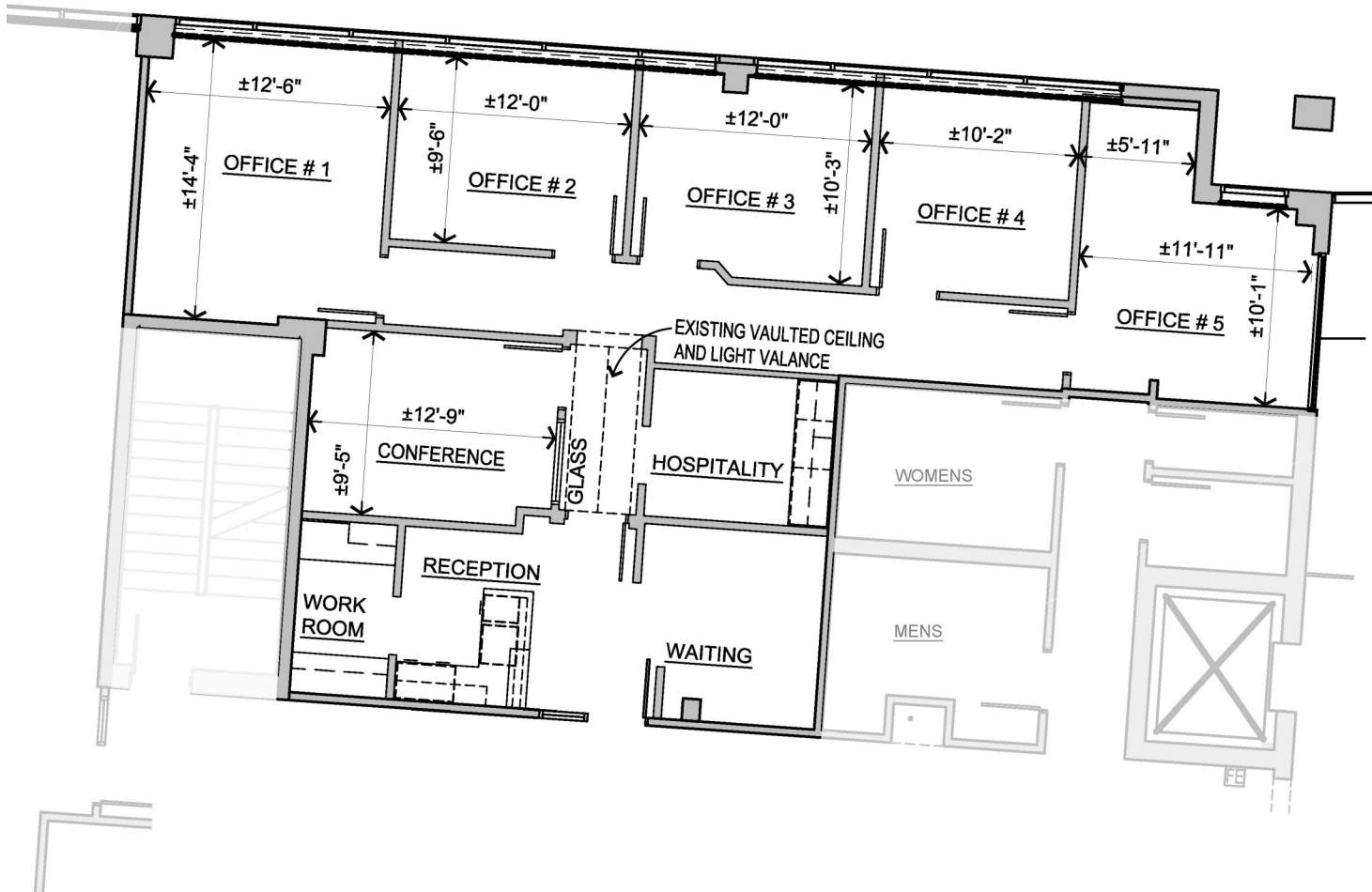
Jeff Houg
D: 952-300-9545
M: 612-889-2242
jhoug@shcre.com
www.shcre.com



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



Suite 110 - 1,692 RSF



Willow Creek

9800 Shelard Parkway | Plymouth, MN 55441

Jeff Houg

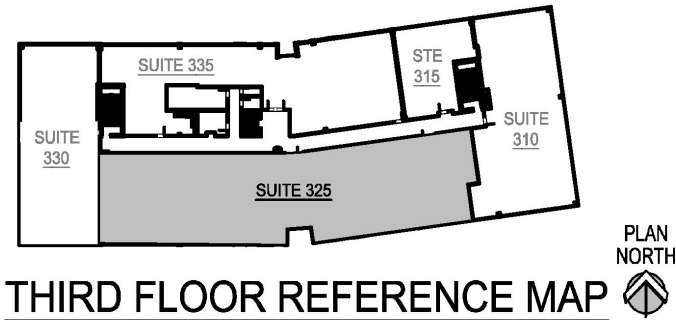
D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

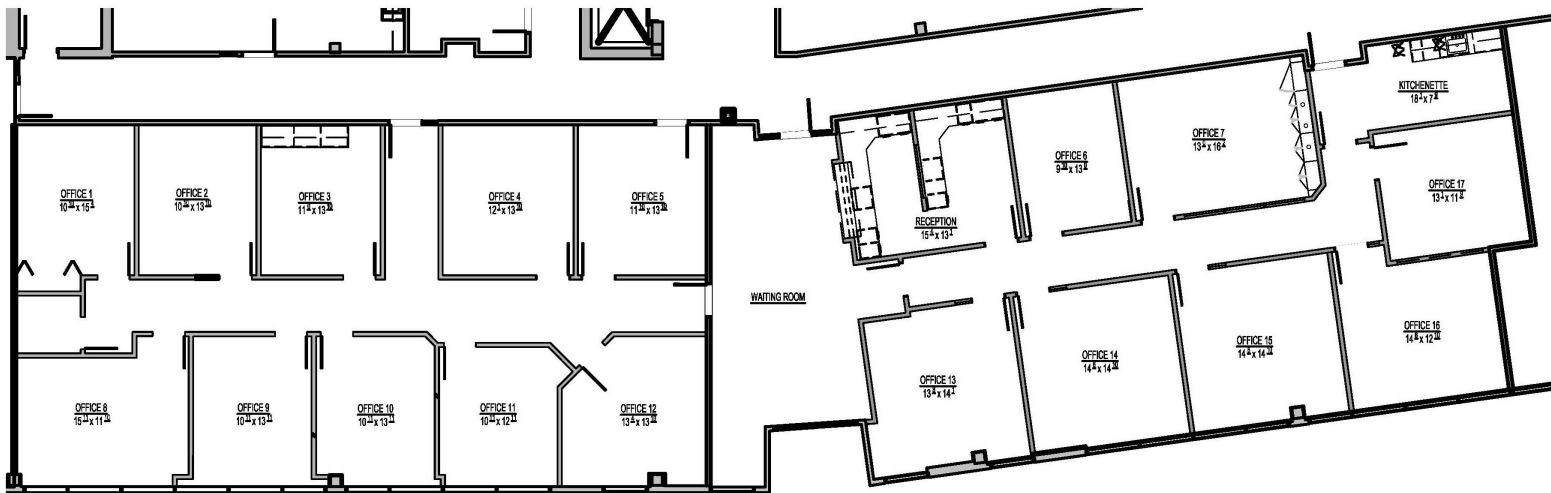
www.shcre.com





THIRD FLOOR REFERENCE MAP

Suite 325 - 5,556 RSF



Jeff Houg

D: 952-300-9545

M: 612-889-2242

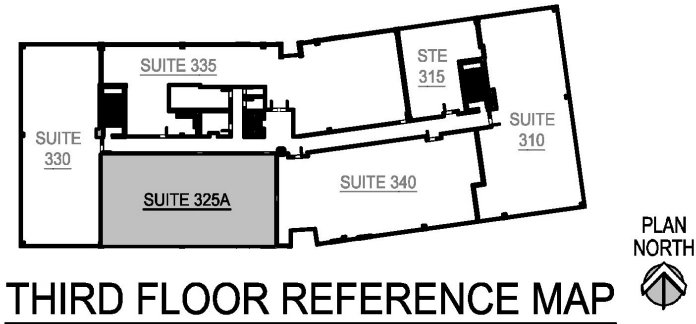
jhoug@shcre.com

www.shcre.com

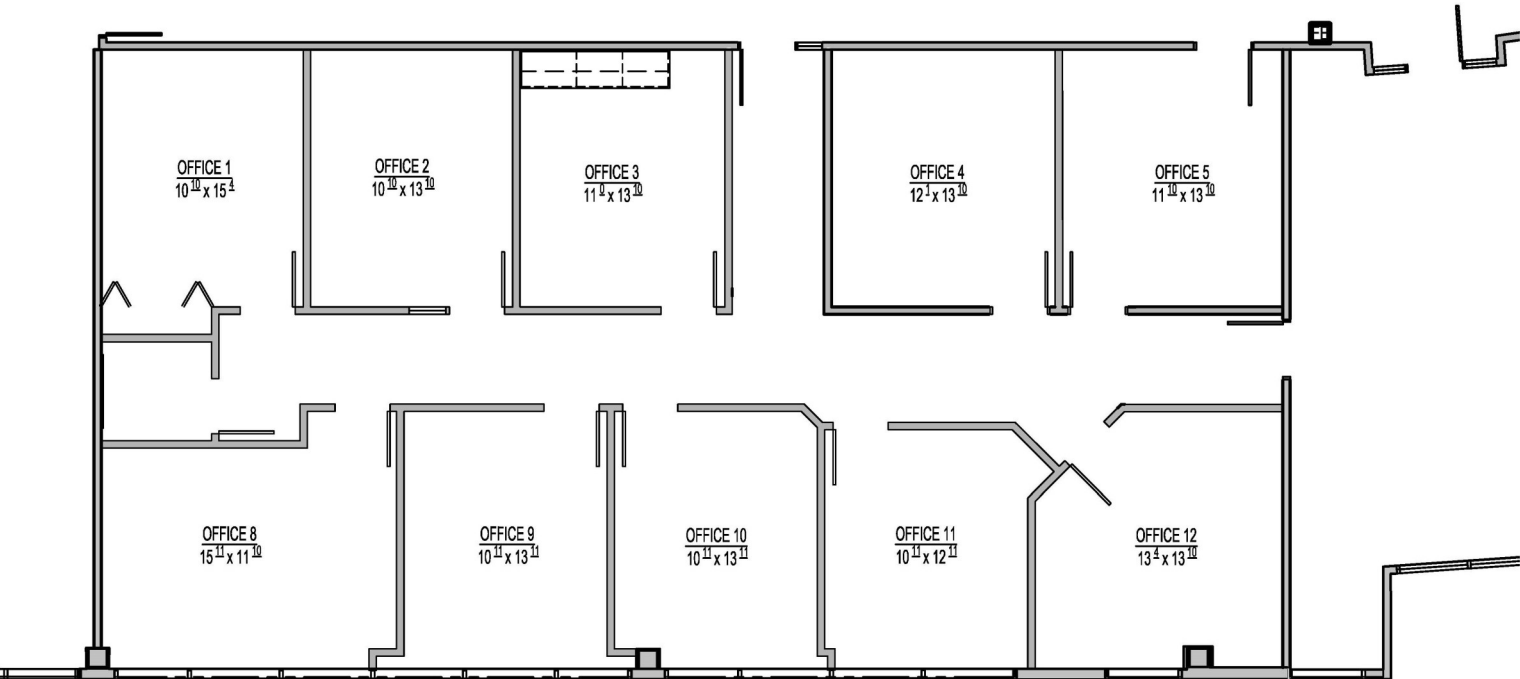
COMMERCIAL

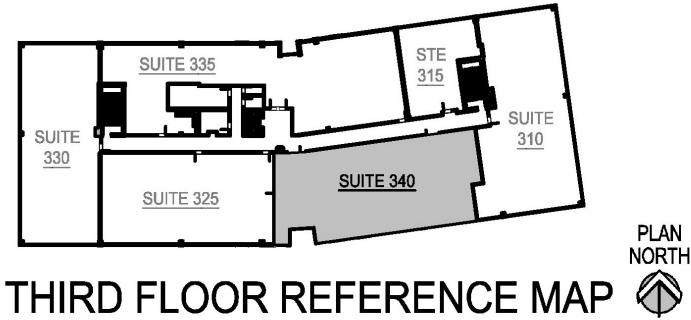
SH

REAL ESTATE SERVICES



Suite 325A - 2,603 RSF





Suite 340 - 2,953 RSF

