

Valley Creek Commons

9,380 SF of office space for lease

8380 City Centre Drive
Woodbury, MN 55125



WELLINGTON
MANAGEMENT



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Centrally located office space surrounded by shopping, restaurants and nature.

Valley Creek Commons is a single-story brick office building located in Woodbury's City Centre district. This property is located at the intersection of Valley Creek Road and Radio Drive in the heart of downtown Woodbury. Surrounded by excellent retail and office services, Valley Creek Commons provides convenience, extensive parking, and exterior signage.

HIGHLIGHTS

- Remodeled common areas
- Conveniently located near banks, shopping and restaurants
- Walkable to Tamarack Nature Preserve
- Affluent population within one mile (average household income: ~\$127,000)
- Updated exterior facade with building signage
- ADA compliant

Space Available

Owner, Developer, Manager, Leasing

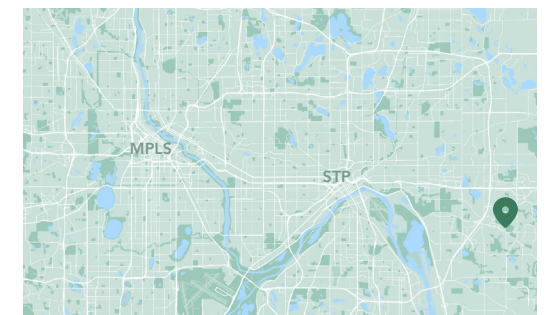
17,000 SF office; 9,380 SF available

89 surface stalls, 5.2 : 1,000 SF

Single-story office building

Built in 1996

East Metro



Available Suites



Suite 140 - 2,016 SF

3D Tour 



Suite 140 (Virtually Staged)

3D Tour 



Suite 160 - 5,716 SF

3D Tour 

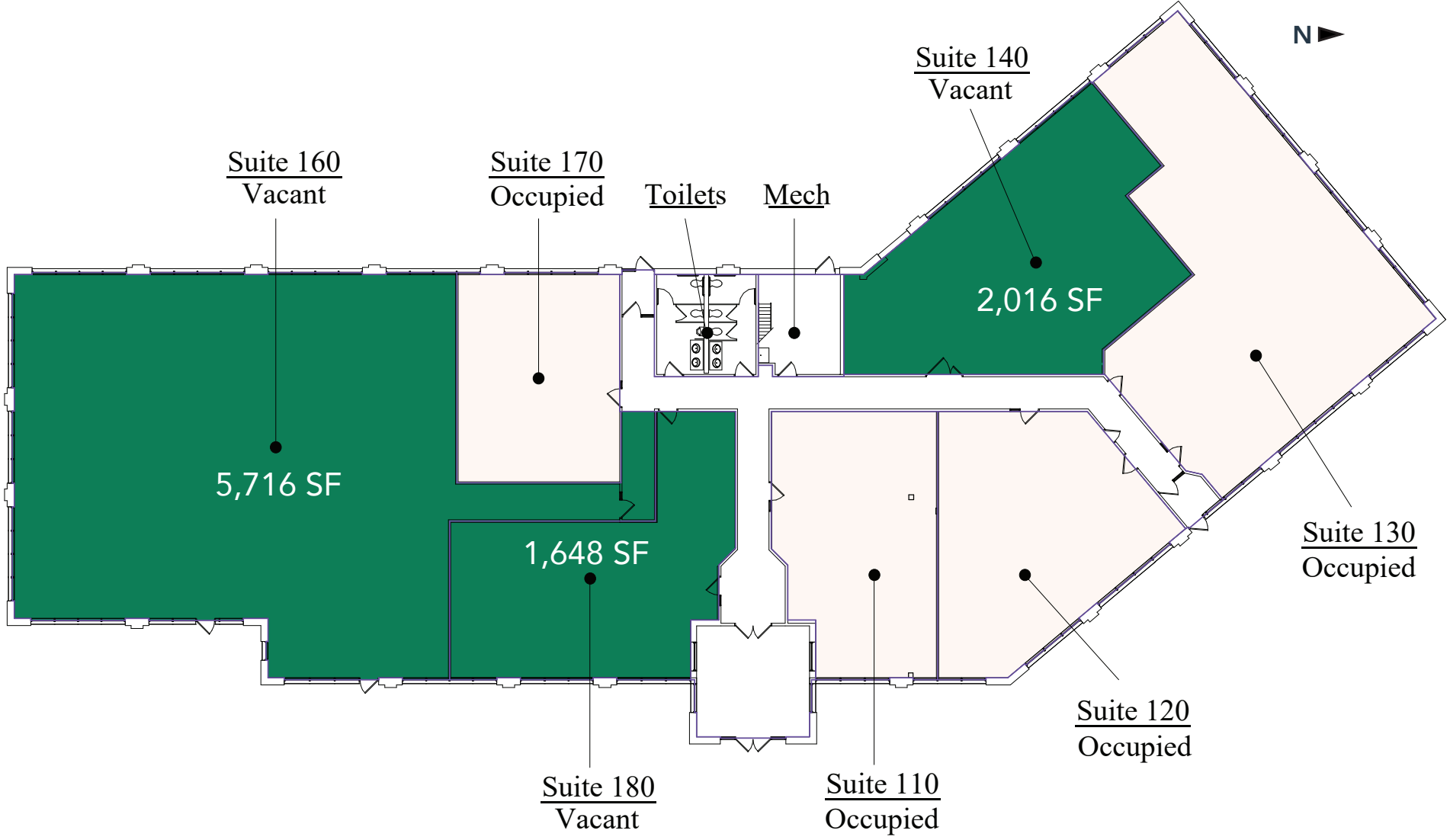


Suite 180 - 1,648 SF

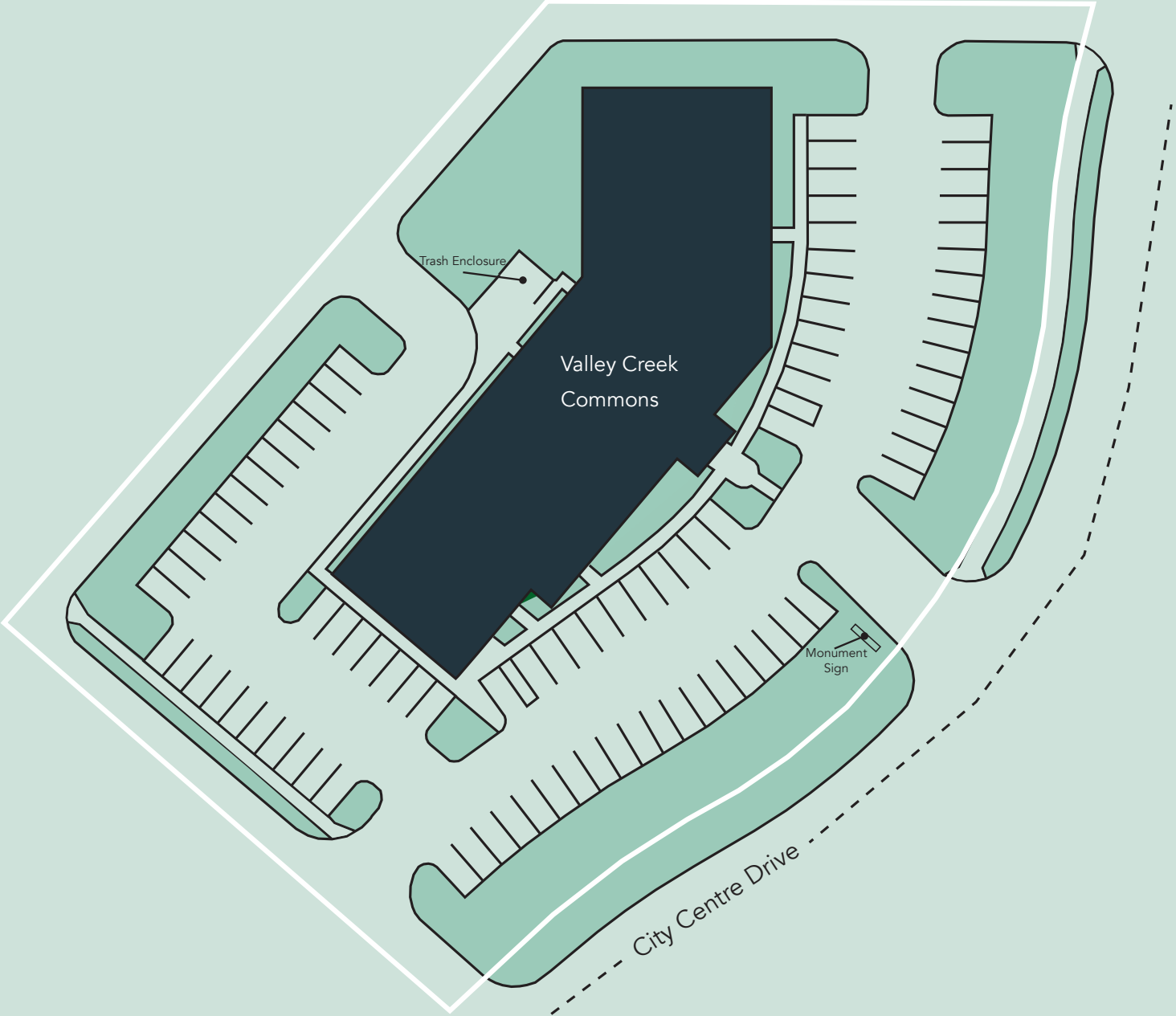
3D Tour 

Floor Plans

- Building Common Areas
- Available Space
- Occupied Space

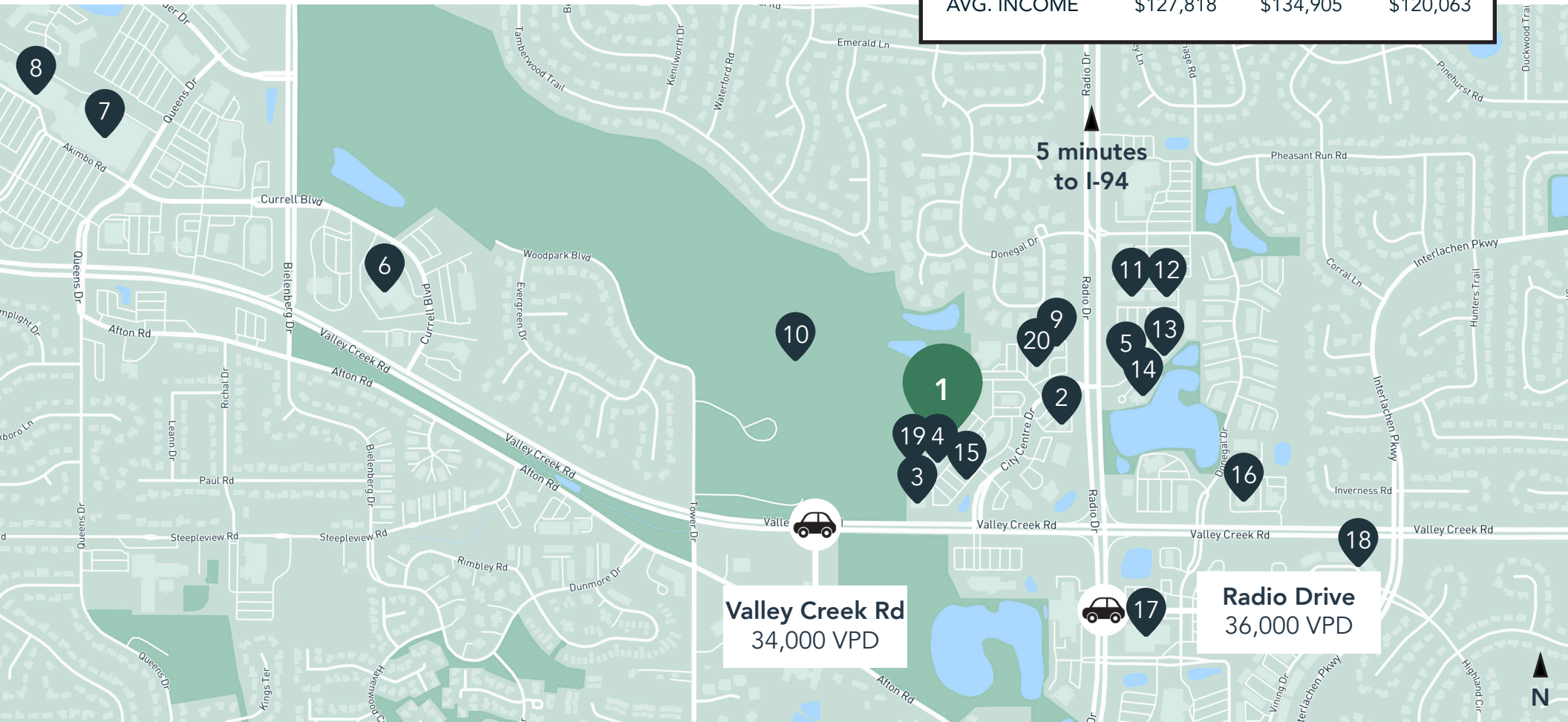


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	10,970	72,793	136,286
HOUSEHOLDS	4,062	26,566	50,279
AVG. INCOME	\$127,818	\$134,905	\$120,063



Hot Spots

- | | | | |
|-------------------------|------------------------------|---------------------------|-----------------------|
| 1. Valley Creek Commons | 6. U.S. Postal Service | 11. Leeann Chin | 16. Walgreens |
| 2. Kwik Trip | 7. Target | 12. Acapulco | 17. Kowalski's Market |
| 3. Punch Pizza | 8. Total Wine | 13. Erik's | 18. Woodbury Park |
| 4. Patina | 9. Wayback Burgers | 14. Associated Bank | 19. Bruegger's Bagles |
| 5. Panera Bread | 10. Tamarack Nature Preserve | 15. yum! Kitchen & Bakery | 20. Von Hanson's Meat |

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LEASING AGENT
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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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