

# Valley Creek Commons

*3,664 SF of office space for lease*

8380 City Centre Drive  
Woodbury, MN 55125

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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

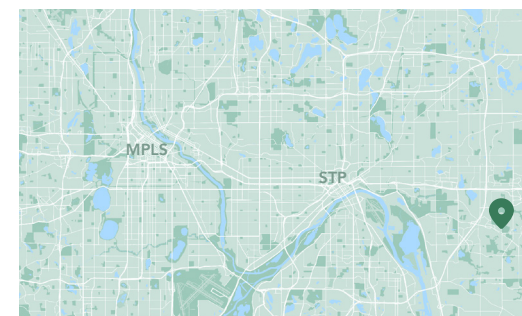
17,000 SF office; 3,664 SF available

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** 

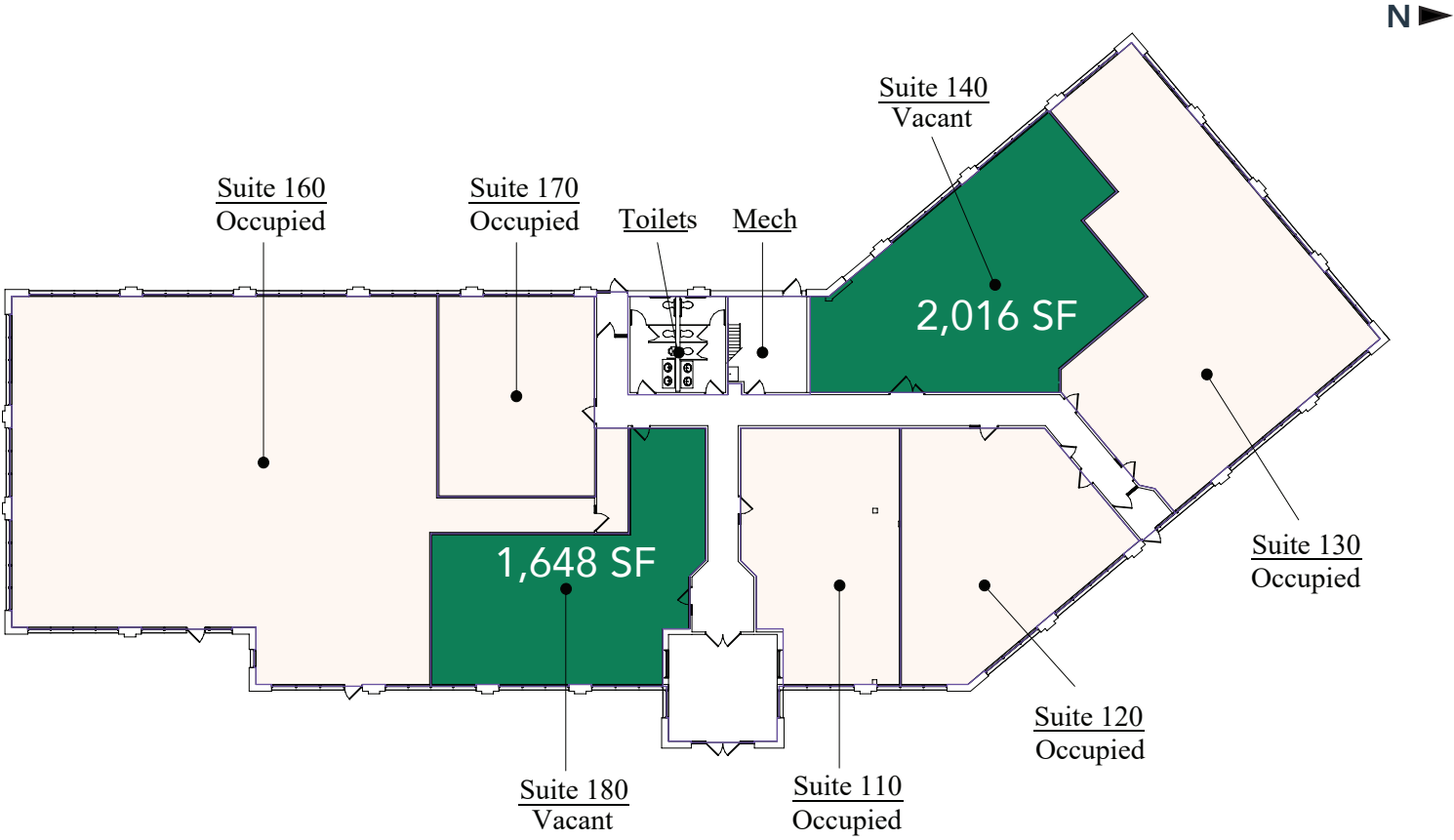


Suite 180 - 1,648 SF

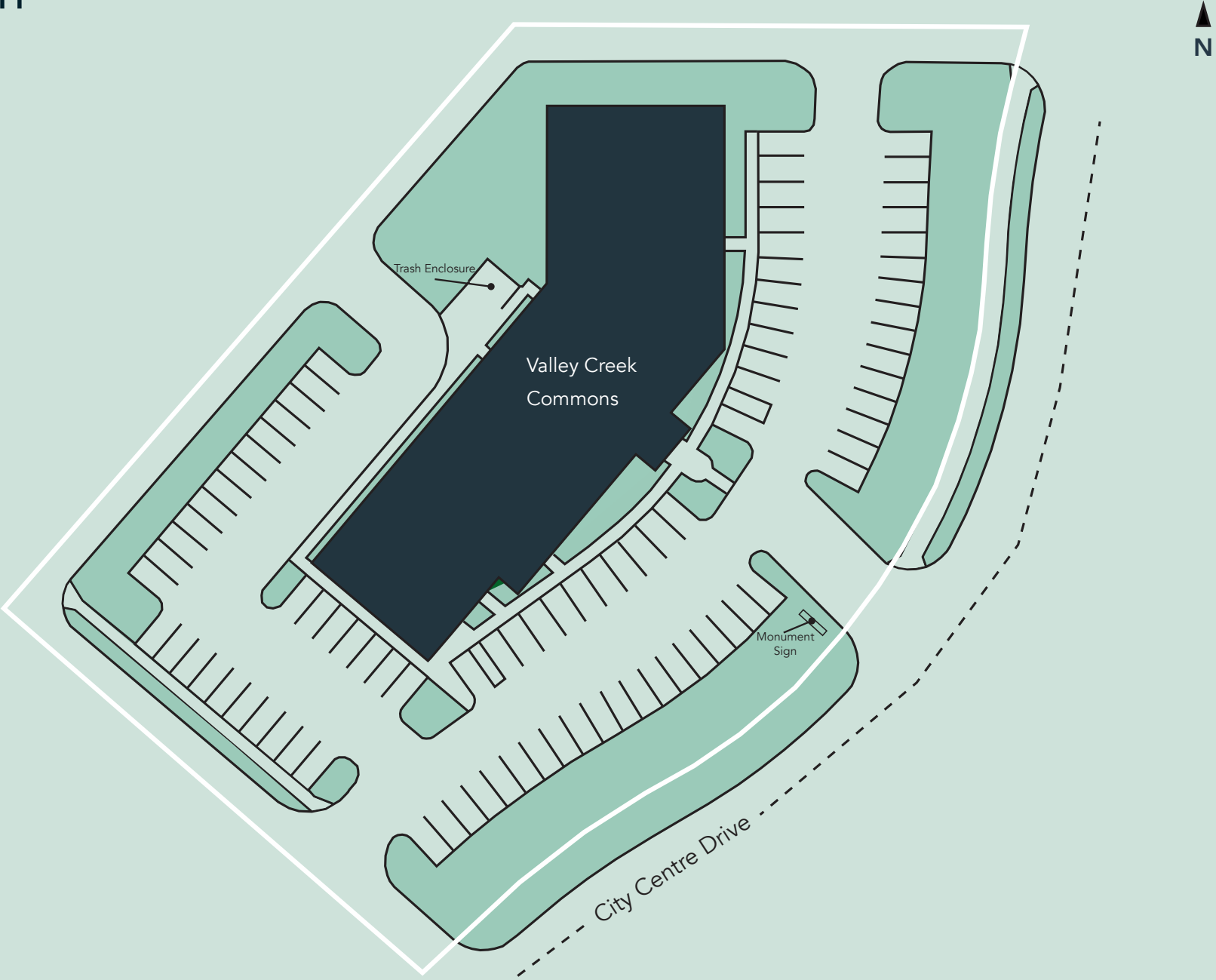
**3D Tour** 

# Floor Plans

- Building Common Areas
- Available Space
- Occupied Space

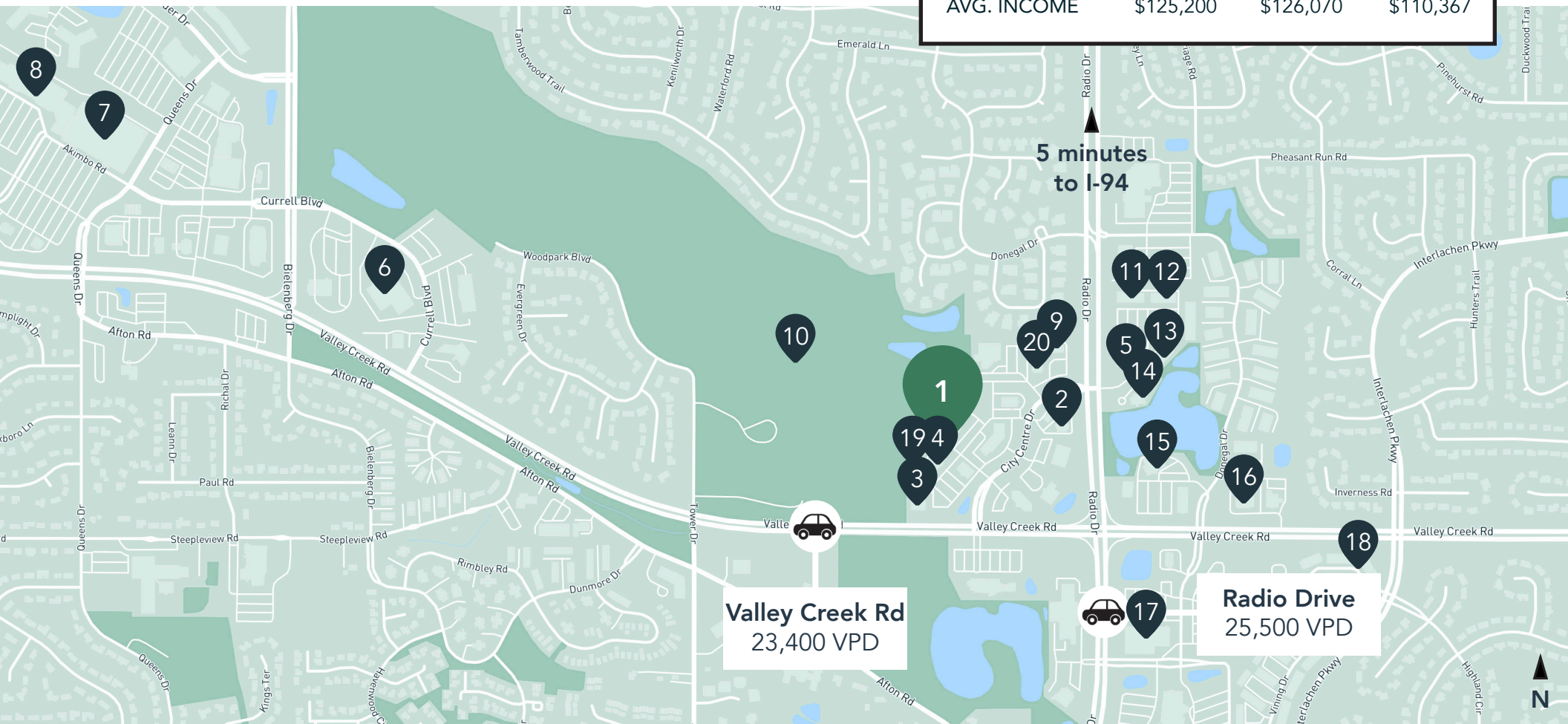


# Site Plan



# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	10,497	68,332	129,734
HOUSEHOLDS	3,891	24,954	48,059
AVG. INCOME	\$125,200	\$126,070	\$110,367



## 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. Old National Bank | 20. Von Hanson's Meat |

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PROPERTY MANAGER  
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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