

Valley Creek Commons

10,722 SF of office and retail space for lease

8380 City Centre Drive
Woodbury, MN 55125



WELLINGTON
MANAGEMENT



Claudia Ramirez
651-999-5561
cramirez@wellingtonmgt.com



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

Valley Creek Commons is a single-story brick office and retail 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: ~\$134,587)
- Updated exterior facade with building signage
- ADA compliant

Space Available

Owner, Developer, Manager, Leasing

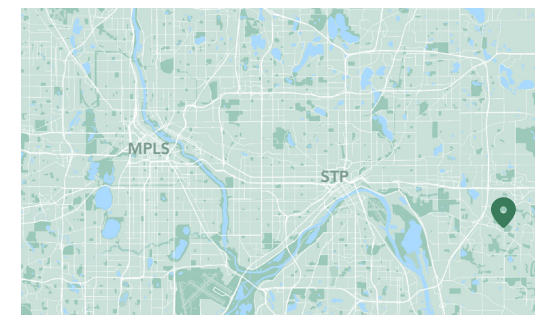
17,000 SF office; 10,722 SF available

89 surface stalls, 5.2 : 1,000 SF

Single-story office/retail building

Built in 1996

East Metro




Available Suites




Suite 110 - 1,342 SF



Suite 140 (Virtually Staged) **3D Tour** 



Suite 140 - 2,016 SF **3D Tour** 

Available Suites



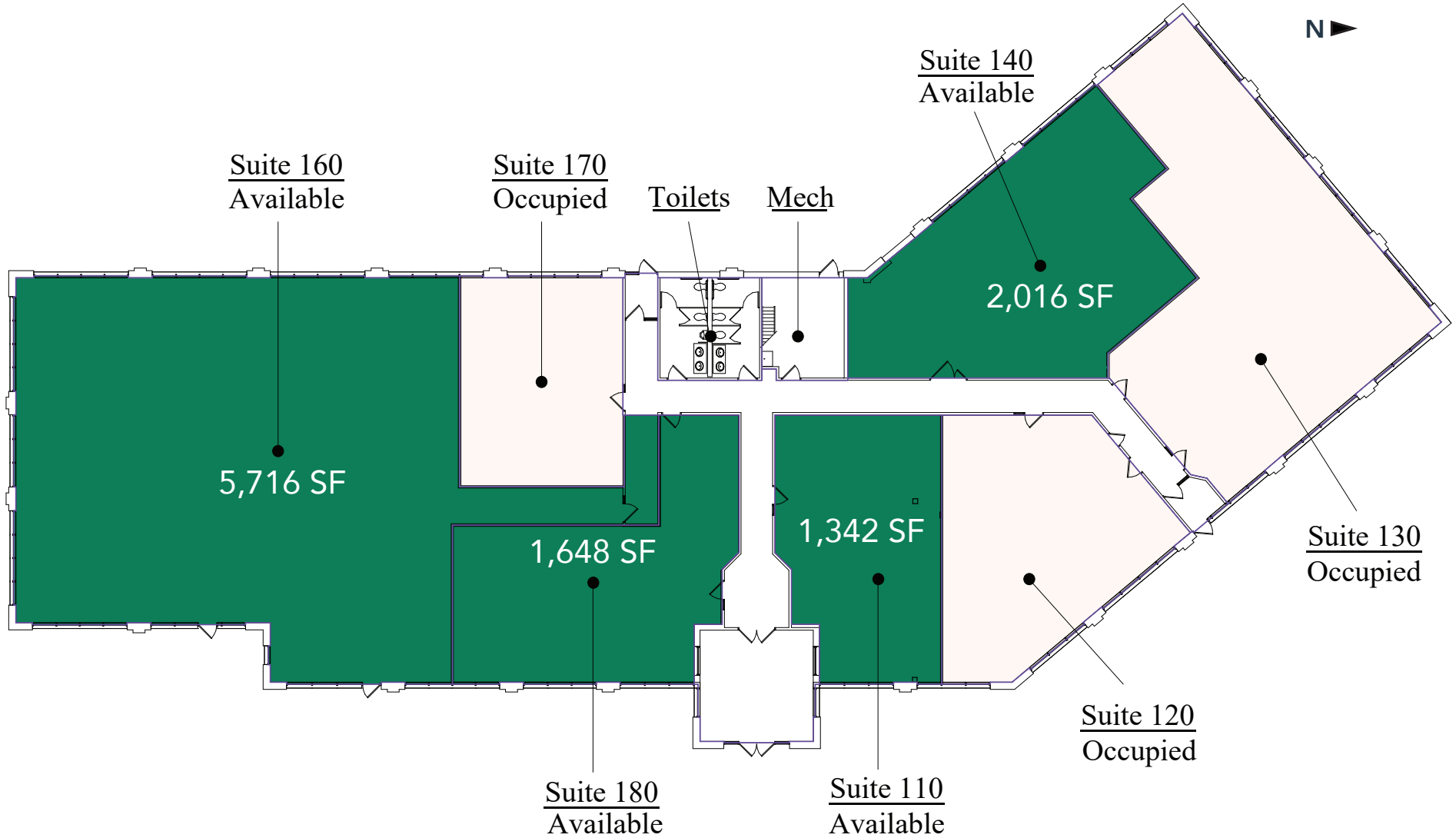
Suite 160 - 5,716 SF [3D Tour](#)



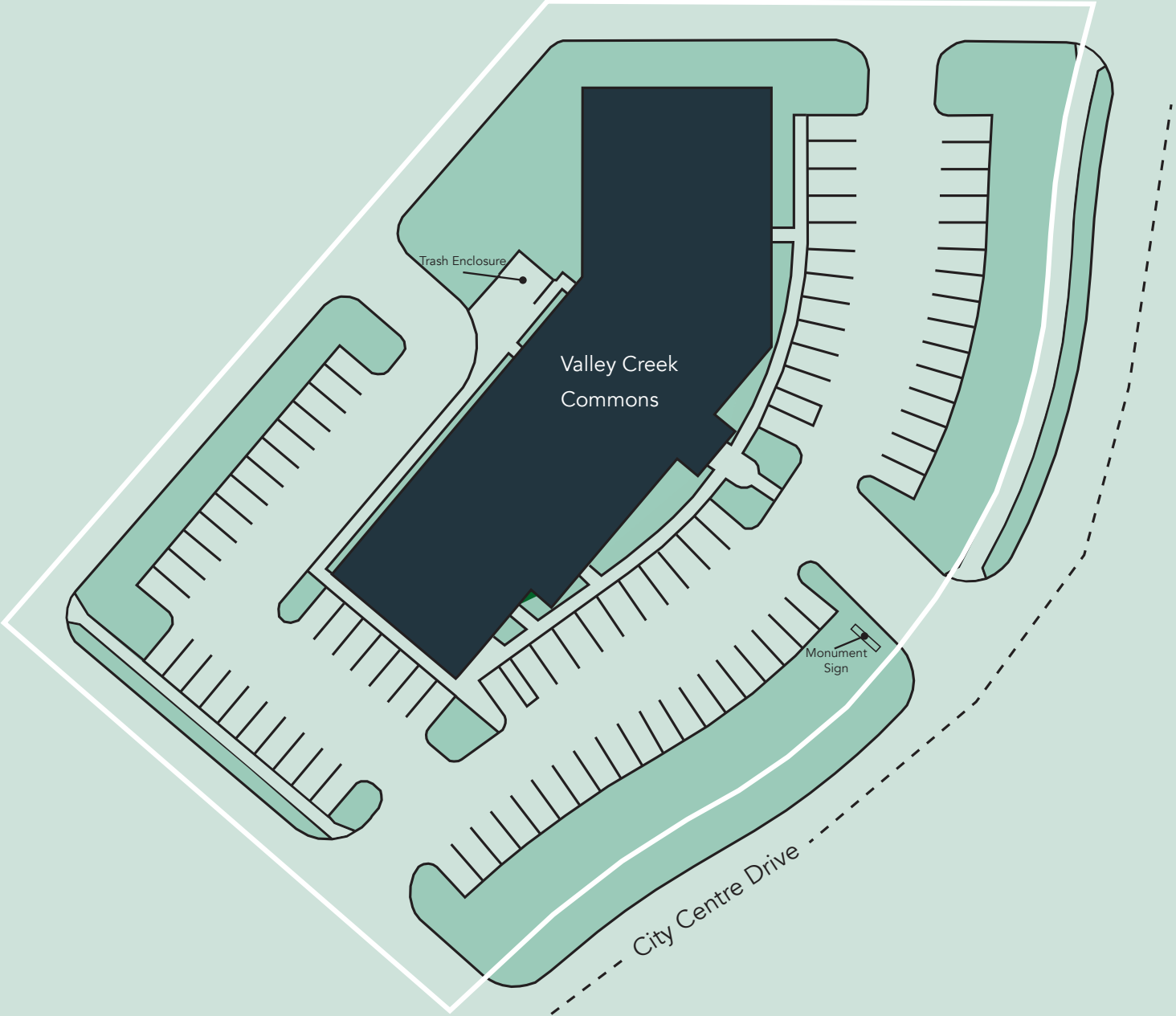
Suite 180 - 1,648 SF [3D Tour](#)

Floor Plans

- Building Common Areas
- Available Space
- Occupied Space

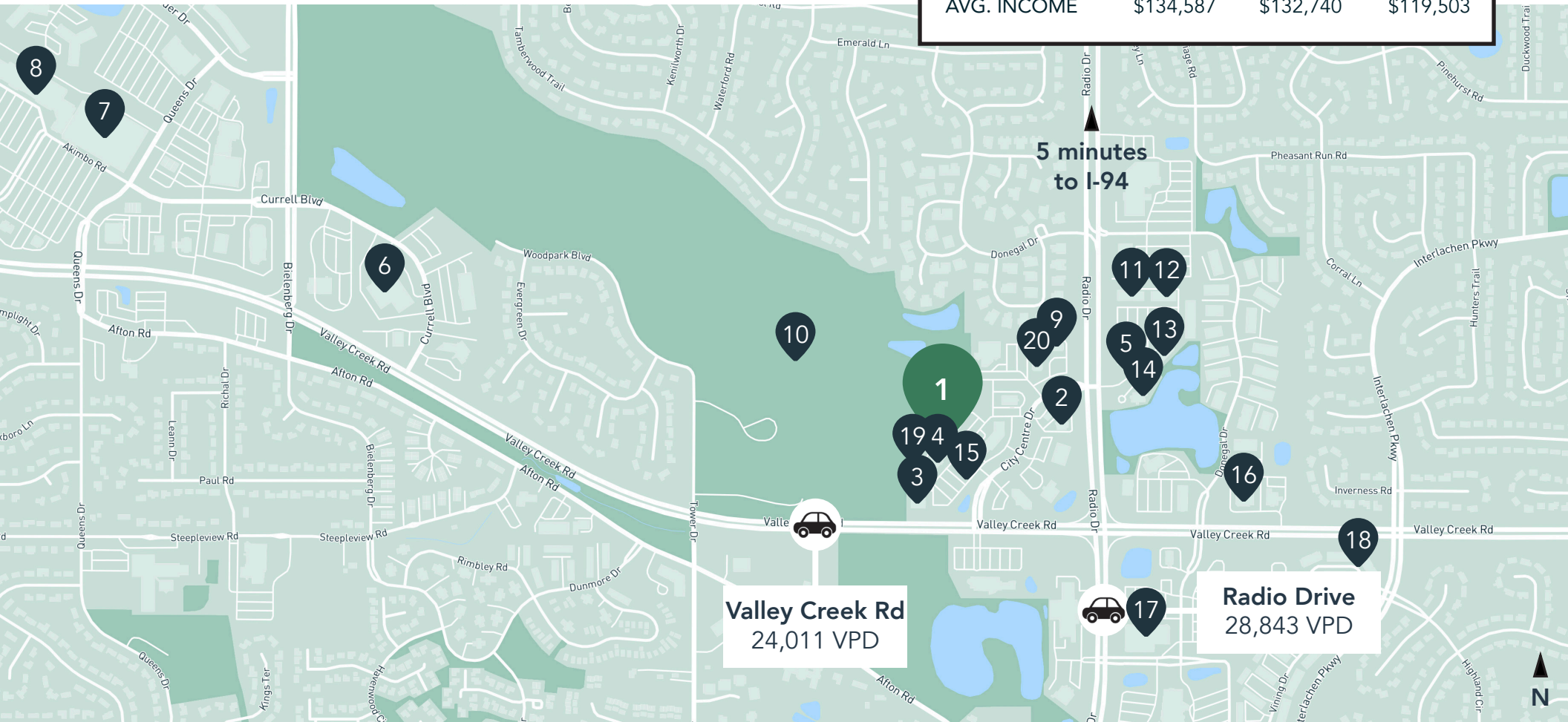


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,287	69,920	134,273
HOUSEHOLDS	4,194	25,635	49,749
AVG. INCOME	\$134,587	\$132,740	\$119,503



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 Bagels |
| 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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com