Valley Creek Commons

Office and retail space for lease!

8380 City Centre Drive
Woodbury, MN 55125

WELLINGTON
MANAGEMENT



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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: ~$152,132)
- Updated exterior facade with building signage
- ADA compliant

Space Available
Owner, Developer, Manager, Leasing
17,000 SF office; 3,361 SF available
89 surface stalls, 5.2 : 1,000 SF
Single-story office/retail building
Built in 1996
East Metro



Available Suites



Suite 110 - 1,345 SF **3D Tour**

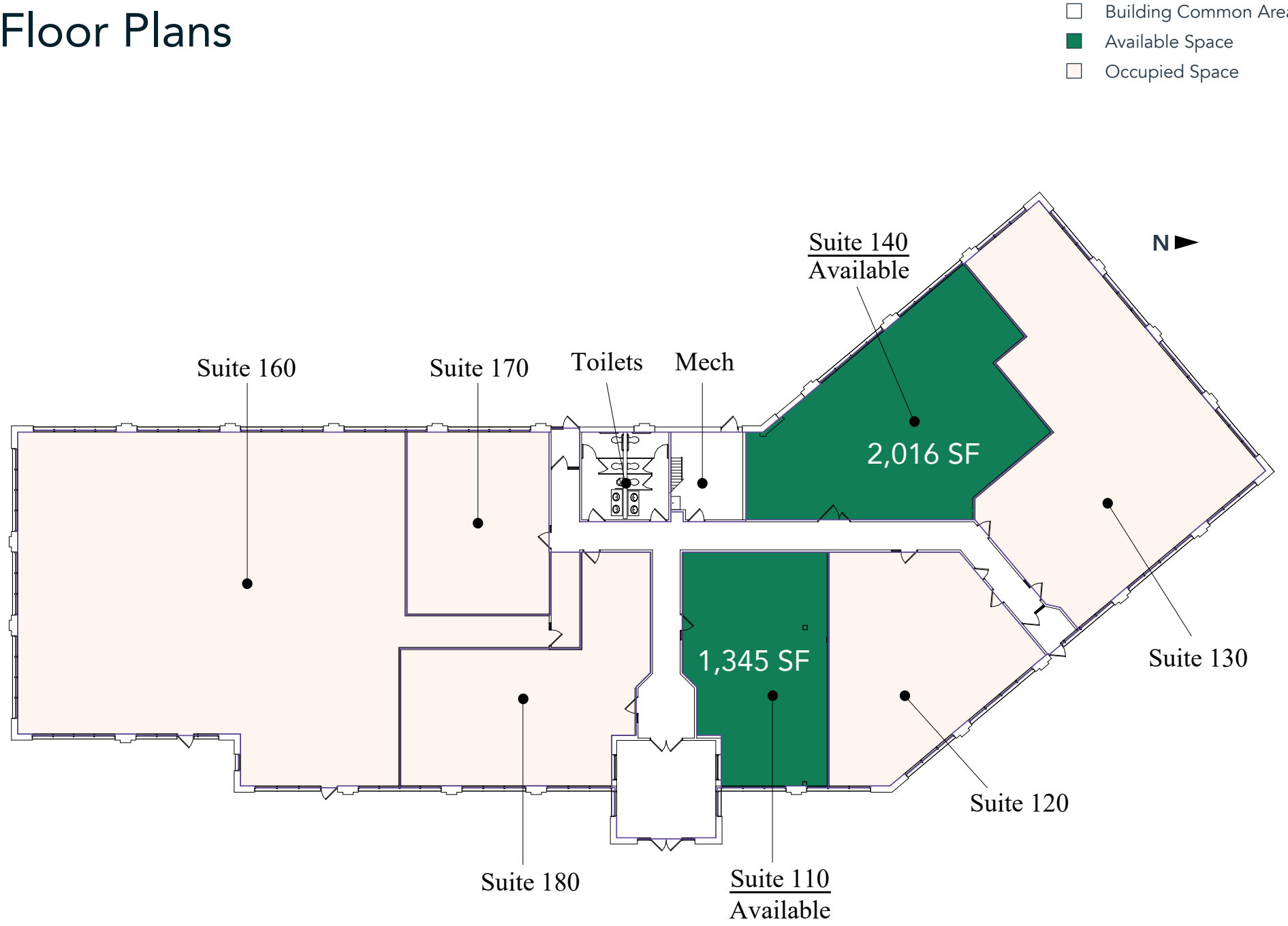


Suite 140 - 2,016 SF **3D Tour**

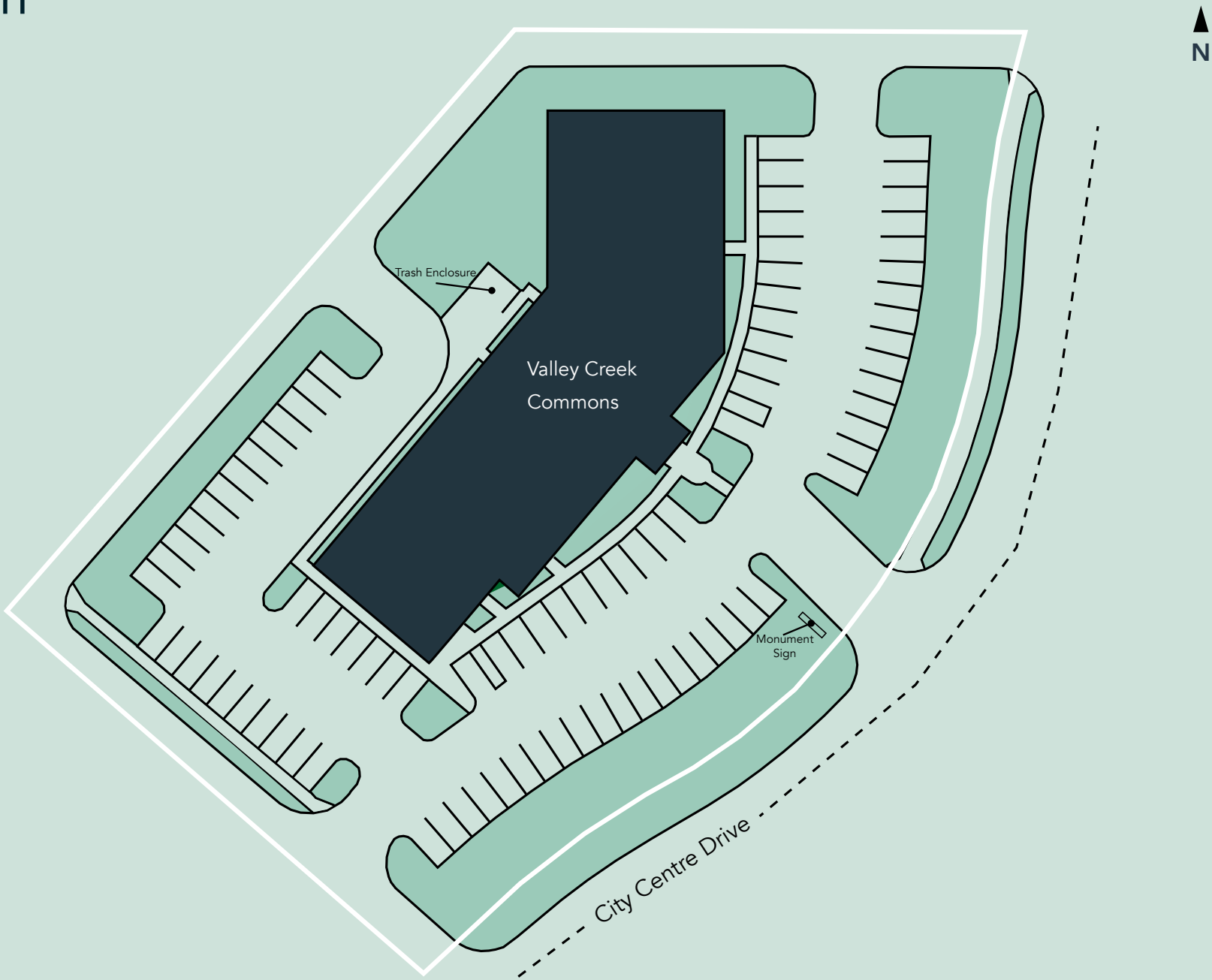


Suite 140 (Virtually Staged) **3D Tour**

Floor Plans

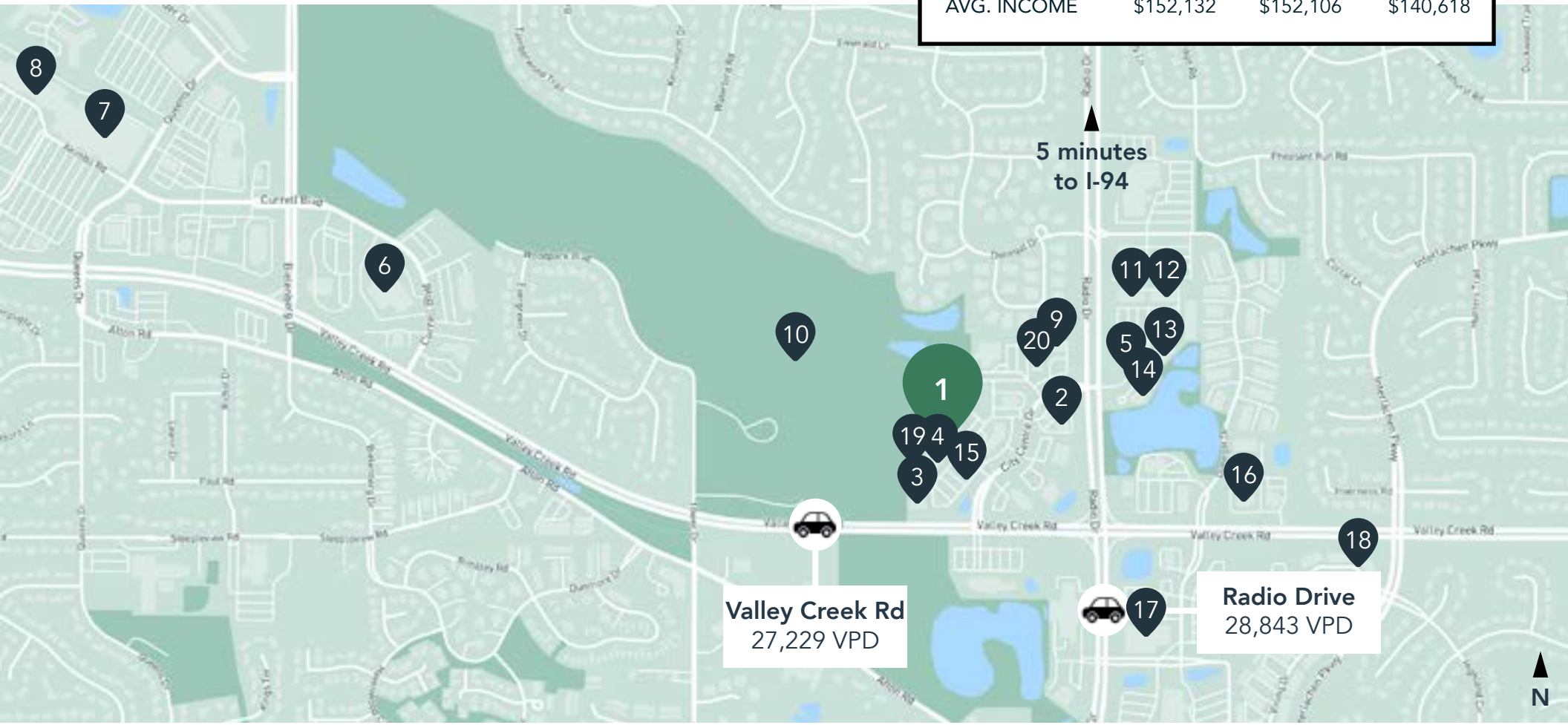

Building Common Areas
Available Space
Occupied Space
N
Suite 140
Available
2,016 SF
Suite 160
Suite 170
Toilets
Mech
1,345 SF
Suite 130
Suite 120
Suite 180
Suite 110
Available

Site Plan


N
Trash Enclosure
Valley Creek
Commons
Monument
Sign
City Centre Drive

The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,287	77,492	150,911
HOUSEHOLDS	4,194	29,961	56,170
AVG. INCOME	$152,132	$152,106	$140,618



Hot Spots

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

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PROPERTY MANAGER

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WELLINGTON
MANAGEMENT

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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