

Valley Creek Professional

2,603 SF of office space for lease

8360 City Centre Drive
Woodbury, MN 55125



WELLINGTON
MANAGEMENT



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



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

Valley Creek Professional Building is a single-story medical office building located in the heart of Woodbury's thriving City Centre district. This distinctive brick, block and stucco building is situated immediately east of the Tamarack Nature Preserve. Views to the west provide a vista over 180 acres of parkland.

Valley Creek Professional Building is also immediately adjacent to City Centre Plaza, a neighboring retail center with extensive options for food, goods and services. Located immediately north of the busy Valley Creek Road and Radio Drive intersection, the building affords convenience for anyone located in or near Woodbury's downtown area.

HIGHLIGHTS

- Newly remodeled common areas
- Updated exterior facade with building signage opportunity
- Located immediately north of the Valley Creek Road and Radio Drive intersection (~50,000 VPD)
- Affluent population within one mile (average household income: ~\$125,000)
- Conveniently located near banks, shopping and restaurants
- ADA compliant

Space Available

Owner, Developer, Manager, Leasing

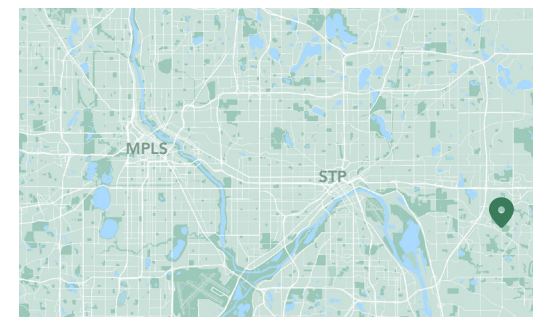
14,000 SF office; 2,603 SF available

59 surface stalls, 4.2 : 1,000 SF

Single-story office building

Built in 1996

East Metro



Available Suites



Suite 112 - 776 SF

3D Tour 

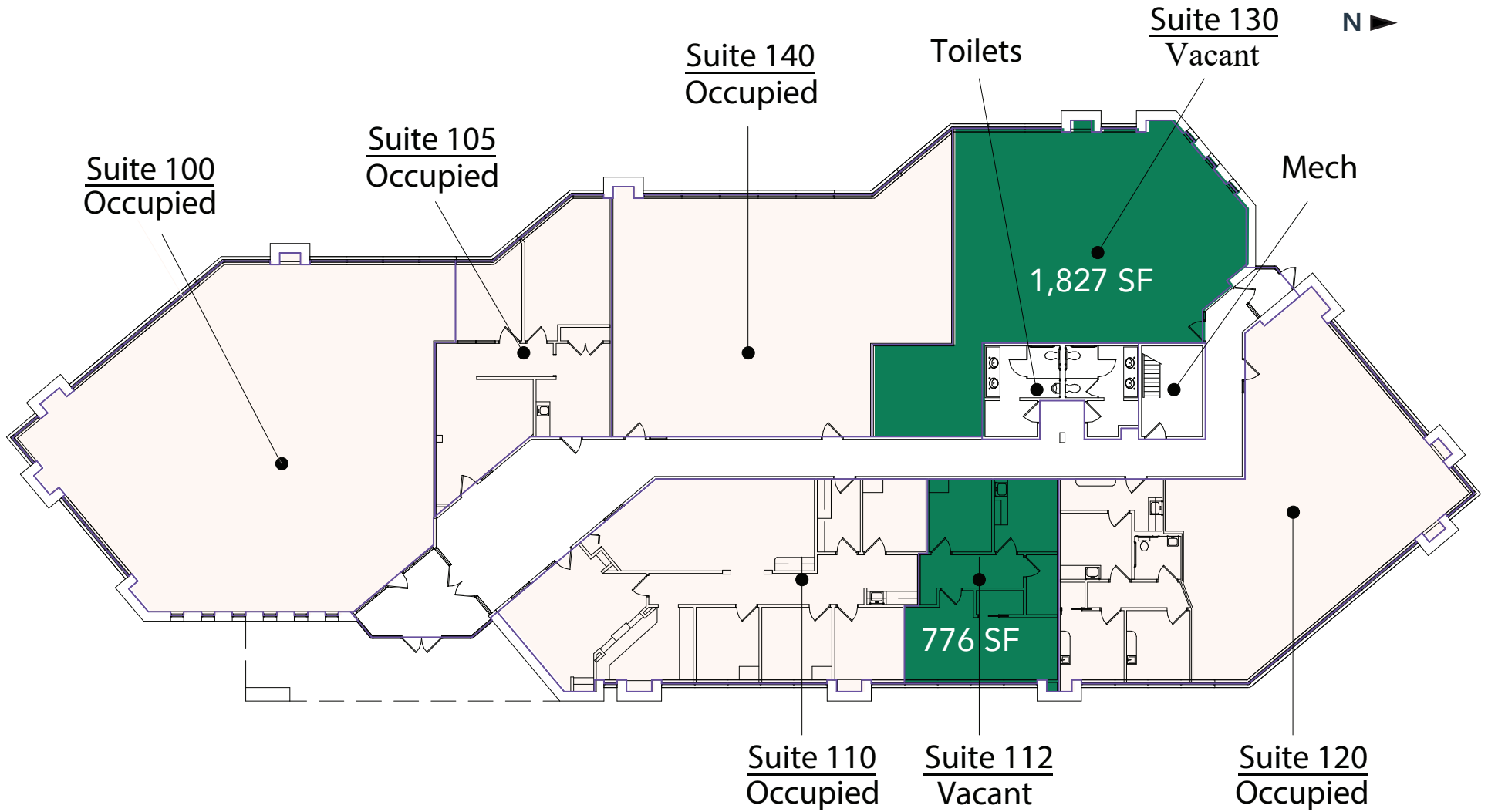


Suite 130 - 1,827 SF

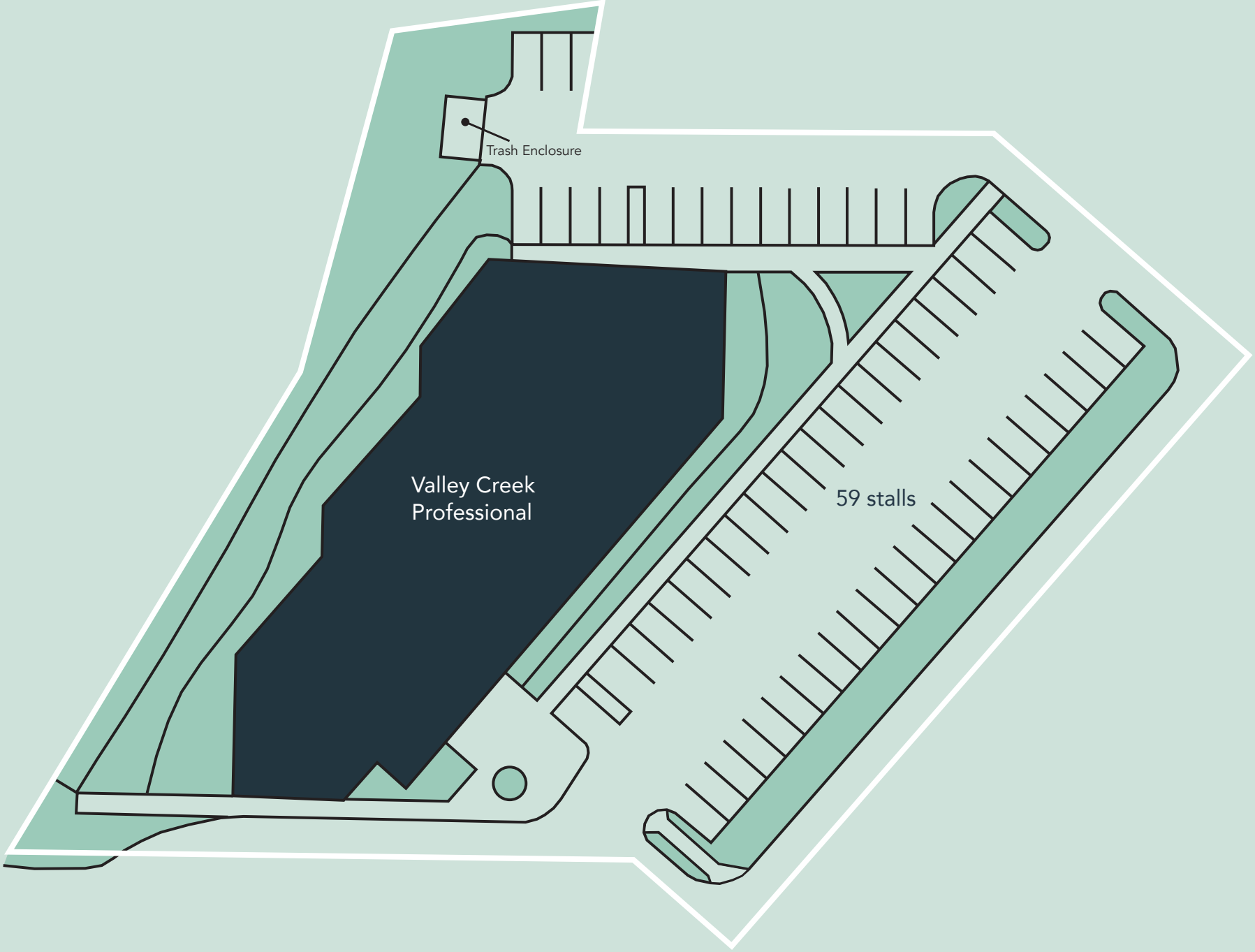
3D Tour 

Floor Plans

- Building Common Areas
- Available Space
- Occupied Space

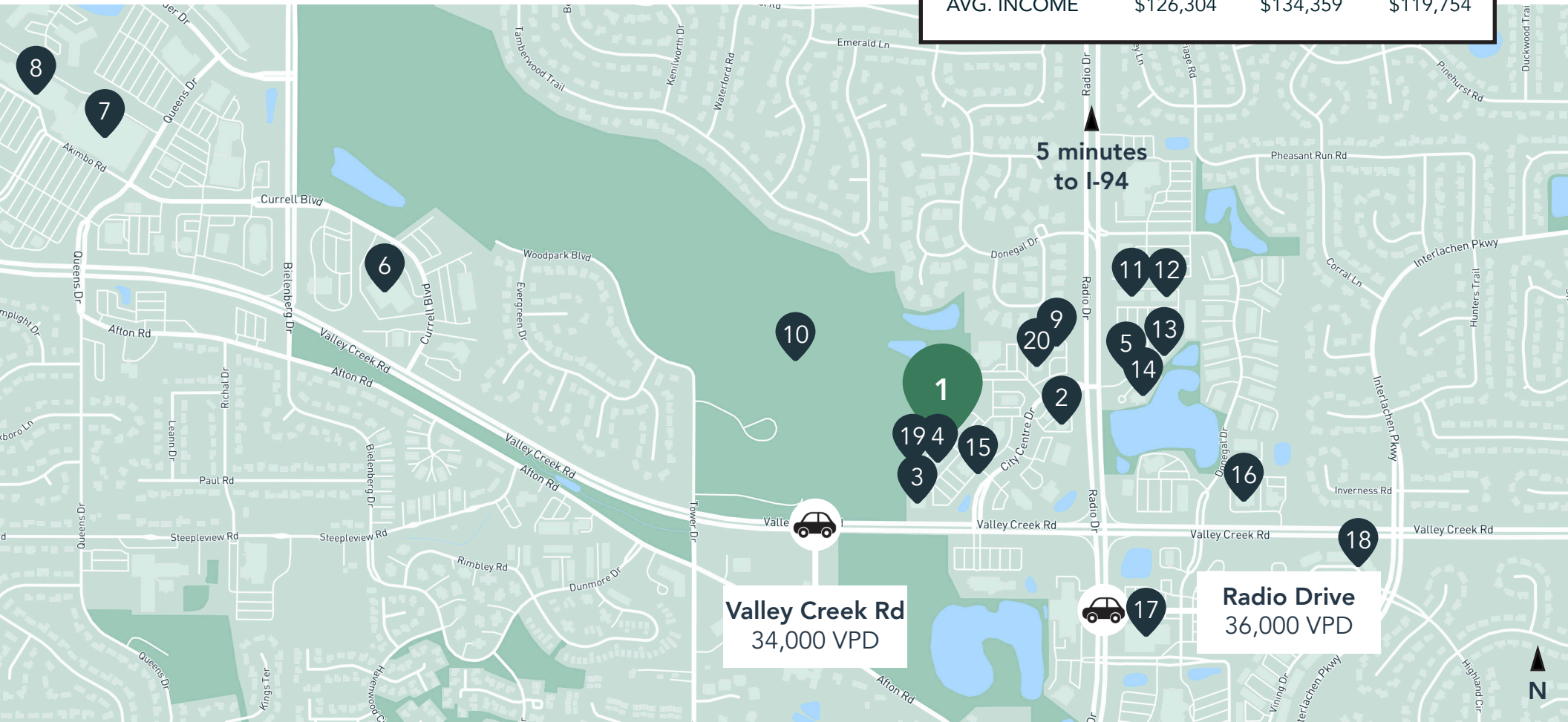


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	10,266	72,015	132,278
HOUSEHOLDS	3,840	26,566	50,650
AVG. INCOME	\$126,304	\$134,359	\$119,754



Hot Spots

- | | | | |
|------------------------------|------------------------------|---------------------------|-----------------------|
| 1. Valley Creek Professional | 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 |

Valley Creek Professional

8360 City Centre Drive
Woodbury, MN 55125



LEASING AGENT
Claudia Ramirez

651-999-5561
cramirez@wellingtonmgt.com



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

Wellington Management © 2021 All rights reserved.