

# Valley Creek Professional

8360 City Centre Drive  
Woodbury, MN 55125



**WELLINGTON**  
MANAGEMENT



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## 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
- Affluent population within one mile (average household income: ~\$134,587)
- Conveniently located near banks, shopping and restaurants
- ADA compliant

## Space Available

Owner, Developer, Manager, Leasing

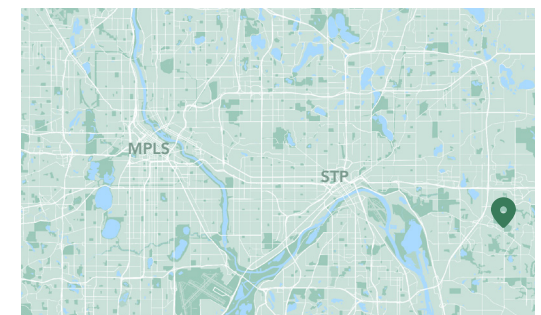
14,000 SF office; 1,827 SF available

59 surface stalls, 4.2 : 1,000 SF

Single-story office building

Built in 1996

East Metro





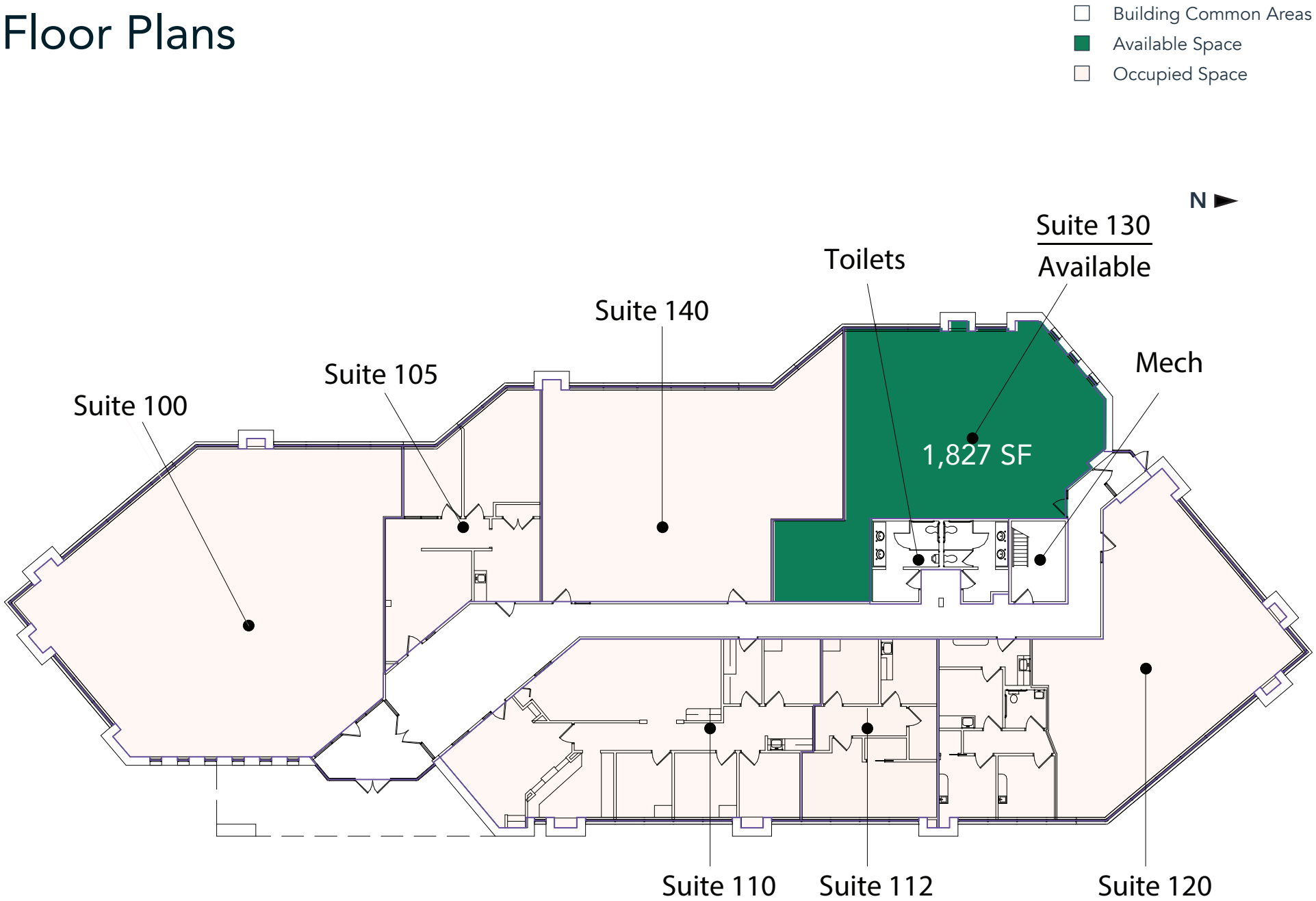
# Available Suites



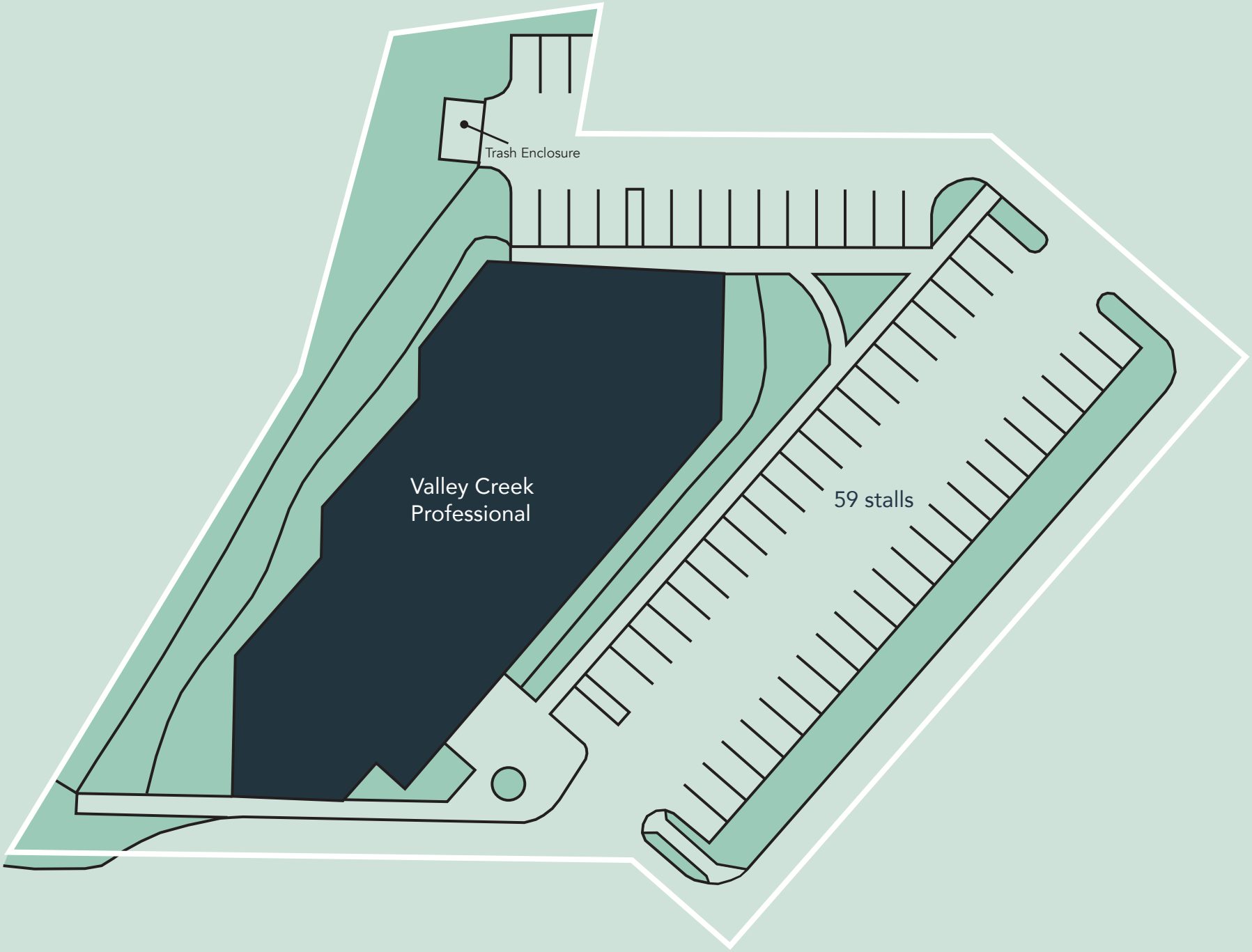
**Suite 130 - 1,827 SF**

**3D Tour** 

# Floor Plans

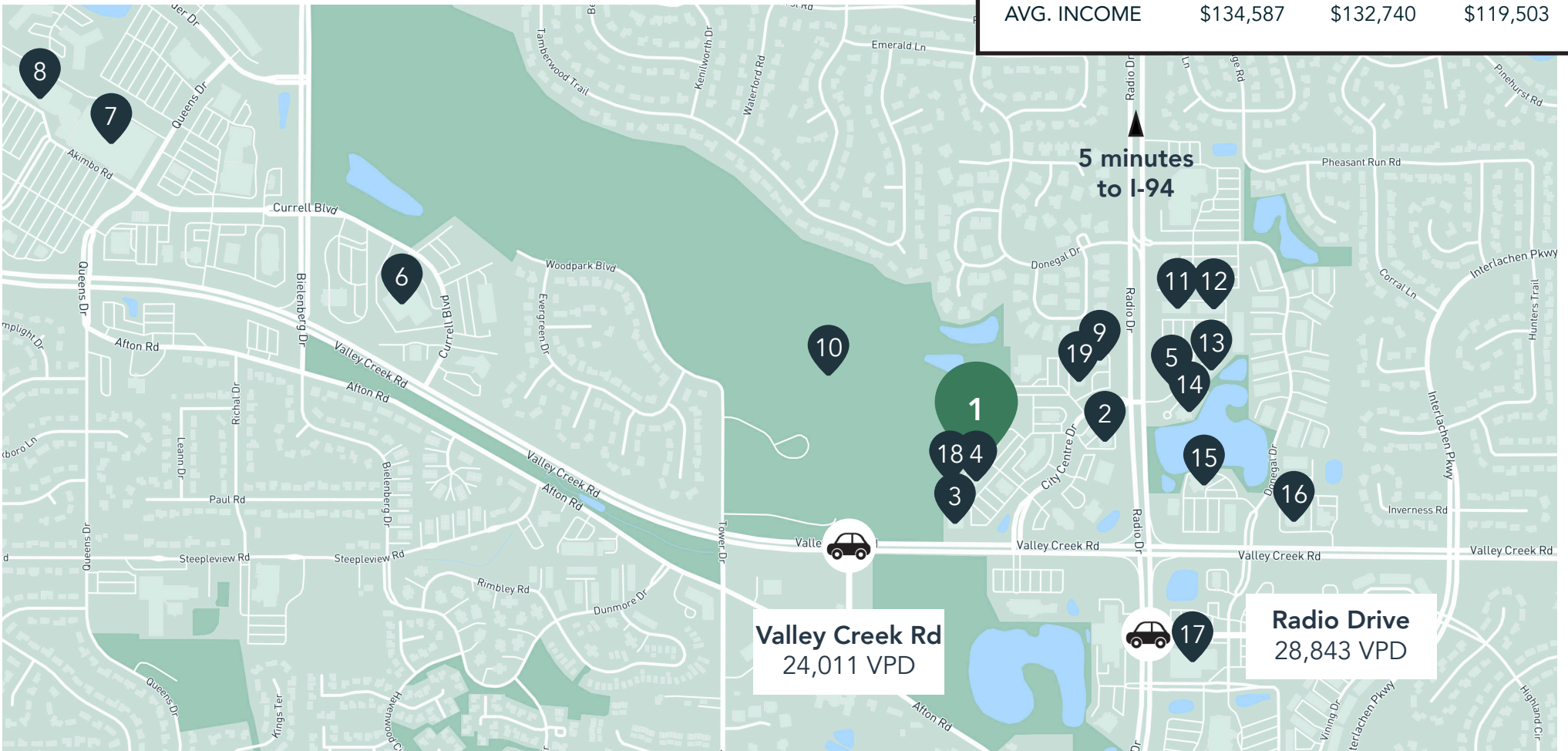


# Site Plan



# 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 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. Bruegger's Bagels |
| 4. Patina                    | 9. Wayback Burgers           | 14. Associated Bank   | 19. Von Hanson's Meat |
| 5. Panera Bread              | 10. Tamarack Nature Preserve | 15. Old National Bank |                       |

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PROPERTY MANAGER,  
LEASING AGENT

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**WELLINGTON**  
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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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