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
- Located immediately north of the Valley Creek Road and Radio Drive intersection
- Conveniently located near banks, shopping and restaurants
- Updated exterior facade with building signage opportunity
- Affluent population within one mile (average household income: ~$152,094)
- 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

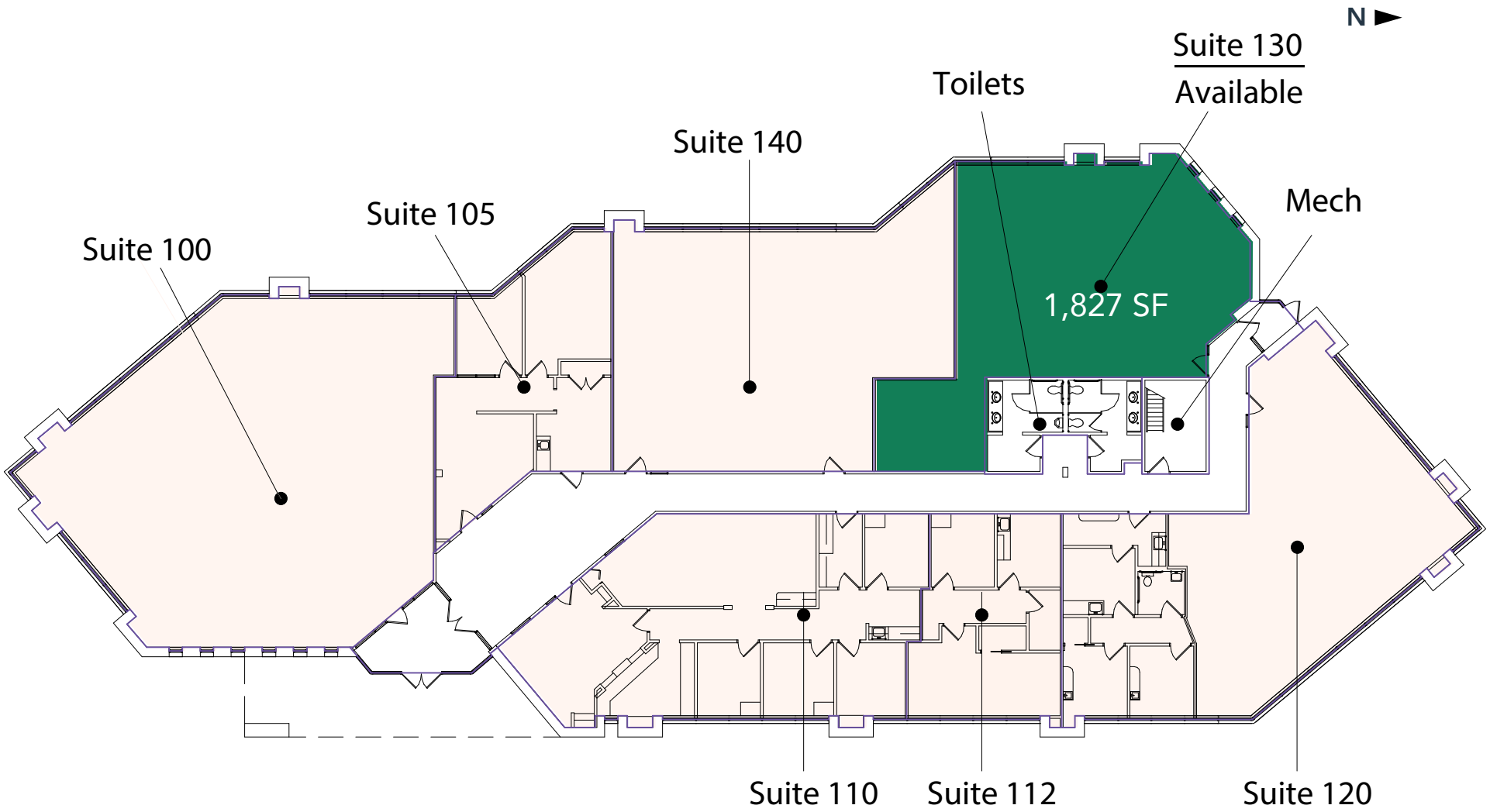


Available Suites

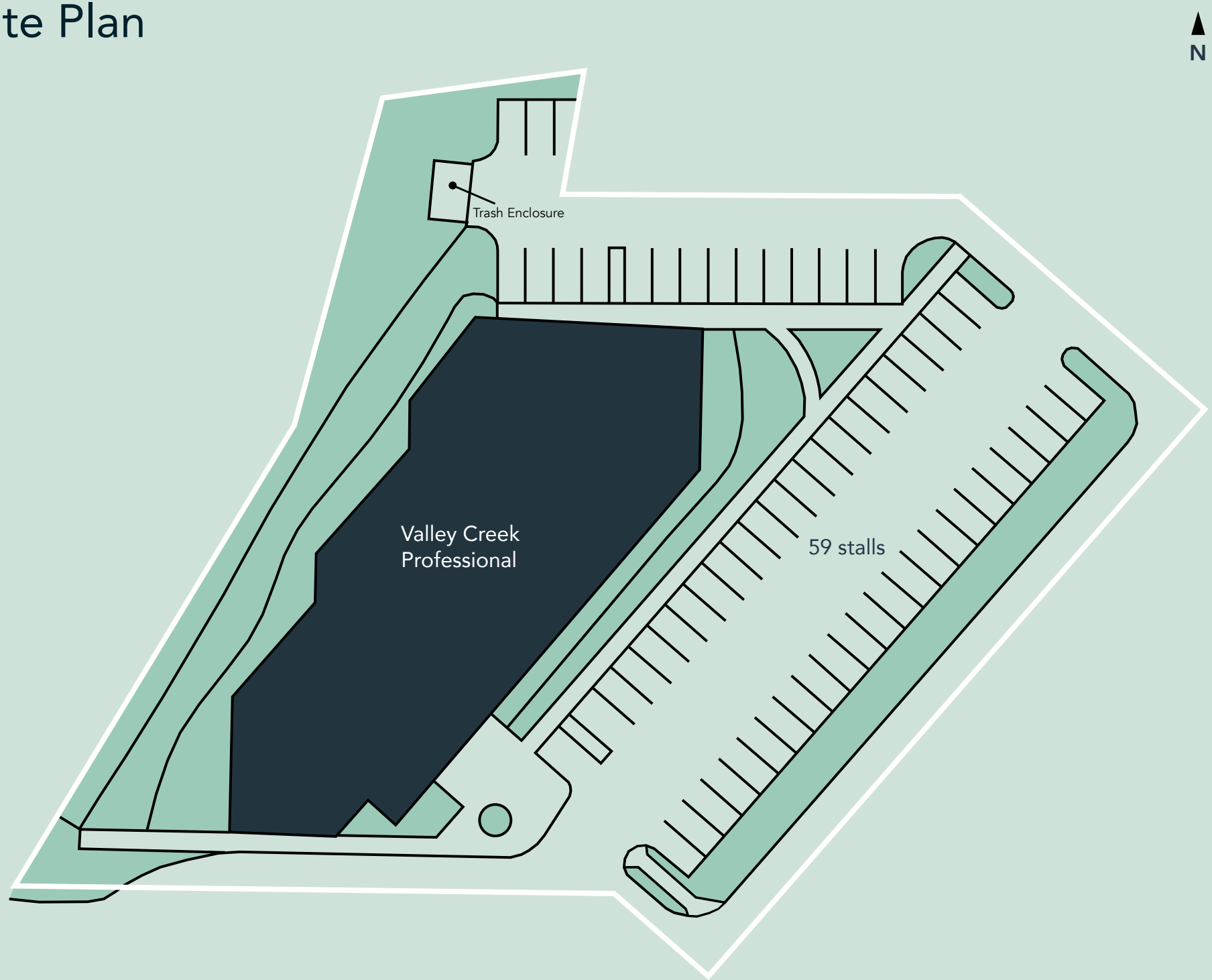


Suite 130 - 1,827 SF **3D Tour**

Floor Plans

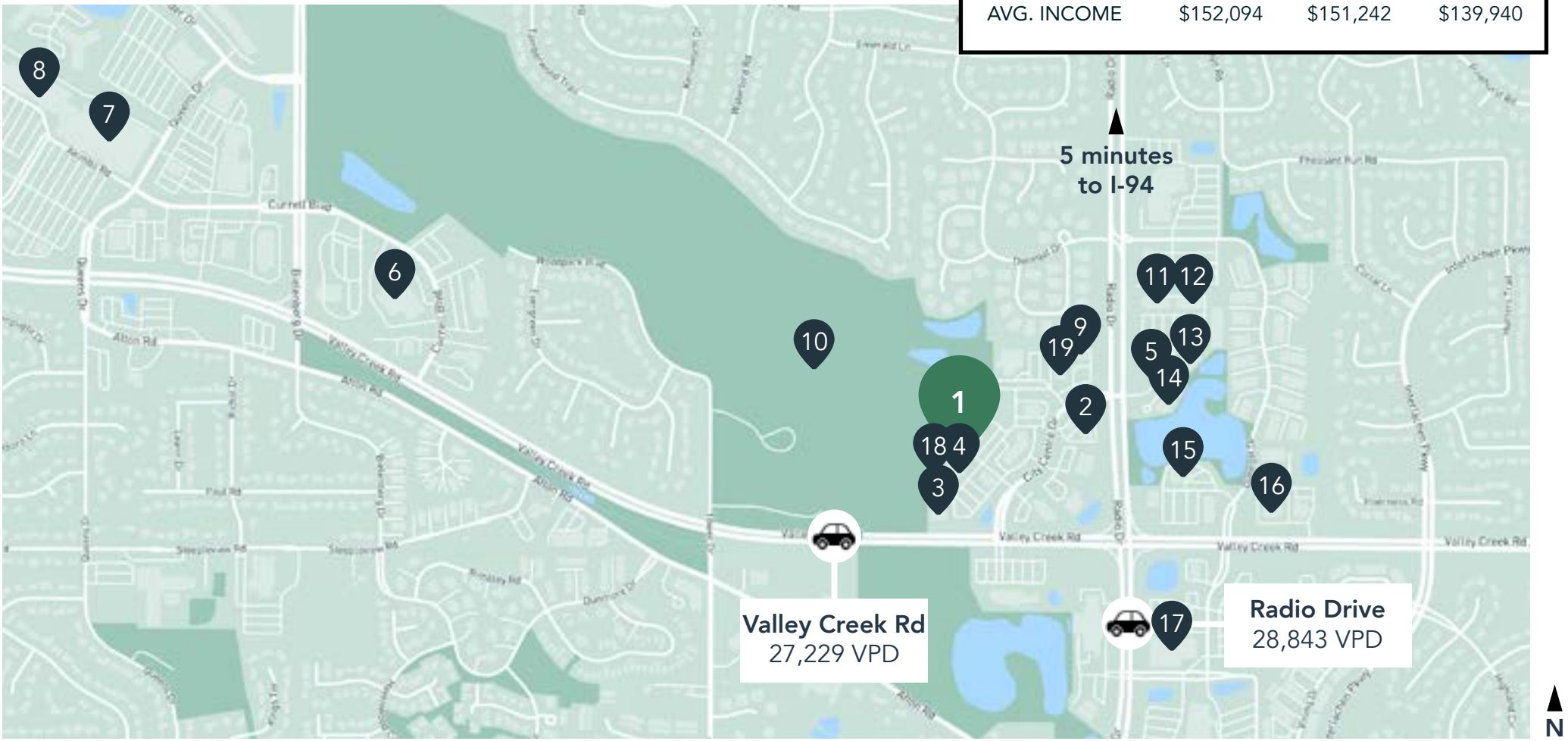

Building Common Areas
Available Space
Occupied Space
N
Suite 130
Available
Toilets
Suite 140
Suite 105
Mech
Suite 100
1,827 SF
Suite 110
Suite 112
Suite 120

Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	9,616	71,872	153,176
HOUSEHOLDS	3,772	29,749	56,969
AVG. INCOME	$152,094	$151,242	$139,940



Hot Spots

1. Valley Creek Professional
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. Old National Bank
16. Walgreens
17. Kowalski's Market
18. Bruegger's Bagels
19. Von Hanson's Meat

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PROPERTY MANAGER

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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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