

Valley Creek Office Center

1687 Woodlane Drive
Woodbury, MN 55125



Medical and Office Space
Available Immediately

148-7,000 RSF



For Additional
Information call



Ben Beard
Listing Agent
The Beard Group, Inc.
952-930-0630
benb@beardgroupinc.com

www.beardgroupinc.com

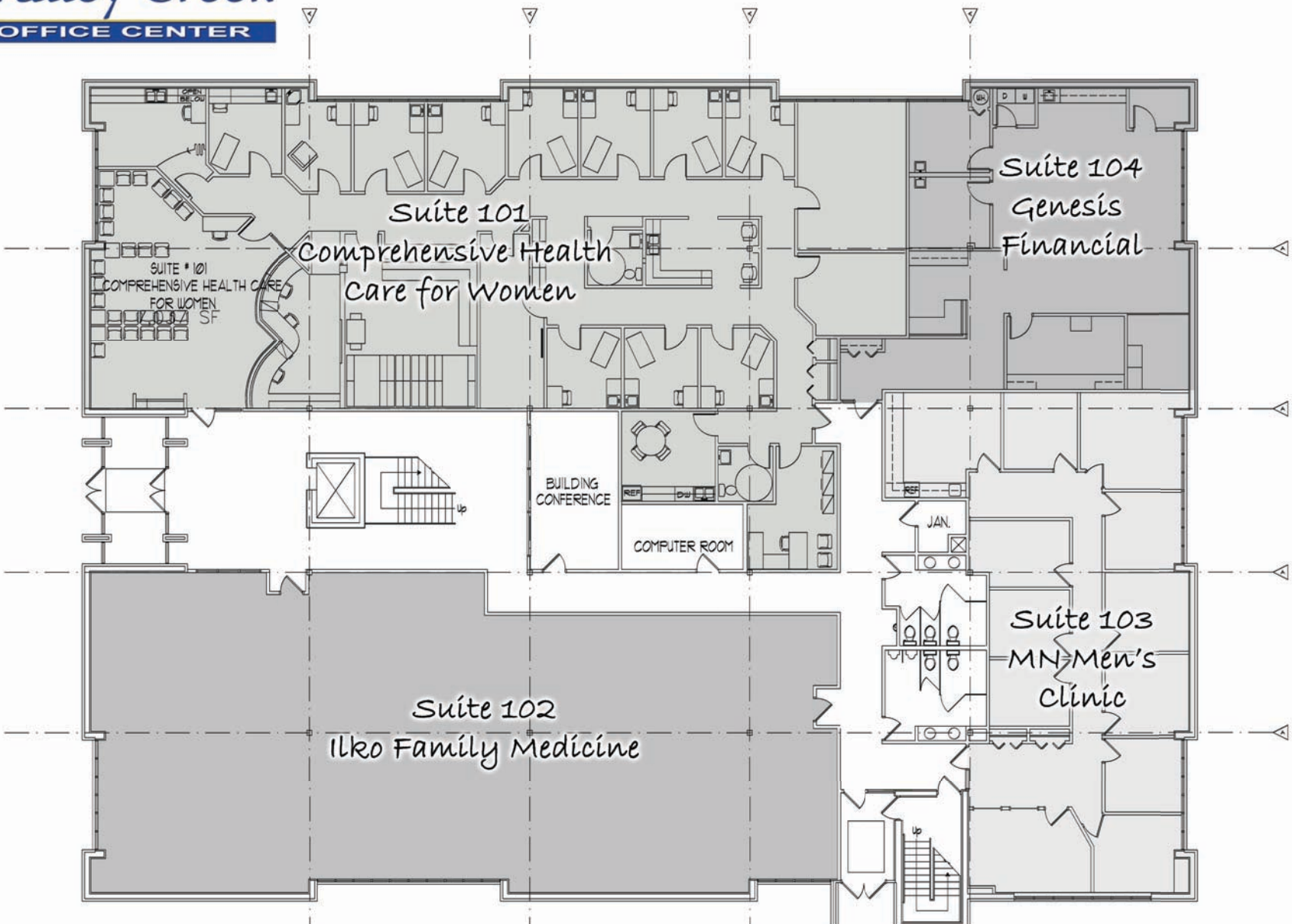


Valley Creek

OFFICE CENTER

Woodlane Drive

Valley Creek Road



Valley Creek Office Center

FIRST LEVEL
SCALE 1/8" = 1'-0"

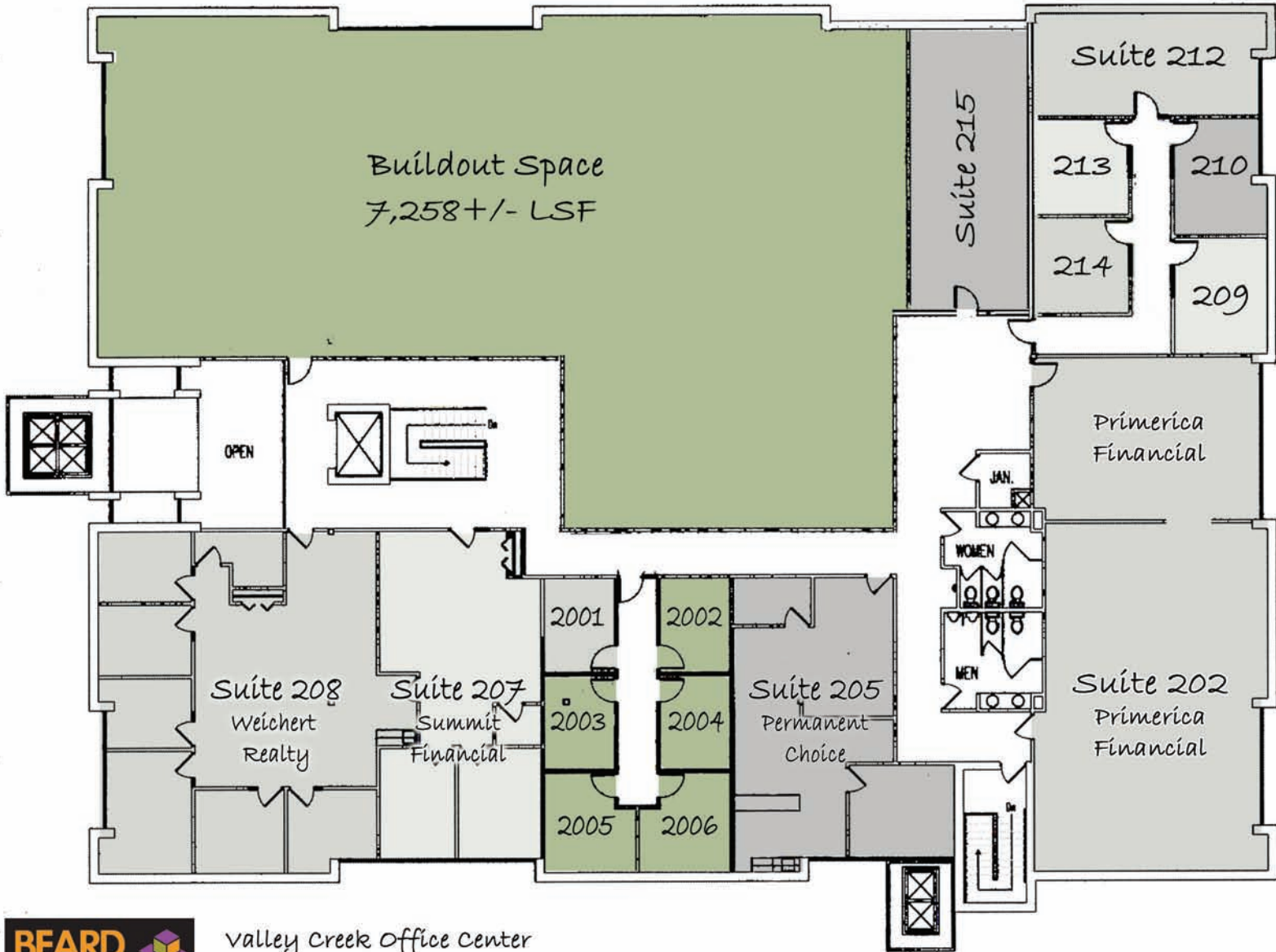


Valley Creek

OFFICE CENTER

Woodlane Drive

Valley Creek Road



Valley Creek Office Center
Second Floor

Valley Creek Office Centre Woodbury, MN

Status	Suite #	SF	LSF	Rate	Monthly Base Rent	Monthly Rent w/ Taxes	Annual Base Rent	Annual Rent w/ Taxes
1st Floor Suite- Triple Net*								
2nd Floor- Individual Suites **Gross Rent**								
Available	2002	123	148	**\$22.00**	N/A	\$271	N/A	\$3,256
	2003	123	148	**\$22.00**	N/A	\$271	N/A	\$3,256
	2004	123	148	**\$22.00**	N/A	\$271	N/A	\$3,256
	2005	130	156	**\$22.00**	N/A	\$288	N/A	\$3,456
	2006	130	156	**\$22.00**	N/A	\$288	N/A	\$3,456
2nd Floor- Suites								
2nd Floor Build-Out Suites- Triple Net*								
Available	+/- 7,258/SF of Divisible Space			\$12.50*				
*CAM & Taxes for 2012 is \$10.19/LSF								

The developer's policy of continual improvement in design and construction requires that specifications, equipment, dimensions and prices are subject to change without notice.