

CLASS.
CONVENIENCE.
AMENITIES.
VIEWS.

VALLEY CREEK OFFICE PARK
8301, 8401 & 8501 Golden Valley Rd.
Golden Valley, MN

THE
RMR
GROUP

 CUSHMAN &
WAKEFIELD

VALLEY CREEK OFFICE PARK

PROPERTY OVERVIEW

- 129,000 SF of Class A space across three buildings.
- 8301, 8401 & 8501 Golden Valley Road, Golden Valley, Minnesota.
- Great visibility and access to Highway 55 and just east of Highway 169.
- Ample surface and underground reserved parking.
- Several area amenities including many fast casual dining options within 1/2 mile.
- Adjacent to the Brookview outdoor amenity area.
- New Park amenities including Training Room, Cardio room & locker room/shower and Grab & Go vending area.

8401 Building Available Vacancy:

Suite 250	6,621 SF
Suite 300	3,084 SF (Market Ready Suite)

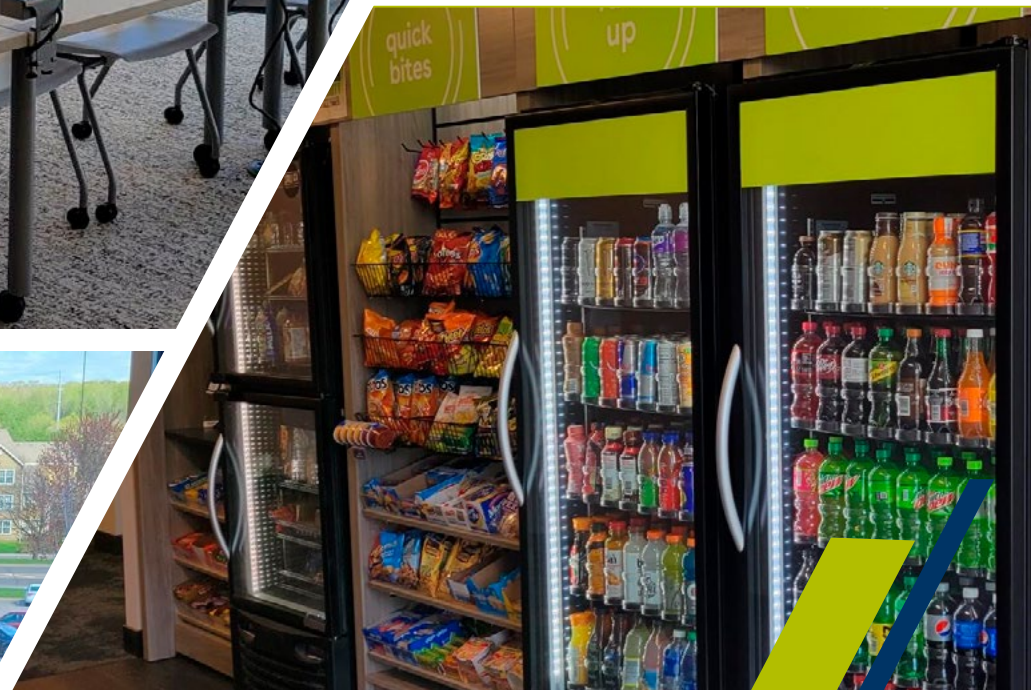
8301 Building Available Vacancy:

Suite 200	12,894 SF (Available 120 days)
Suite 300	14,212 SF (Available 120 days)

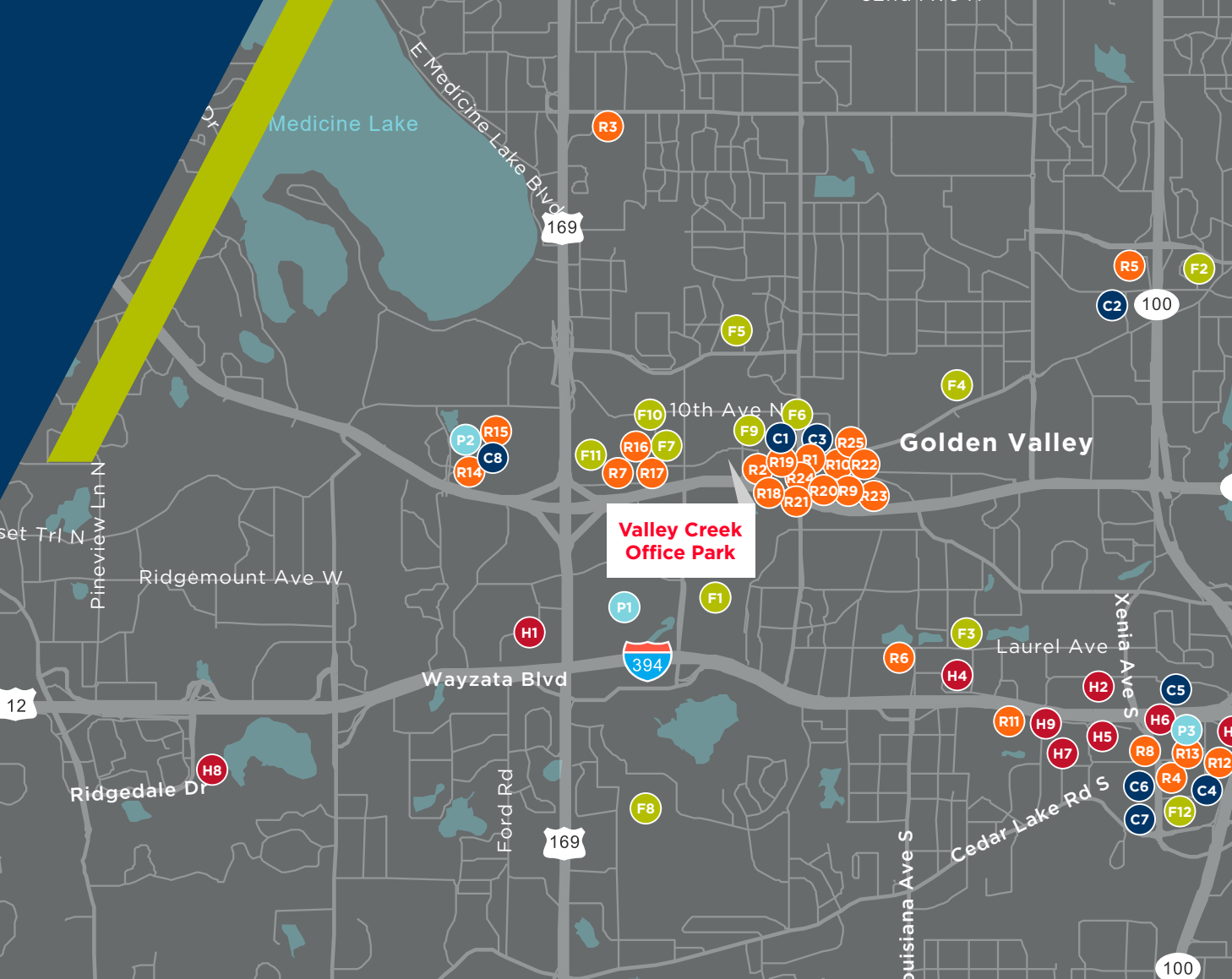
Quoted Net Rate \$16.00 - \$17.00



New Amenities



AMENITIES



Restaurants

- R1 Doolittles Woodfire Grill
- R2 New Bohemia
- R3 Nong's Thai Cuisine
- R4 Yard House
- R5 Teresa's Mexican Restaurant
- R6 Benihana
- R7 Red Lobster
- R8 Yangtze Restaurant
- R9 D'Amico & Sons
- R10 Pancheros Mexican Grill
- R11 Super Moon
- R12 The Loop West End
- R13 Raku Sushi & Lounge
- R14 Arby's
- R15 Thai Table
- R16 Culver's
- R17 Lat14 Asian Eatery
- R18 Mort's Deli
- R19 Jimmy Johns
- R20 Chipotle
- R21 Smashburger
- R22 DQ
- R23 Leeann Chin
- R24 Noodles & Co
- R25 Subway

Hotel

- H1 Courtyard by Marriott Minneapolis West
- H2 Holiday Inn Express & Suites Minneapolis
- H3 AC Hotel by Marriott
- H4 Ramada by Wyndham
- H5 DoubleTree by Hilton
- H6 Homewood Suites
- H7 TownePlace Suites
- H8 Sheraton
- H9 SpringHill Suites

Fitness/Recreation

- F1 Brookview Golf Course
- F2 Scheid Park
- F3 Laurel Avenue Greenbelt
- F4 Golden Valley Country Club
- F5 Wesley Park
- F6 Snap Fitness
- F7 The Gym Mpls
- F8 Minneapolis Golf Club
- F9 9Round Golden Valley
- F10 APEX Personal Training
- F11 CrossFit City of Lakes
- F12 Haute Barre

Cafe/Coffee

- C1 Triple D Espresso
- C2 Caribou Coffee
- C3 Starbucks
- C4 Bruegger's Bagels
- C5 Good Day Cafe
- C6 Caribou Coffee
- C7 Panera Bread
- C8 Caribou Coffee

Points of Interest

- P1 General Mills
- P2 Cub Foods
- P3 Cub Foods

25

restaurants



9

hotels



12

fitness/recreation



8

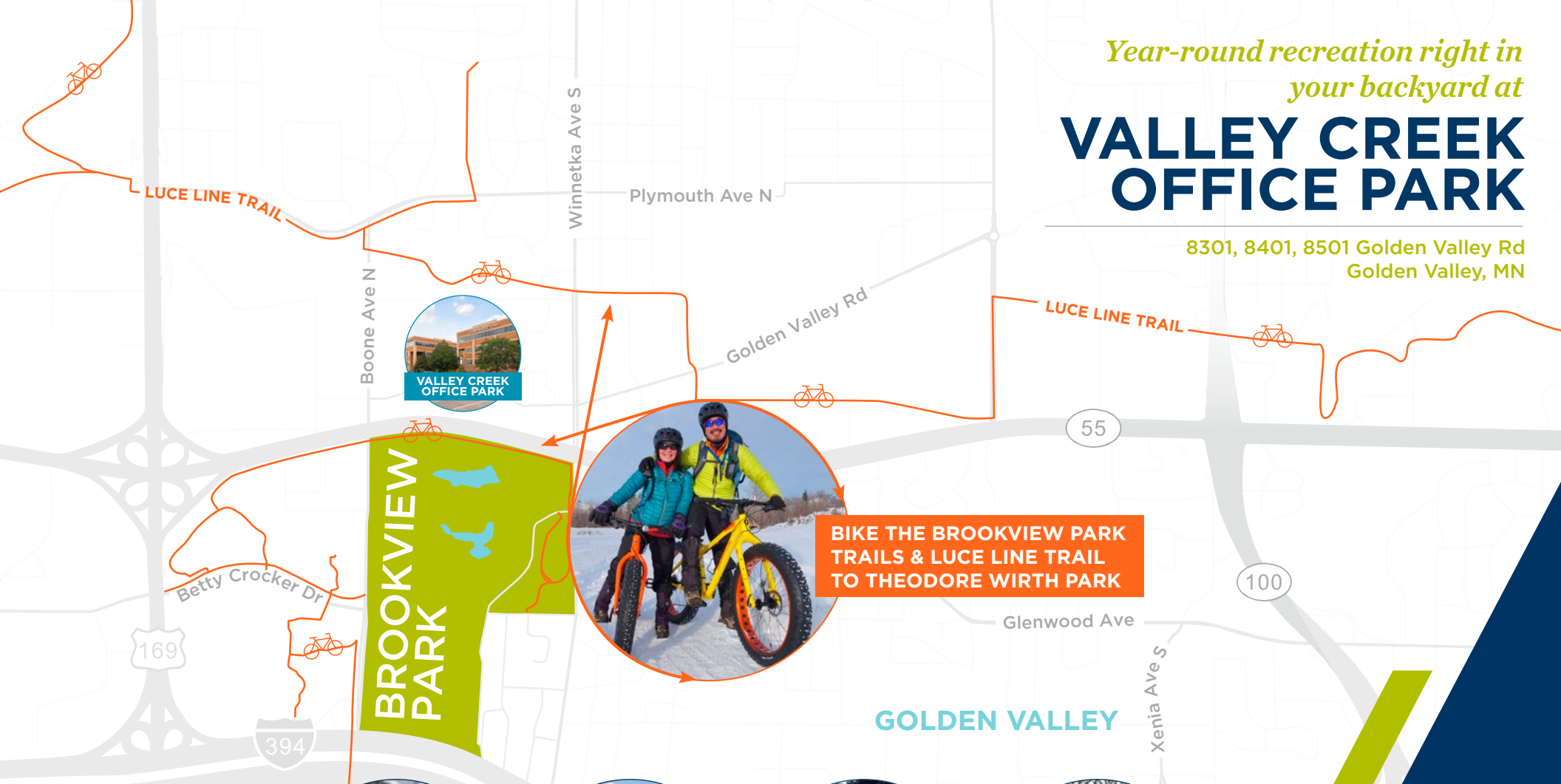
cafes



*Year-round recreation right in
your backyard at*

VALLEY CREEK OFFICE PARK

8301, 8401, 8501 Golden Valley Rd
Golden Valley, MN



VALLEY CREEK
OFFICE PARK



BIKE THE BROOKVIEW PARK
TRAILS & LUCE LINE TRAIL
TO THEODORE WIRTH PARK

**BROOKVIEW
PARK**

GOLDEN VALLEY

ACTIVITIES AT BROOKVIEW PARK



SNOW SHOEING

LAWN BOWLING

GOLFING

XC SKIING

DISC GOLF

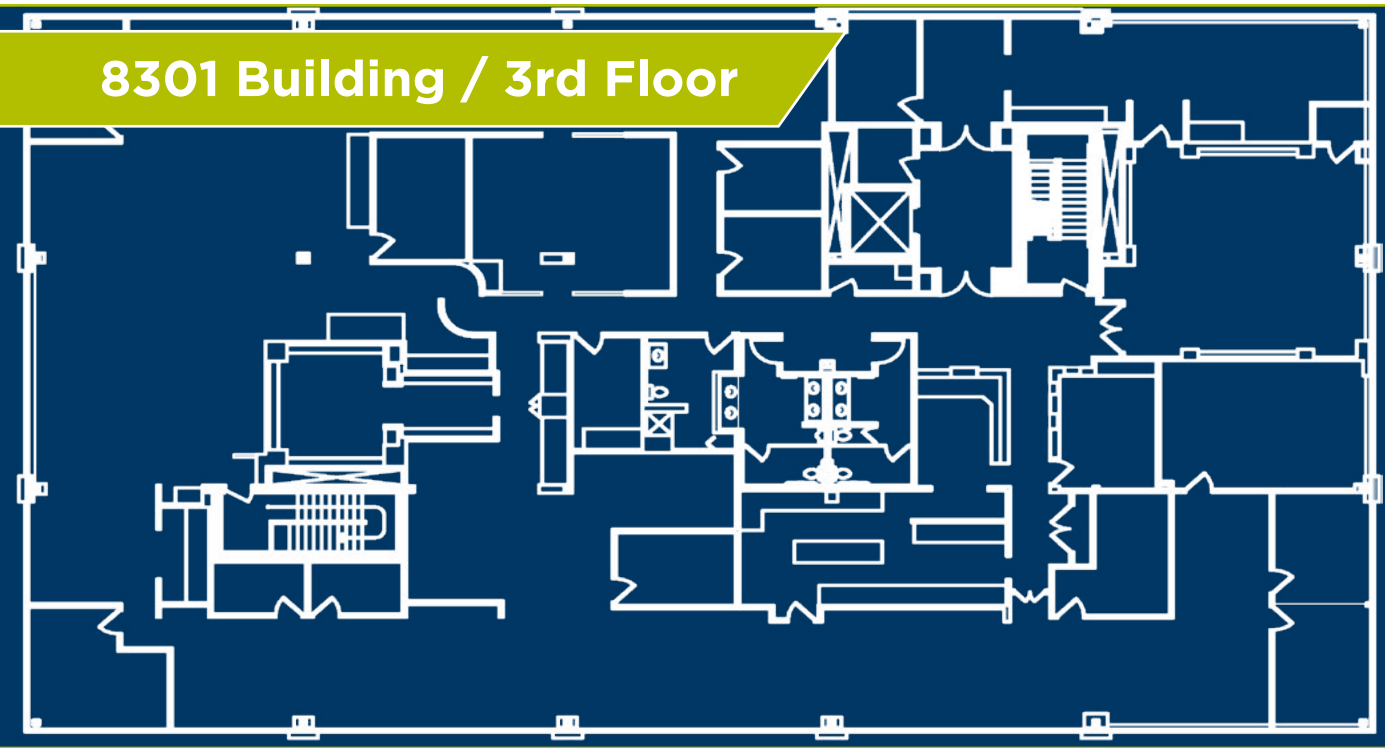
PUBLIC PAVILION

BAR & GRILL

CURLING



8301 Building / 3rd Floor



BOB REVOIR, SIOR
Executive Director
+1 952 893 7586
bob.revoir@cushwake.com



Cushman & Wakefield
3500 American Blvd W Suite 200
Minneapolis, MN 55431

THE
RMR
GROUP