



VALLEY CREEK

OFFICE PARK

8301 | 8401 | 8501
Golden Valley Rd

GOLDEN VALLEY, MN



THE
RMR
GROUP



8301

8401

8501

BROOKVIEW
OUTDOOR
AMENITY
AREA

55

169

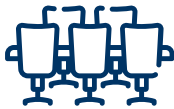
NEW AMENITIES



UNDERGROUND
PARKING



SURFACE
PARKING



CONFERENCE
ROOM



GRAB N GO
PANTRY



VENDING
OPTIONS



CARDIO
ROOM



SHOWERS &
LOCKERS

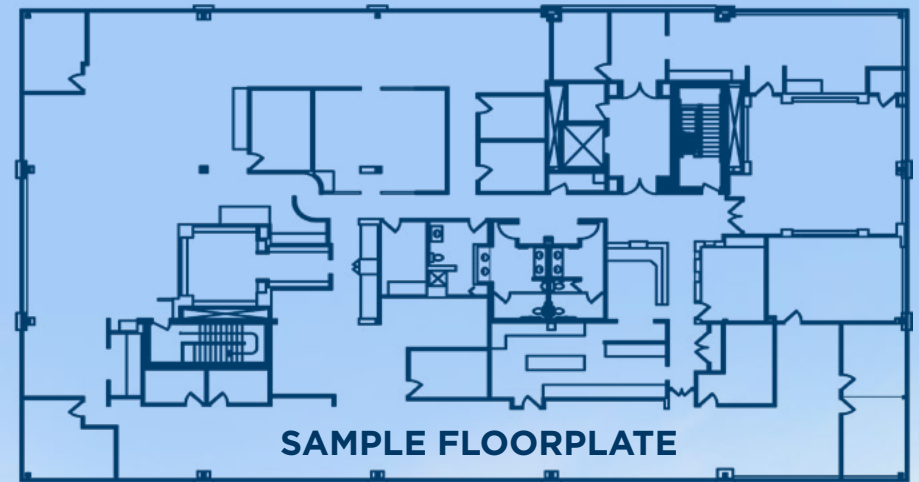


MOTHER'S
ROOM

AVAILABILITIES

BUILDING	SUITE	SF	AVAILABILITY
8401	225	2,205 SF	Now
	240	4,618 SF	Now
	225 + 240	6,623 SF	Now
	300	3,084 SF	Market Ready Spec Suite
8301	200	12,894 SF	120 days
	300	14,212 SF	120 days

QUOTED NET RATE \$16.00 - \$17.00

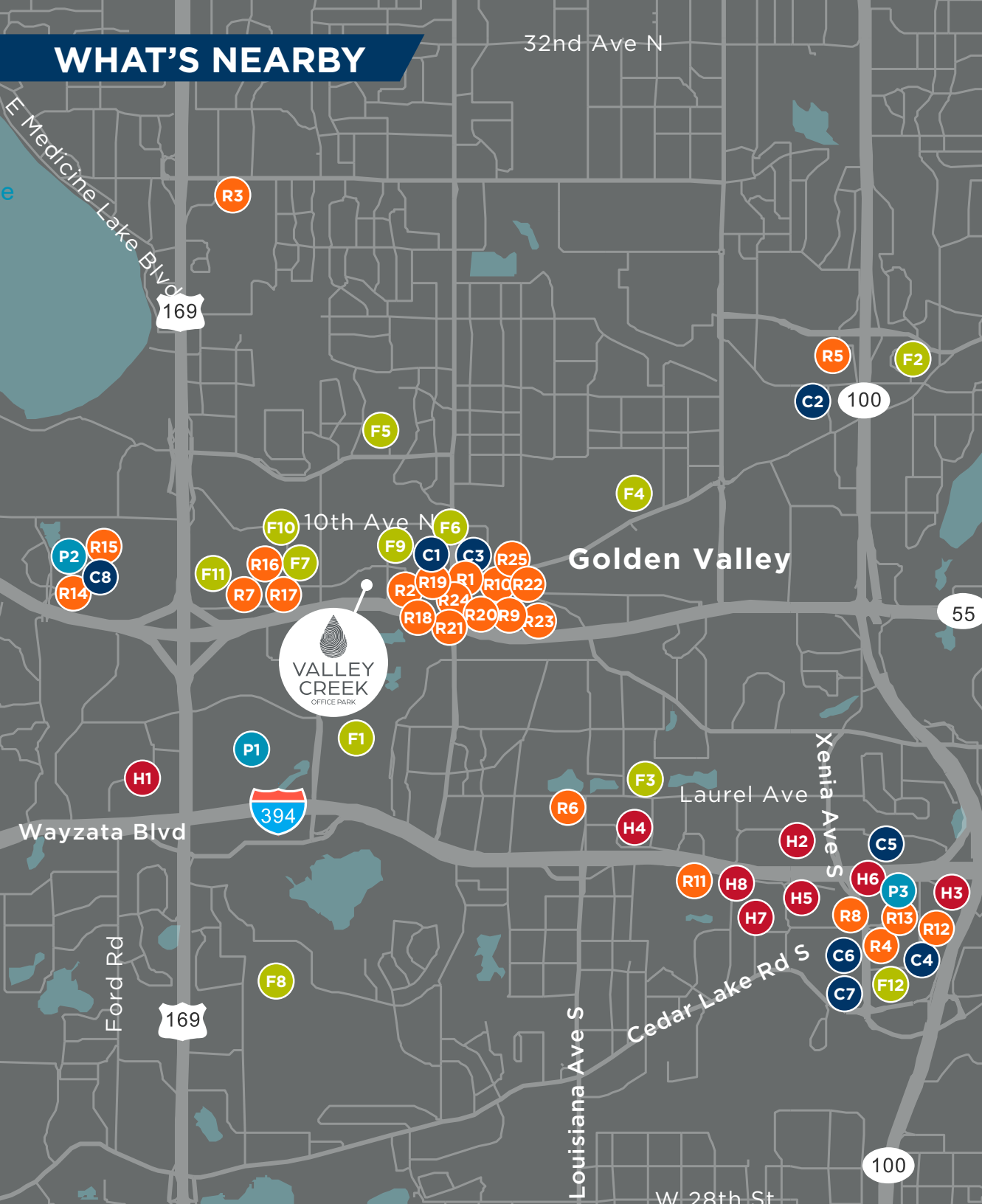


NEW AMENITIES



WHAT'S NEARBY

32nd Ave N



RESTAURANTS

R1	Doolittles Grill
R2	New Bohemia
R3	Nong's Thai
R4	Yard House
R5	Teresa's Mexican
R6	Benihana
R7	Red Lobster
R8	Yangtze Restaurant
R9	D-Amico & Sons
R10	Pancheros
R11	Super Moon
R12	The Loop
R13	Raku Sushi
R14	Arbys
R15	Thai Table
R16	Culver's
R17	Lat 14 Asian Eatery
R18	Mort's Deli
R19	Jimmy John's
R20	Chipotle
R21	Smashburger
R22	Dairy Queen
R23	Leann Chin
R24	Noodles & Co
R25	Subway



FITNESS

F1	Brookview Golf
F2	Sched Park
F3	Laurel Ave Greenbelt
F4	GV Country Club
F5	Wesley Park
F6	Snap Fitness
F7	The Gym Mpls
F8	Mpls Golf Club
F9	9Round
F10	APEX PT
F11	CrossFit City of Lakes
F12	Haute Barre



HOTELS

H1	Courtyard by Marriott
H2	Holiday Inn Express
H3	AC Hotel by Marriott
H4	Ramada
H5	DoubleTree
H6	Homewood Suites
H7	TownePlace Suites
H8	SpringHill Suites



POINTS OF INTEREST

P1	General Mills
P2	Cub Foods
P3	Cub Foods



COFFEE

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

BROOKVIEW PARK



RECREATION FOR EVERY SEASON





VALLEY CREEK

OFFICE PARK



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**CUSHMAN &
WAKEFIELD**

THE
RMR
GROUP