

# CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



**AVAILABLE SF:** 202 - 4,200 SF

**LEASE RATE:** \$22.00 SF/Yr (Gross)

**LOT SIZE:** 3.92 Acres

**BUILDING SIZE:** 25,500 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1981

**ZONING:** Office

## PROPERTY OVERVIEW

This is a B+ professional office on controlled intersection at Highway 55 & Industrial Park Blvd between I-494 & I-169. Individual suites and offices up to 4895 sq ft, 12'x18' shared conference room and marquee signage available. Secured access with Mag locks. New owner investing in updates inside and out.

## PROPERTY FEATURES

- Shared conference room
- Shared break room
- Storage available
- Outdoor patio area
- Huge parking lot
- Secured access, and accessible to tenants 24/7 at no additional cost
- Janitorial 3x/wk. as part of rent

**KW COMMERCIAL**  
13100 Wayzata Blvd.,  
Suite 400  
Minnetonka, MN 55305

**BRIAN ERTEL**  
Director  
O: 763.228.2800  
C: 763.228.2800  
bertel@cre-mn.com  
MN #20622742

**ROYCE DURHMAN, CCIM**  
Associate Director  
O: 651.492.2201  
C: 651.492.2201  
royce.durhman@kw.com

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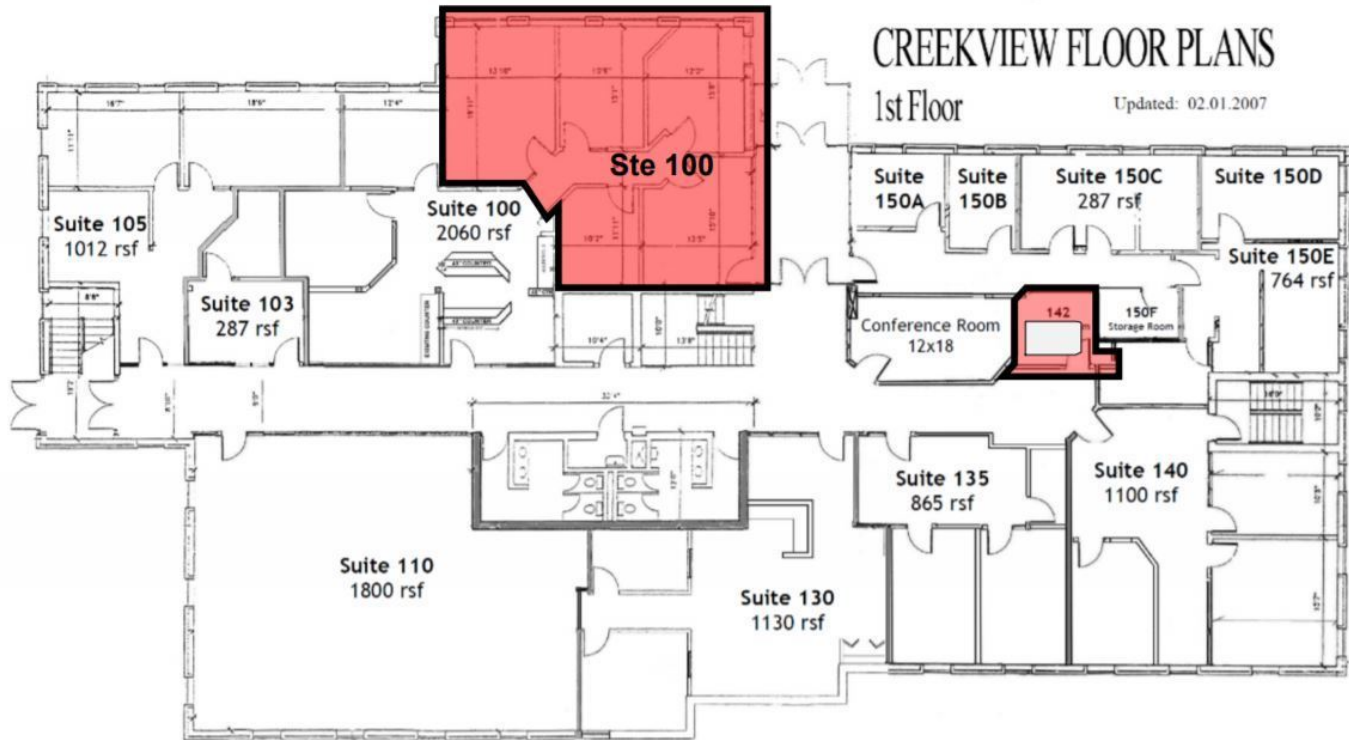
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 100	Office Building	\$2,312 PER MONTH	Gross	1,261 SF	VACANT
Suite 142	Office Building	\$375 PER MONTH	Gross	202 SF	VACANT

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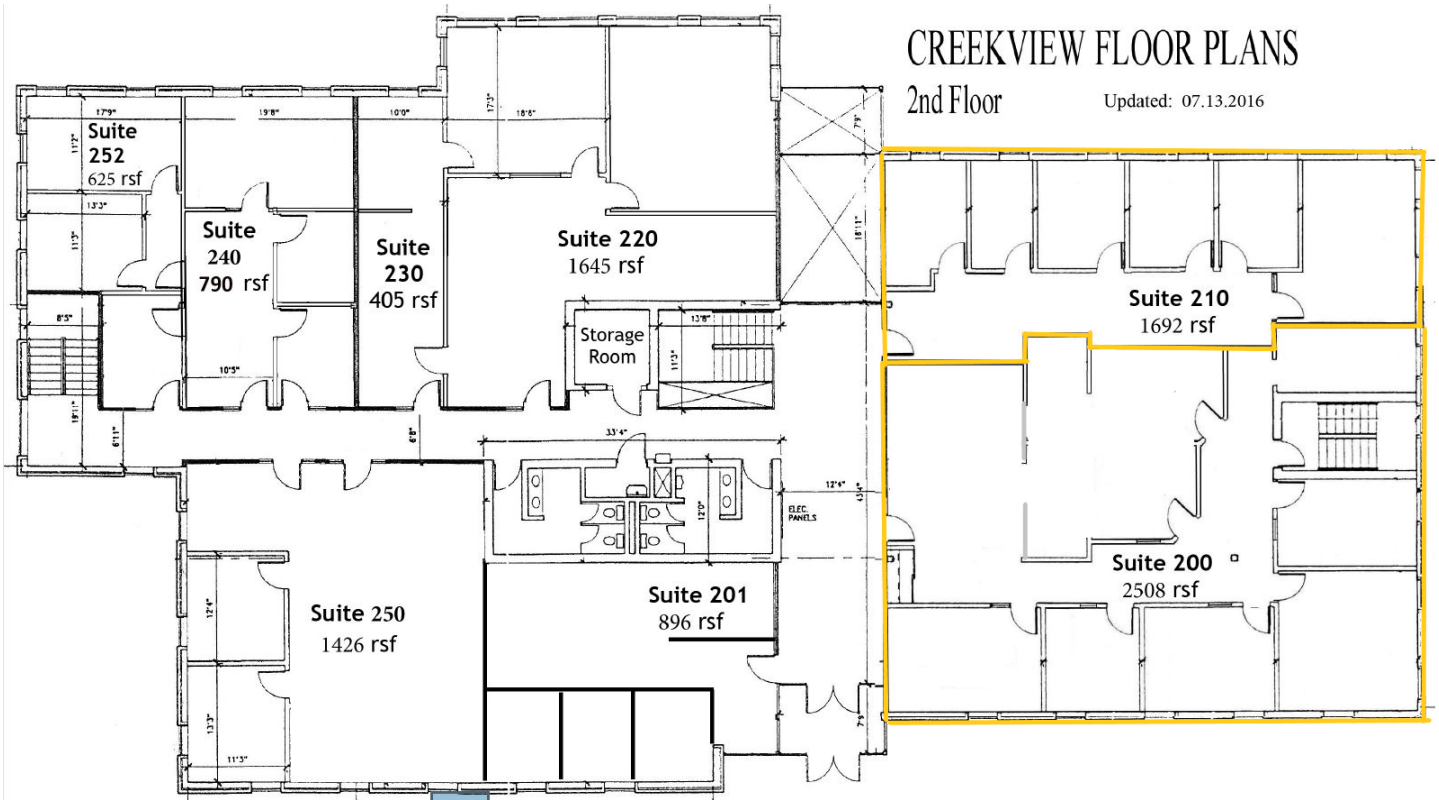
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
200-210	Office Building	\$7,700 PER MONTH	GROSS	4200	Immediately
200	Office Building	\$4,600 PER MONTH	GROSS	2508	Immediately
210	Office Building	\$3,100 PER MONTH	GROSS	1692	Immediately

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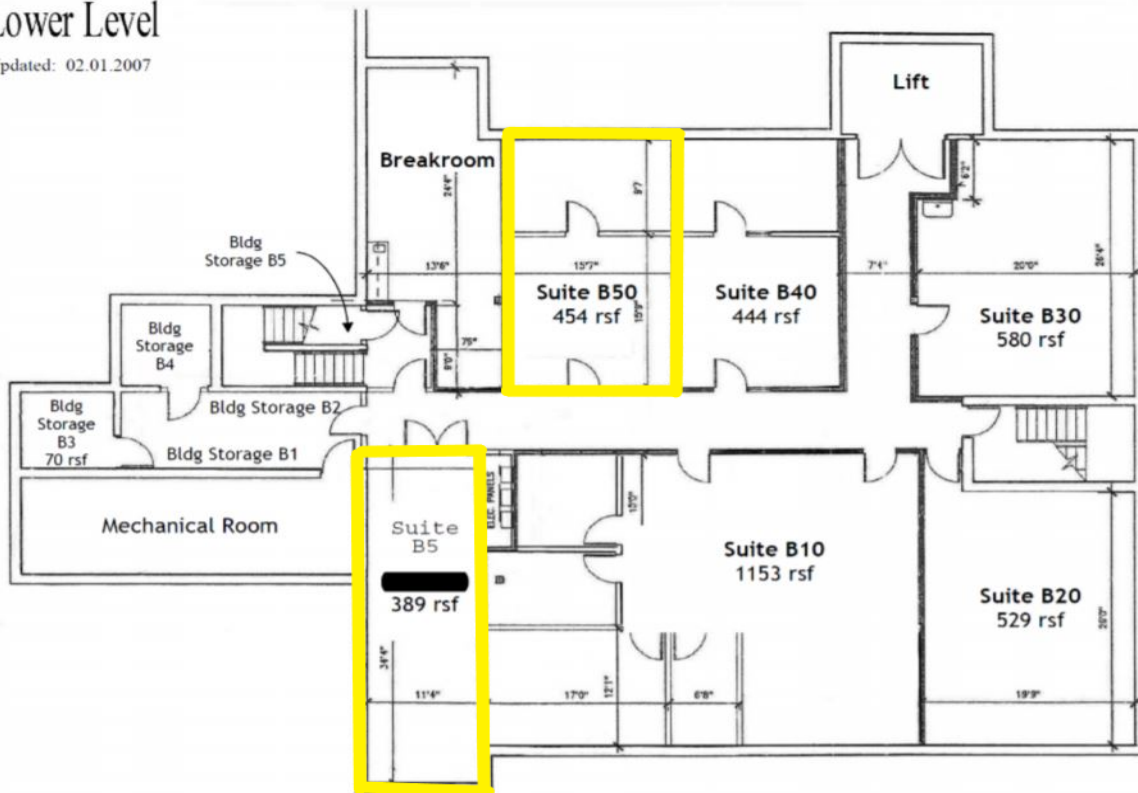
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## CREEKVIEW FLOOR PLANS

### Lower Level

Updated: 02.01.2007



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Ste. 5	Office Building	\$650/MONTH	Gross	389	Immediately

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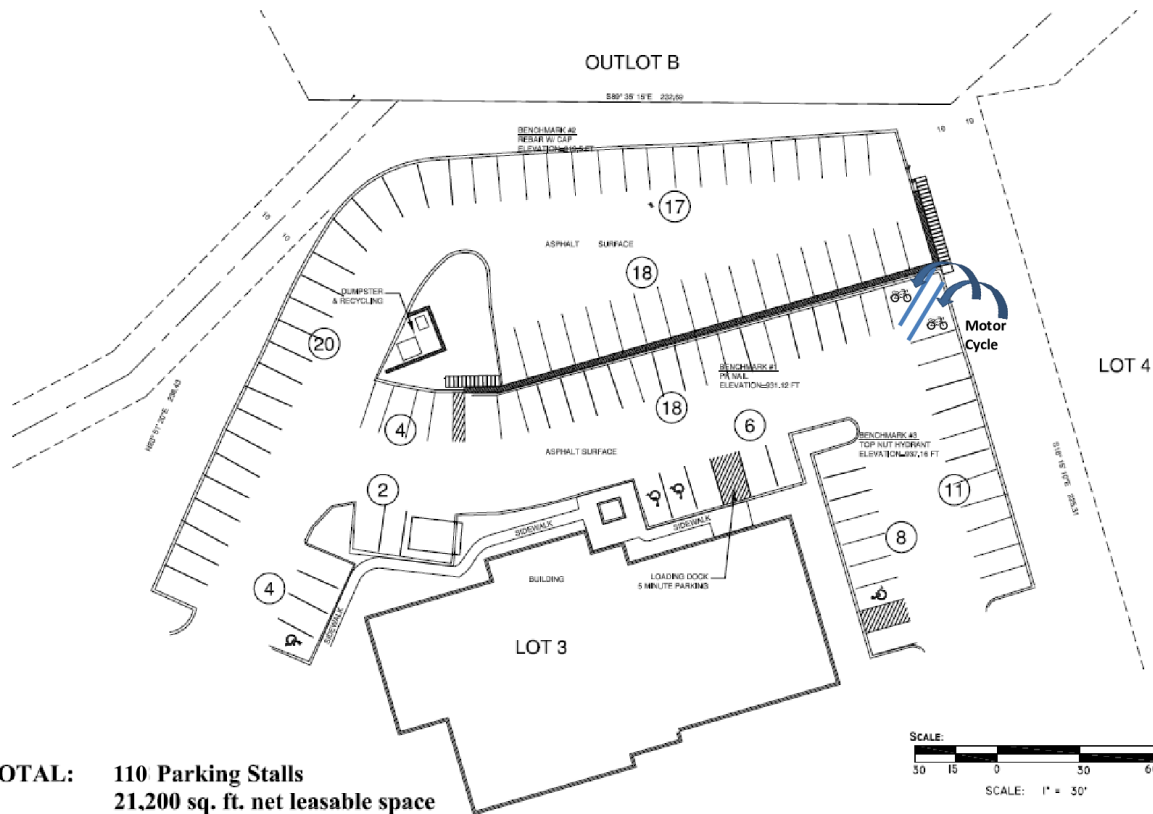
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**TOTAL:** 110 Parking Stalls  
21,200 sq. ft. net leasable space  
= 5.19 / M

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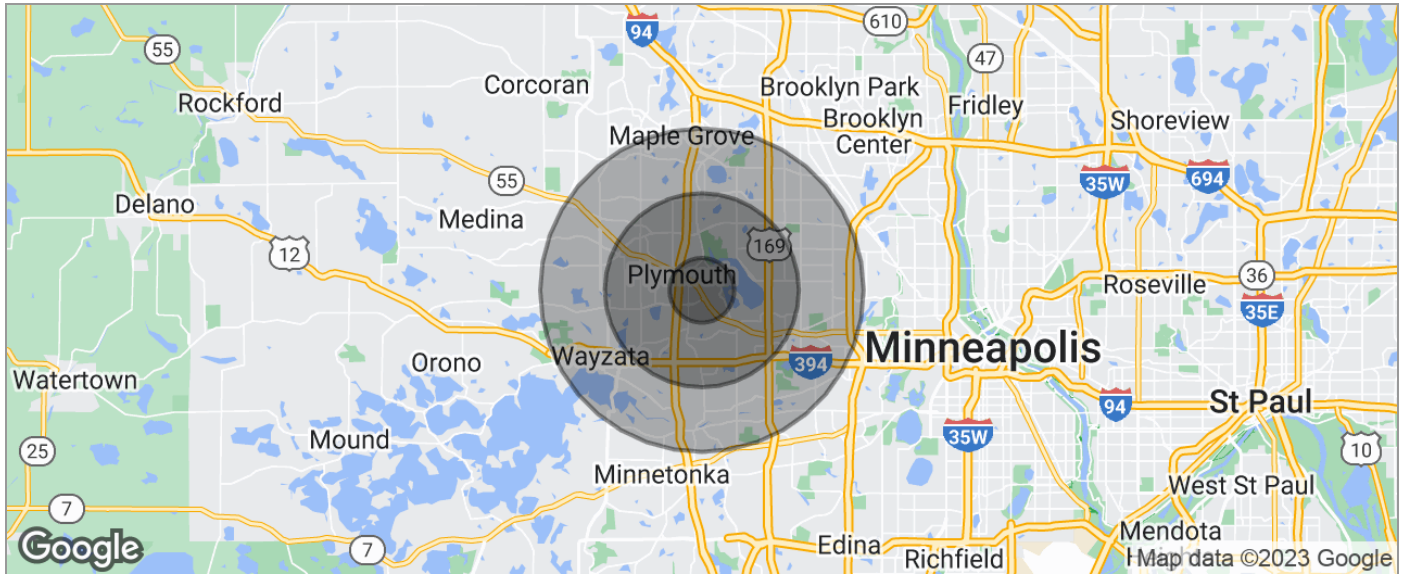
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POPULATION	MILE	MILES	MILES
TOTAL POPULATION	5,997	53,513	164,683
MEDIAN AGE	37.0	38.9	39.7
MEDIAN AGE (MALE)	36.9	37.7	38.8
MEDIAN AGE (FEMALE)	37.1	39.4	40.4
HOUSEHOLDS & INCOME	MILE	MILES	MILES
TOTAL HOUSEHOLDS	2,594	22,778	69,794
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$90,877	\$103,252	\$101,804
AVERAGE HOUSE VALUE	\$344,791	\$348,296	\$334,223
RACE	MILE	MILES	MILES
% WHITE	78.9%	84.0%	84.8%
% BLACK	5.8%	5.3%	5.6%
% ASIAN	11.0%	7.4%	5.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.3%	0.4%
% OTHER	1.7%	1.2%	1.4%
ETHNICITY	MILE	MILES	MILES
% HISPANIC	2.5%	.2%	.7%

\* Demographic data derived from 2020 ACS - US Census

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