

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



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

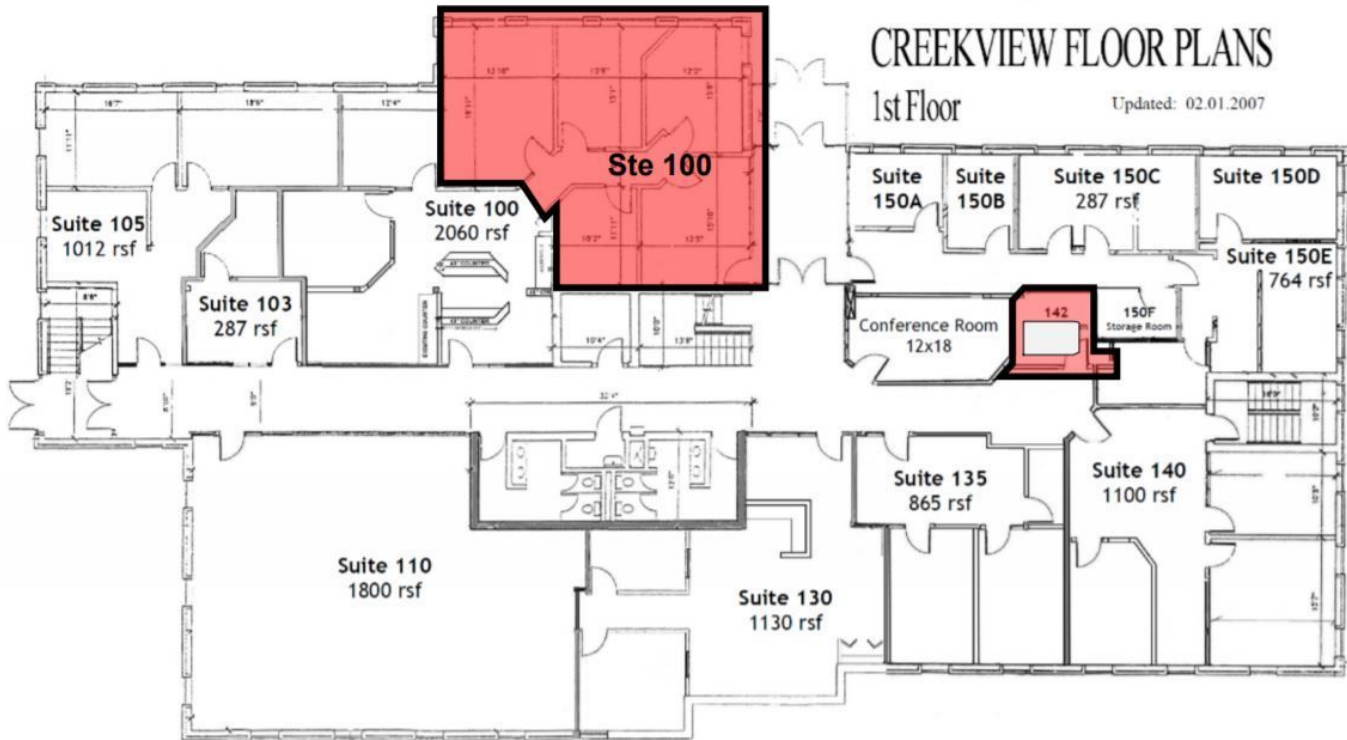
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



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
					VACANT

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

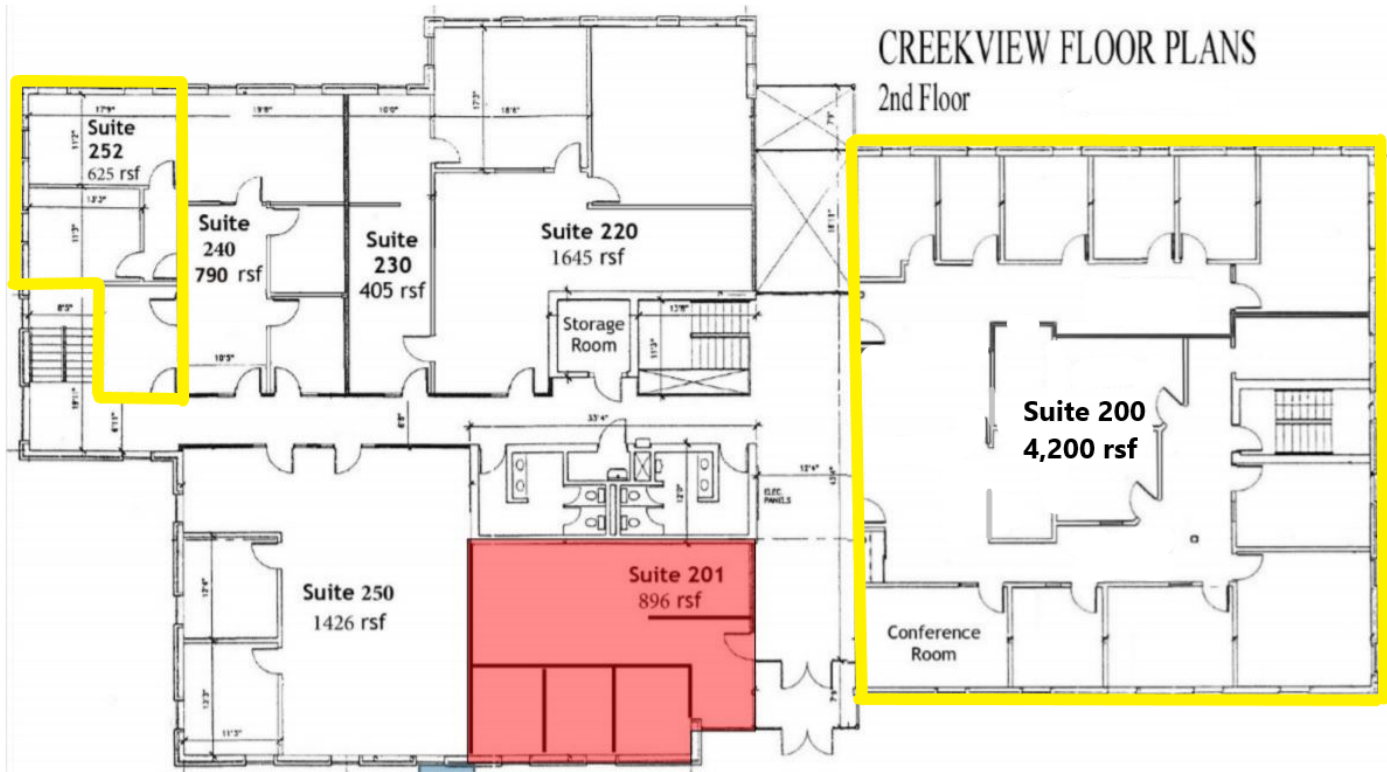
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
200	Office Building	\$7,700 PER MONTH	GROSS	4200	Immediately
201	Office Building	\$1,700 PER MONTH	GROSS	896	Immediately
252	Office Building	\$1,200 PER MONTH	GROSS	625	Immediately

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

CREEKVIEW OFFICE BUILDING

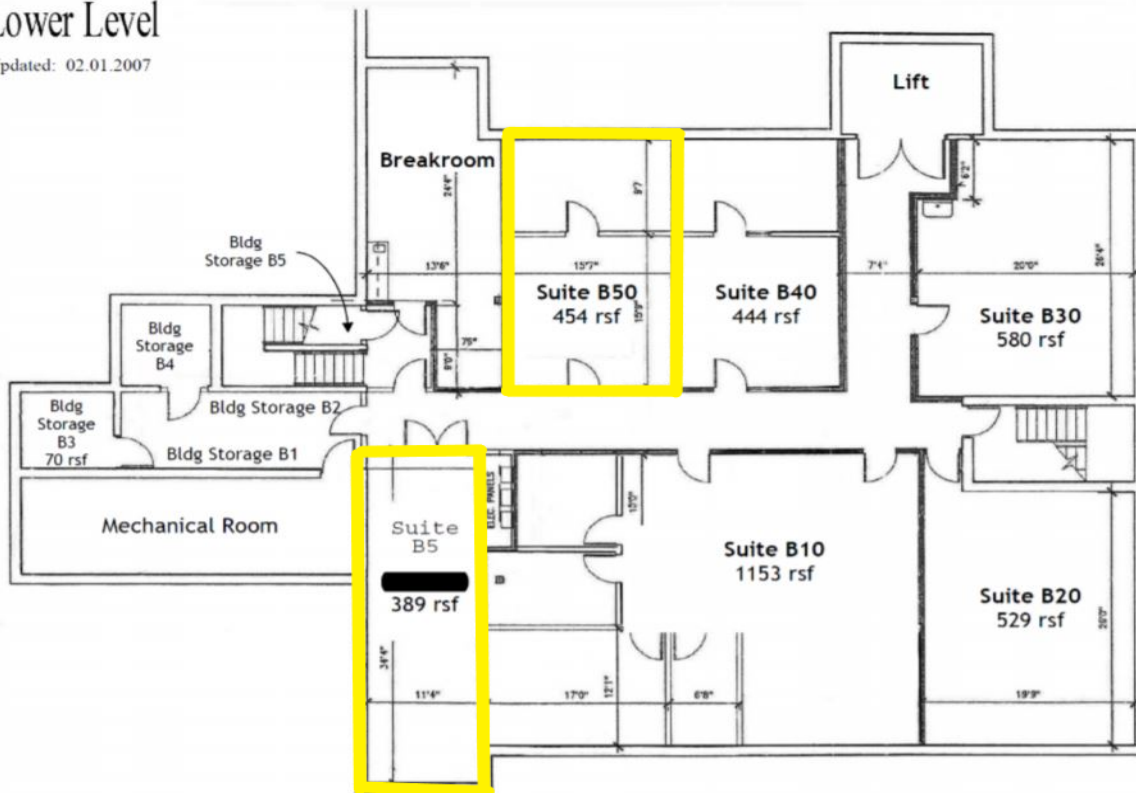
12800 Industrial Park Blvd., Plymouth, MN 55441



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
Ste. 50	Office Building	\$700/MONTH	Gross	454	Immediately

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

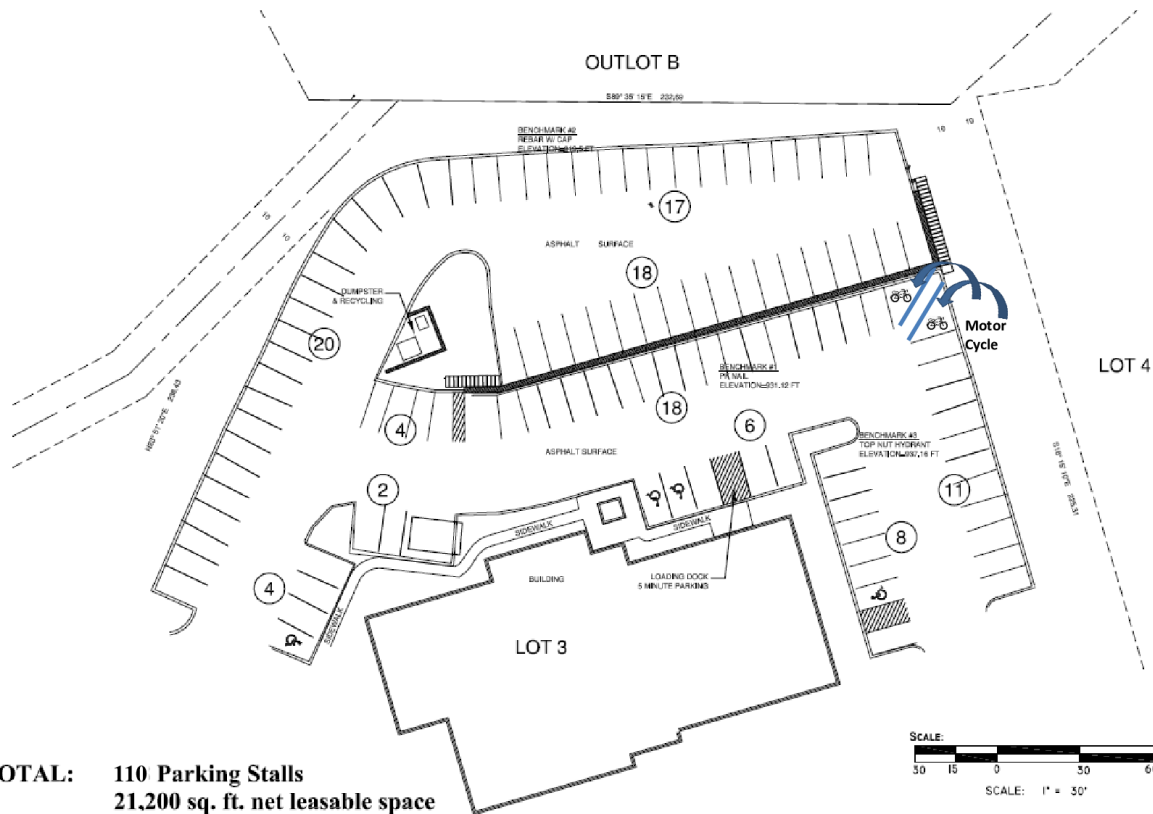
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



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

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



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

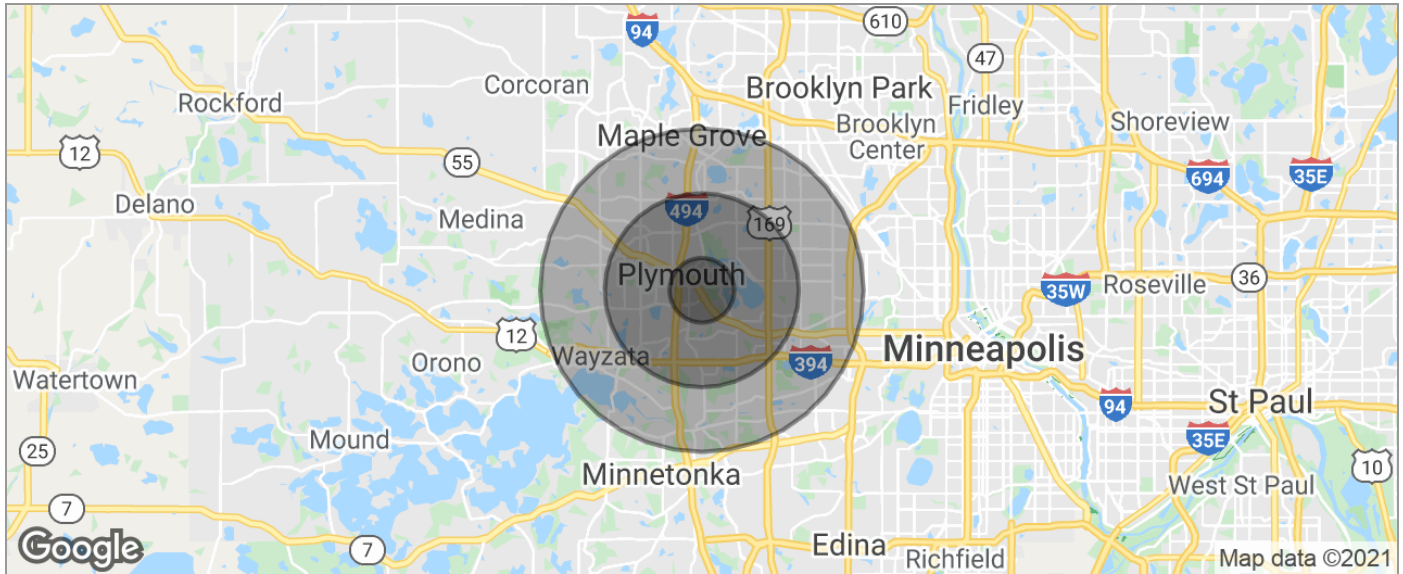
ROYCE DURHMAN, CCIM
Associate Director
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

CREEKVIEW OFFICE BUILDING

12800 Industrial Park Blvd., Plymouth, MN 55441



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 2010 US Census

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com