



## Fernbrook Office Park

3185 Fernbrook Lane N.

Plymouth, MN 55447

**FOR LEASE - 1,250 SF Office Condo**



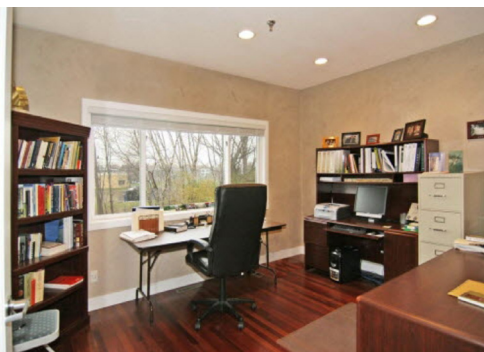
### FEATURES:

- 1,250 SF Office Condo on Main Level.
- Includes 5 private offices, waiting area, bathroom & kitchenette.
- Many high end finishes (hardwood floors, fireplace, etc...)
- Great location near I-494 & Hwy. 55 in Plymouth, MN.

### Lease Rate:

**\$16.00 / psf NNN**

Taxes: \$4.12/psf Cam: \$1.56/psf



Overview .....	1
Aerial Maps .....	2
Floor Plans.....	3
Site Plan .....	4
Photo Gallery .....	5
City of Plymouth Info .....	6



**Chad Weeks**

612.619.9911

cweeks@arrowcos.com



**Jeff Penfield**

612.325.2067

jpenfield@arrowcos.com

### Contact

Phone: 763.424.6355

Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





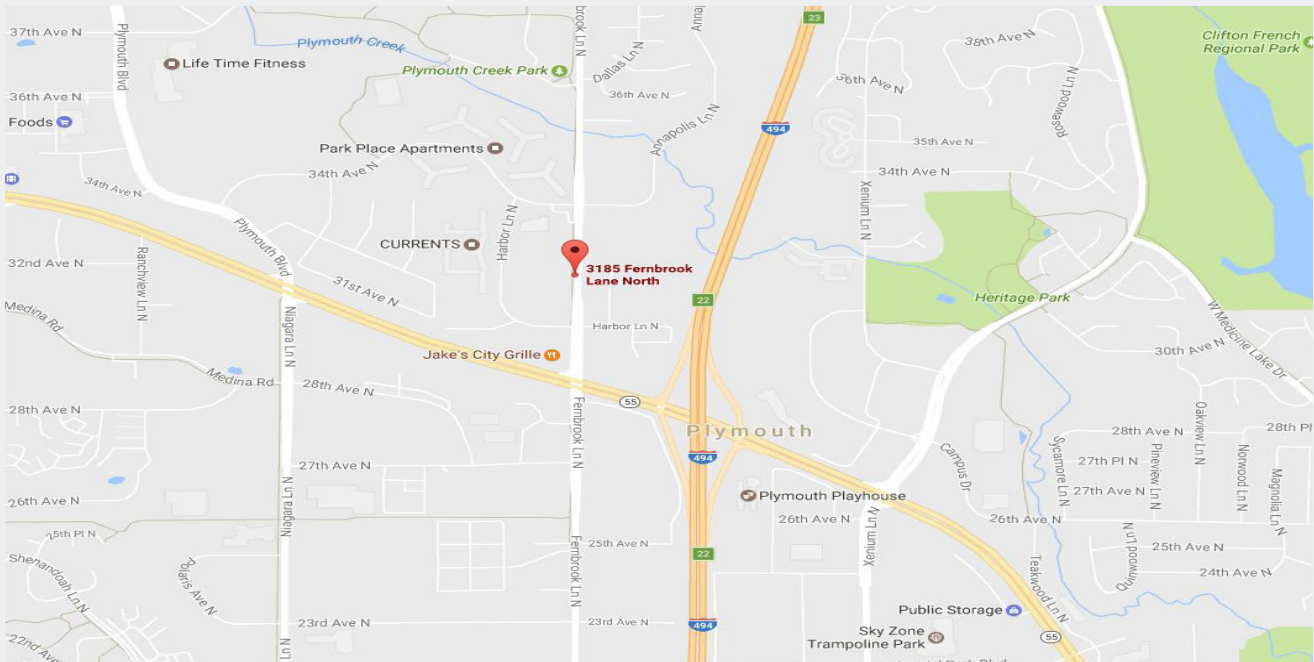
# Fernbrook Office Park

3185 Fernbrook Lane N.

Plymouth, MN 55447

**AERIAL & MAP**

**FOR LEASE - 1,250 SF Office Condo**



## Contact

Phone: 763.424.6355

Fax: 763.424.7980

## Arrow Companies

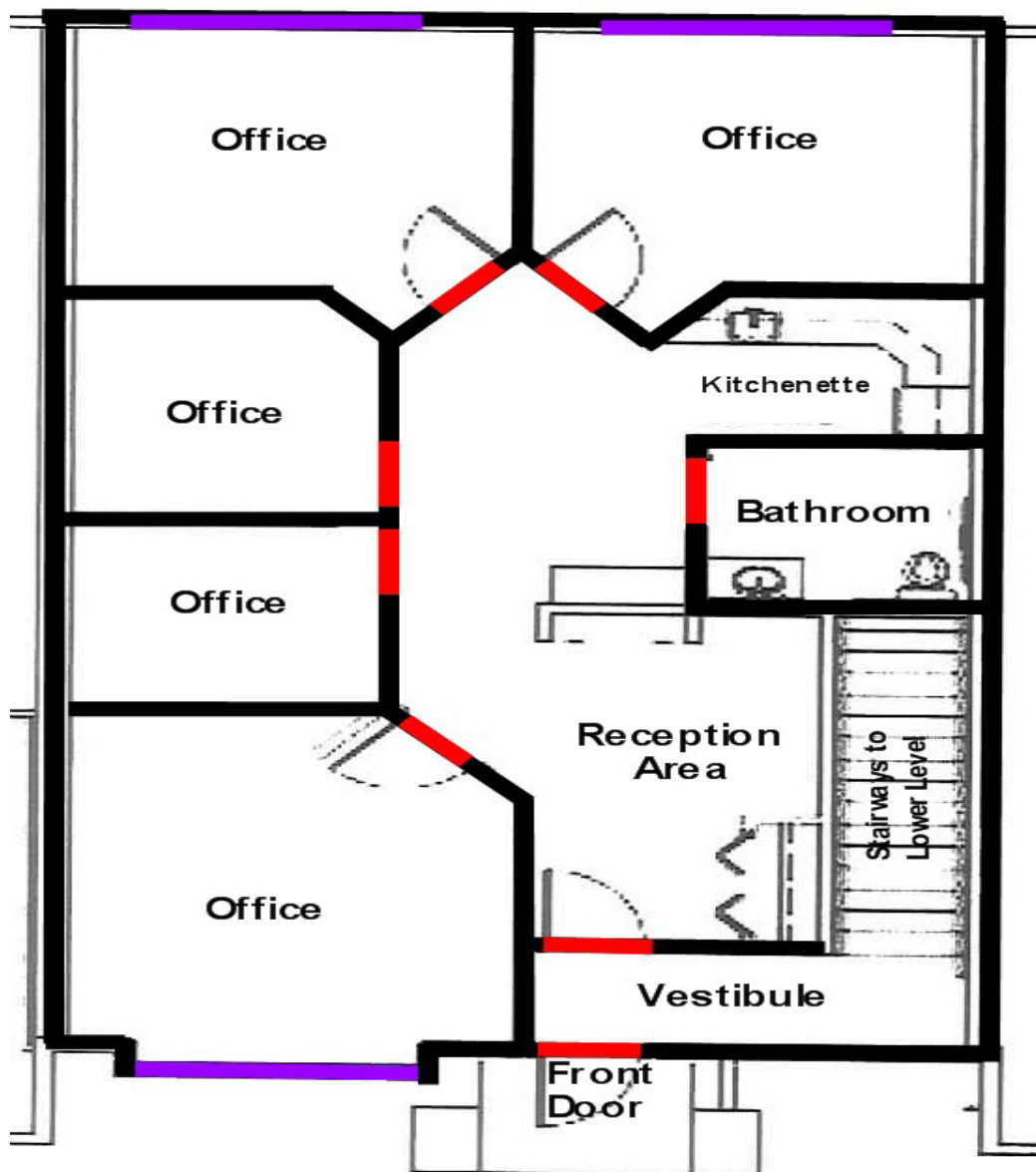
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**FLOOR PLAN**

**FOR LEASE - 1,250 SF Office Condo**



**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





## Fernbrook Office Park

3185 Fernbrook Lane N.

Plymouth, MN 55447

**SITE PLAN**

**FOR LEASE - 1,250 SF Office Condo**



### Contact

Phone: 763.424.6355

Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**PHOTO GALLERY**

**FOR LEASE - 1,250 SF Office Condo**



Side Office



Back Office



Kitchen Area



Back Office



Fireplace



Side Office

**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)



## Fernbrook Office Park

3185 Fernbrook Lane N.

Plymouth, MN 55447

**CITY OF PLYMOUTH**

**FOR LEASE - 1,250 SF Office Condo**

Plymouth is home to a vibrant business community. From small start up companies to major corporations, you will find them in Plymouth. Our diverse economic base includes nearly 50,000 jobs. Major industries include insurance, high tech research, medical devices and light manufacturing as well as printing and publishing.

Nationally recognized for its quality of life, Plymouth is located 12 miles northwest of Minneapolis. It offers:

Extensive trails and parks

Picturesque open spaces

Strong neighborhoods

Diverse recreation programs

Highly regarded school districts

A variety of local businesses

Nearby shopping and entertainment districts

Easy access to downtown Minneapolis and its wide array of cultural and sports venues.

### **Best Place to Live**

Plymouth was named Money magazine's number one Best Place to Live in 2008 for cities with populations of 50,000 to 300,000. The city stayed in the top dozen when the magazine repeated the rankings in 2010.

### **Location, Location, Location**

Many major highways run through or are close to Plymouth, making it readily accessible to all within the metropolitan area. Interstate 494 runs through Plymouth as does Hwy. 55. Hwy. 169 is on the city's eastern border and I-394 is within four miles from the center of Plymouth.



### **Contact**

Phone: 763.424.6355

Fax: 763.424.7980

### **Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)