



Plymouth Town Office Plaza

3525 Plymouth Blvd., Suite 209

Plymouth, MN 55447

FOR LEASE - 1,560 SF Office Condo



FEATURES:

- 1,560 SF End Cap Office Condo FOR LEASE in downtown Plymouth, MN (Upper Level).
- Includes 5 offices, large conf. room, reception area & kitchenette.
- High end finishes throughout!
- Great location near 494 & Hwy. 55 near other retail and businesses.
- Excellent signage on Plymouth Blvd & 35th Ave.

Lease Rate

\$16.00 / PSF

Tax: \$4.21 / psf & Cam: \$2.48 / psf



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Arrow Companies

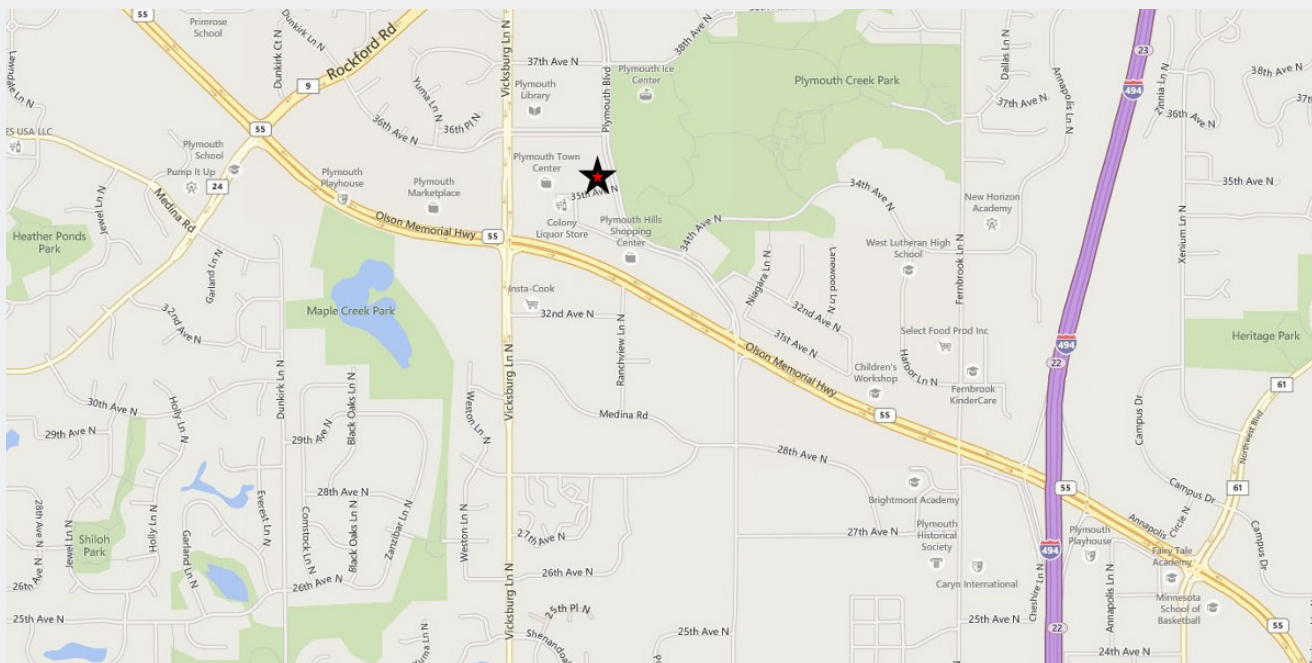
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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AERIAL & MAP

FOR LEASE - 1,560 SF Office Condo



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PROPERTY FACTS

FOR LEASE - 1,560 SF Office Condo

BUILDING SIZE	Suite 209 - 1,560 SF
YEAR BUILT	2004
ASSOCIATION	Town Center Office Plaza
2018 REAL ESTATE TAXES & ASSOCIATION DUES	Taxes - \$4.21/ psf Cam - \$2.48 / psf
PARKING	Ample Parking
ELECTRICITY	Estimated at \$100 / per month / per unit (Xcel Energy)
GAS	Estimated at \$45 / per month / per unit (Centerpoint)
UTILITIES	Comcast, Xcel & Centerpoint
SUITE 209	End Cap Condo with 5 offices (All offices with windows), reception area, kitchenette / Copy Area & Private Bathroom. High end finishes throughout.
SIGNAGE	Signage available on Plymouth Blvd and also west side entrance.

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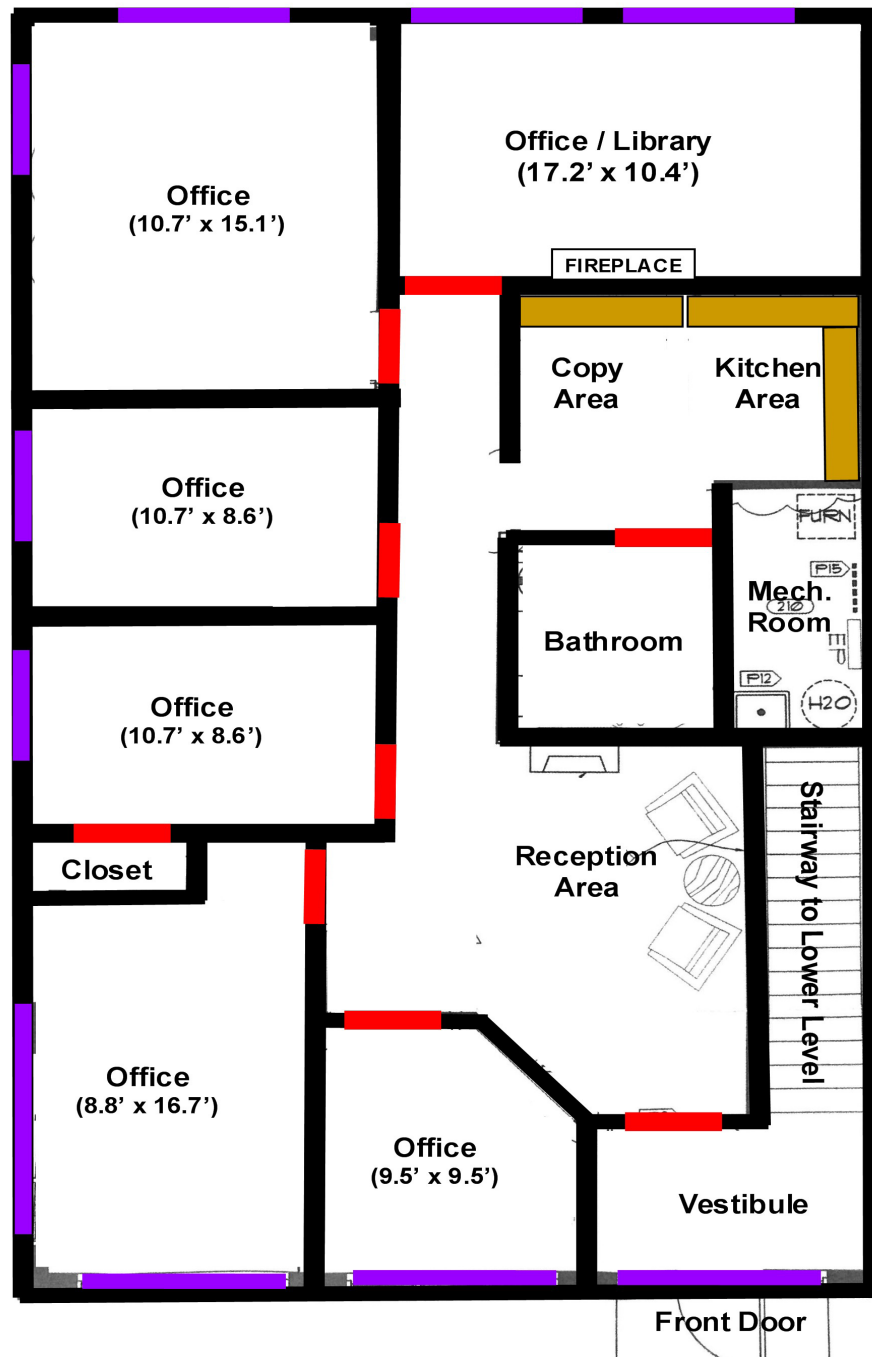
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FLOOR PLAN

FOR LEASE - 1,560 SF Office Condo



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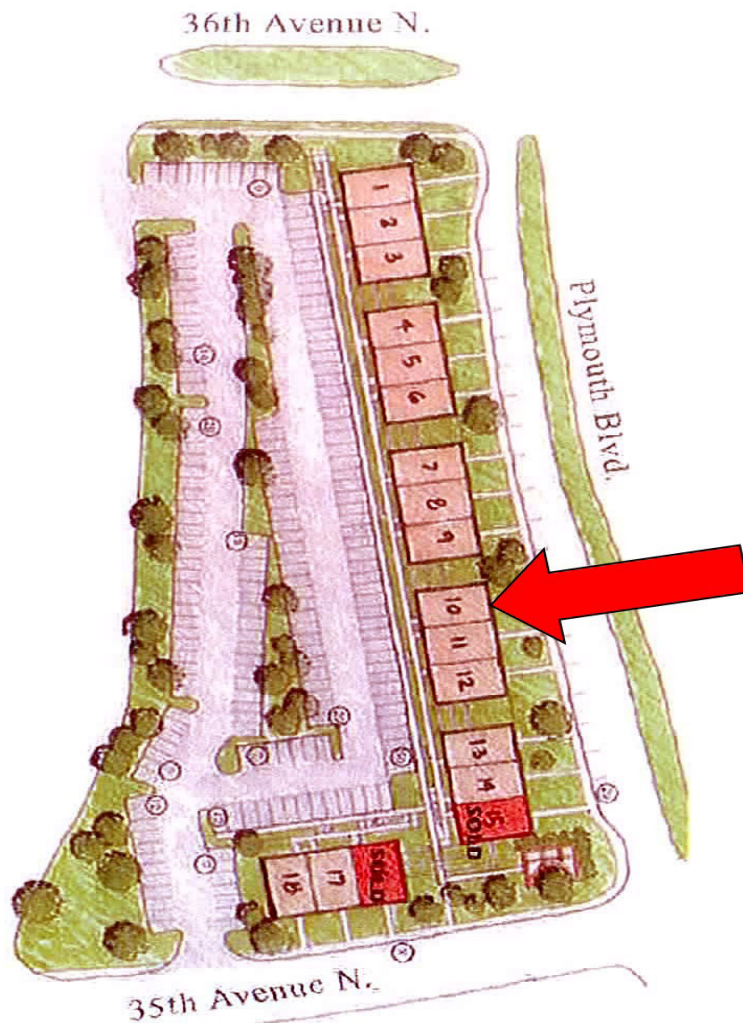
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SITE PLAN

FOR LEASE - 1,560 SF Office Condo

Town Center Office Plaza

3501 - 3551 Plymouth Blvd., Plymouth



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PHOTO GALLERY

FOR LEASE - 1,560 SF Office Condo



Reception Area



Reception Area



Private Office



Corner Office



Conf. Room



Kitchen / Copy Area

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CITY INFORMATION

FOR LEASE - 1,560 SF Office Condo

POPULATION (5 MILE RADIUS)	2010 Census - 152,742 2017 (Estimate) - 163,111 2020 (Projection) - 173,155 <i>*CoStar Data</i>
AVERAGE HOUSEHOLD INCOME	2017 (Estimate) - \$117,595 <i>*CoStar Data</i>
TRAFFIC	Plymouth Blvd - 11,600 vehicles per day 494 & Hwy. 55 - 38,000 vehicles per day <i>*CoStar Data</i>
CITY OF PLYMOUTH	<p>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.</p> <p>Nationally recognized for its quality of life, Plymouth is located 12 miles northwest of Minneapolis. It offers:</p> <ul style="list-style-type: none">Extensive trails and parksPicturesque open spacesStrong neighborhoodsDiverse recreation programsHighly regarded school districtsA variety of local businessesNearby shopping and entertainment districtsEasy access to downtown Minneapolis and its wide array of cultural and sports venues. <p>Best Place to Live</p> <p>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.</p> <p>Location, Location, Location</p> <p>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.</p>

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