



## Plymouth Town Office Plaza

15600 35th Ave N, Suites 101-103

Plymouth, MN 55447

**FOR SALE**  
**1,560 to 4,680 SF Office Condo**



### FEATURES:

- Three Office Condos FOR SALE in downtown Plymouth, MN
- Each condo is 1,560 SF - Great for any owner occupant or Investor!
- Beautiful finishes including custom Cherry Desks, Trim & Cabinets.
- Great location near 494 & Hwy. 55 near other retail and businesses.
- Excellent lighted signage on 35th Ave.

**Sale Price**

**\$795,600**

\$265,200 Per Office Condo



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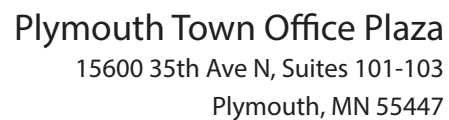
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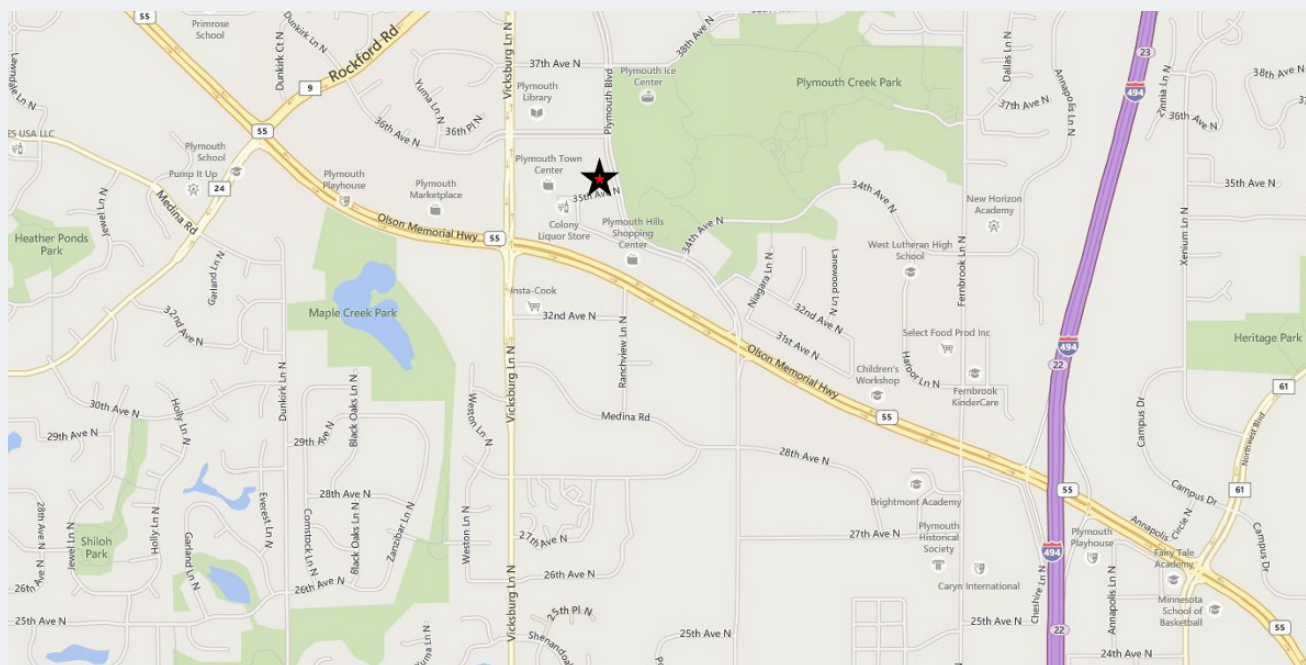
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Maple Grove, MN 55369

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### PROPERTY FACTS

**FOR SALE**  
1,560 to 4,680 SF Office Condo

BUILDING SIZE	Suite 101 - 1560 SF Suite 102 - 1,560 SF <u>Suite 103 - 1,560 SF</u> 3 Suites - 4,680 SF
YEAR BUILT	Suite 101 - 2004 Suite 102 & 103 - 2005
ASSOCIATION	Town Center Office Plaza
PID #	Suite 101 / PID# 21-118-22-22-0022 Suite 102 / PID# 21-118-22-22-0023 Suite 103 / PID# 21-118-22-22-0024
2018 REAL ESTATE TAXES & ASSOCIATION DUES	Suite 101 / \$7,907.28 / year - \$475.00 / month Suite 102 / \$7,557.30 / year - \$475.00 / month Suite 103 / \$6,026.94 / year - \$475.00 / month
PARKING	Ample Parking in back of condo & street parking available in front (35th Ave.)
ELECTRICITY	Estimated at \$100 / per month / per unit (Xcel Energy)
GAS	Estimated at \$45 / per month / per unit (Centerpoint)
UTILITIES	Comcast, Xcel & Centerpoint
SUITE 101	End Cap Condo with 5 offices (4 office with windows), reception desk / reception area, kitchenette & bathroom. High end finishes with Cherry built-in desk & trim.
SUITE 102	Middle Condo which can be used together with Suite 101. Large Conference room which includes built-in cabinets and bookshelf & large conf. room table. 2 large executive offices with windows, another private office & bathroom. High end finishes include Cherry built-in desks and cabinets.
SUITE 103	End Cap with 6 private offices (4 office with windows), reception desk, kitchenette, copy & bathroom. Cherry trim throughout.

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SITE PLAN

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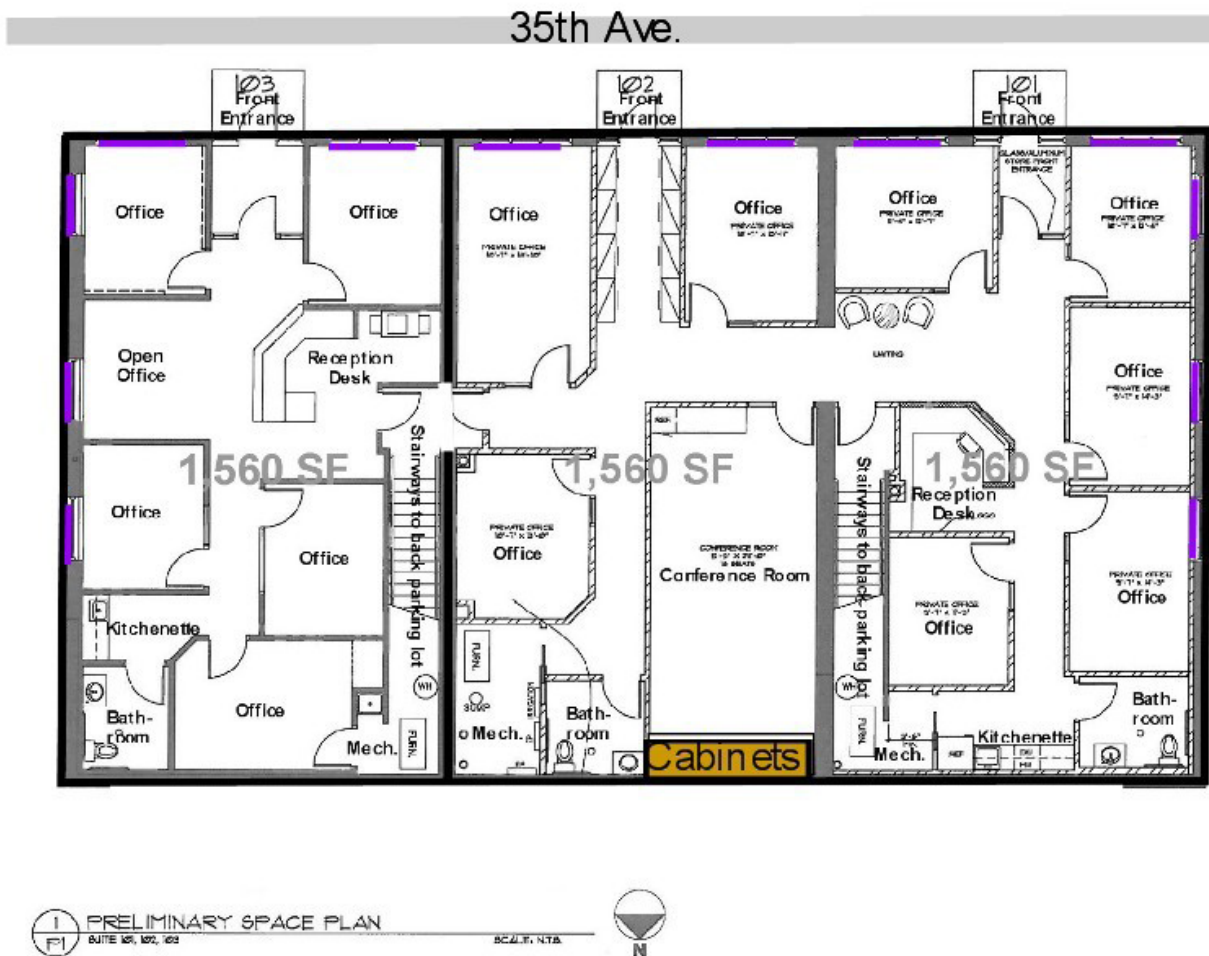
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FLOOR PLANS

**FOR SALE**  
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**PHOTO GALLERY**

**FOR SALE**  
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Reception Area - Suite 101



Private Office - Suite 101



Private Office - Suite 101



Kitchenette - Suite 101



Private Office - Suite 101



Hallway View - Suite 101

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**PHOTO GALLERY**

**FOR SALE**  
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Conference Room - Suite 102



Private Office - Suite 102



Hallway View - Suite 102



Interior Office - Suite 102



Waiting Room Area - Suite 102



Front View

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**PHOTO GALLERY**

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Side View - Suite 103



Front Interior View - Suite 103



Inside View - Suite 103



Side office - Suite 103



Interior Office - Suite 103



Front Office - Suite 103

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OUTSIDE GALLERY

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## CITY INFORMATION

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POPULATION (5 MILE RADIUS)	<p>2010 Census - 150,494</p> <p>2018 (Estimate) - 143,990</p> <p>2023 (Projection) - 173,155</p>
AVERAGE HOUSEHOLD INCOME	<p>2018 (Estimate) - \$122,176</p>
TRAFFIC	<p>Plymouth Blvd. - 11,600 vehicles per day</p> <p>Hwy. 55 - 32,013 vehicles per day</p>
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"> <li>Extensive trails and parks</li> <li>Picturesque open spaces</li> <li>Strong neighborhoods</li> <li>Diverse recreation programs</li> <li>Highly regarded school districts</li> <li>A variety of local businesses</li> <li>Nearby shopping and entertainment districts</li> <li>Easy access to downtown Minneapolis and its wide array of cultural and sports venues.</li> </ul> <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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