



Plymouth Town Office Plaza
 3525 Plymouth Blvd., Suite 109 & Suite 209
 Plymouth, MN 55447

FOR SALE
1,560 SF or 3,120 SF Office Condo



FEATURES:

- 1,560 SF or 3,120 SF End Cap Office Condo FOR SALE in downtown Plymouth, MN.
- Each unit has multiple offices with windows along with bathroom & kitchen.
- High end finishes throughout!
- Great location near 494 & Hwy. 55 near other retail and businesses.
- Excellent signage on Plymouth Blvd & 35th Ave.

Sales Price:
\$270,000 / each



Main Level (Suite 209)

- ▲ 5 offices, conference room, lobby area with waiting area, copy room, kitchenette and bathrooms.
- ▲ Main level end cap with lots of natural light!
- ▲ Private entrance with great signage!

Street Level (Suite 109)

- ▲ 4 offices, conference room, lobby area with waiting area, kitchenette and bathrooms.
- ▲ End cap suite which includes lot of windows.
- ▲ Private entrance on top level along with street entrance.

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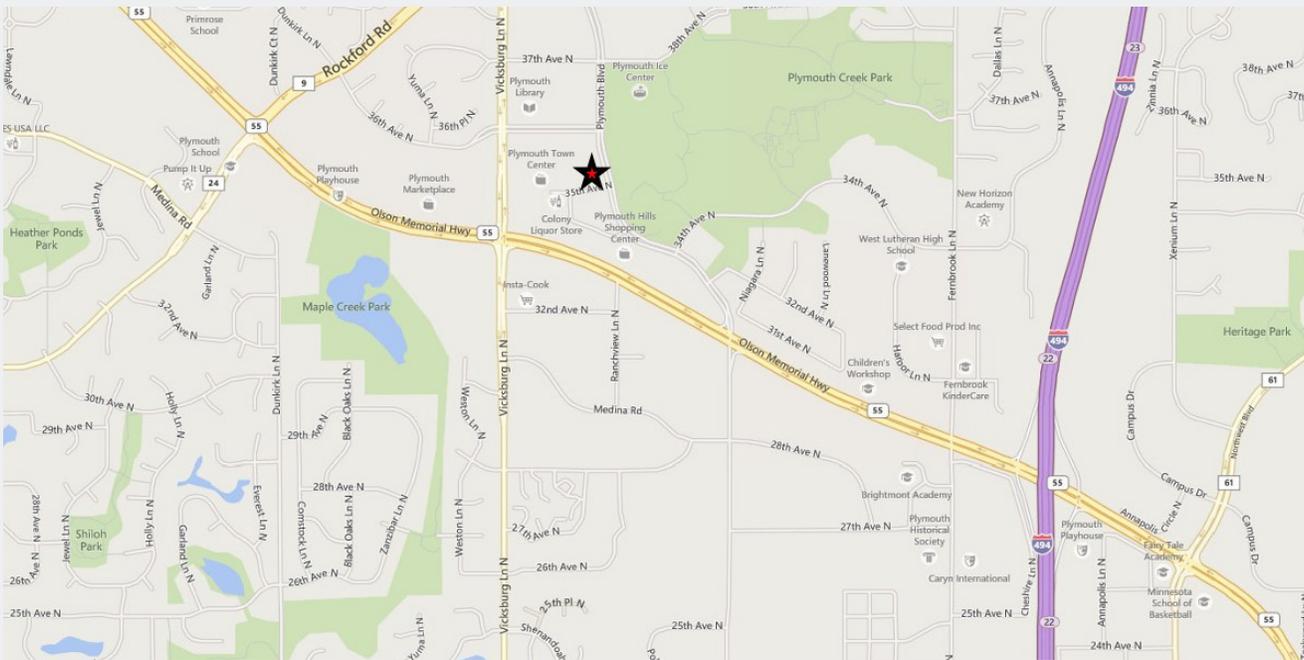

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AERIAL & MAP

FOR SALE
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SITE PLAN

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PROPERTY FACTS

FOR SALE
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BUILDING SIZE	Suite 109 (Upper Level) - 1,560 SF <u>Suite 209 (Street Level) - 1,560 SF</u> Total - 3,120 SF
YEAR BUILT	2004
ASSOCIATION	Town Center Office Plaza
2019 REAL ESTATE TAXES	Suite 109 - \$5,894.83 / year (21-118-22-22-0030) Suite 209 - \$7,697.91 / year (21-118-22-22-0048)
ASSOCIATION DUES	\$350 / month per suite.
ELECTRICITY	Estimated at \$100 / per month / per unit (Xcel Energy)
GAS	Estimated at \$45 / per month / per unit (Centerpoint)
UTILITIES	Comcast, Xcel & Centerpoint
SUITE 109	Main Level End Cap Condo with 4 offices, conf. room, kitchenette and bathroom area. Beautiful fixtures and finishes!
SUITE 209	Street level 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 west side of parking lot.
PARKING	Street parking and upper parking lot

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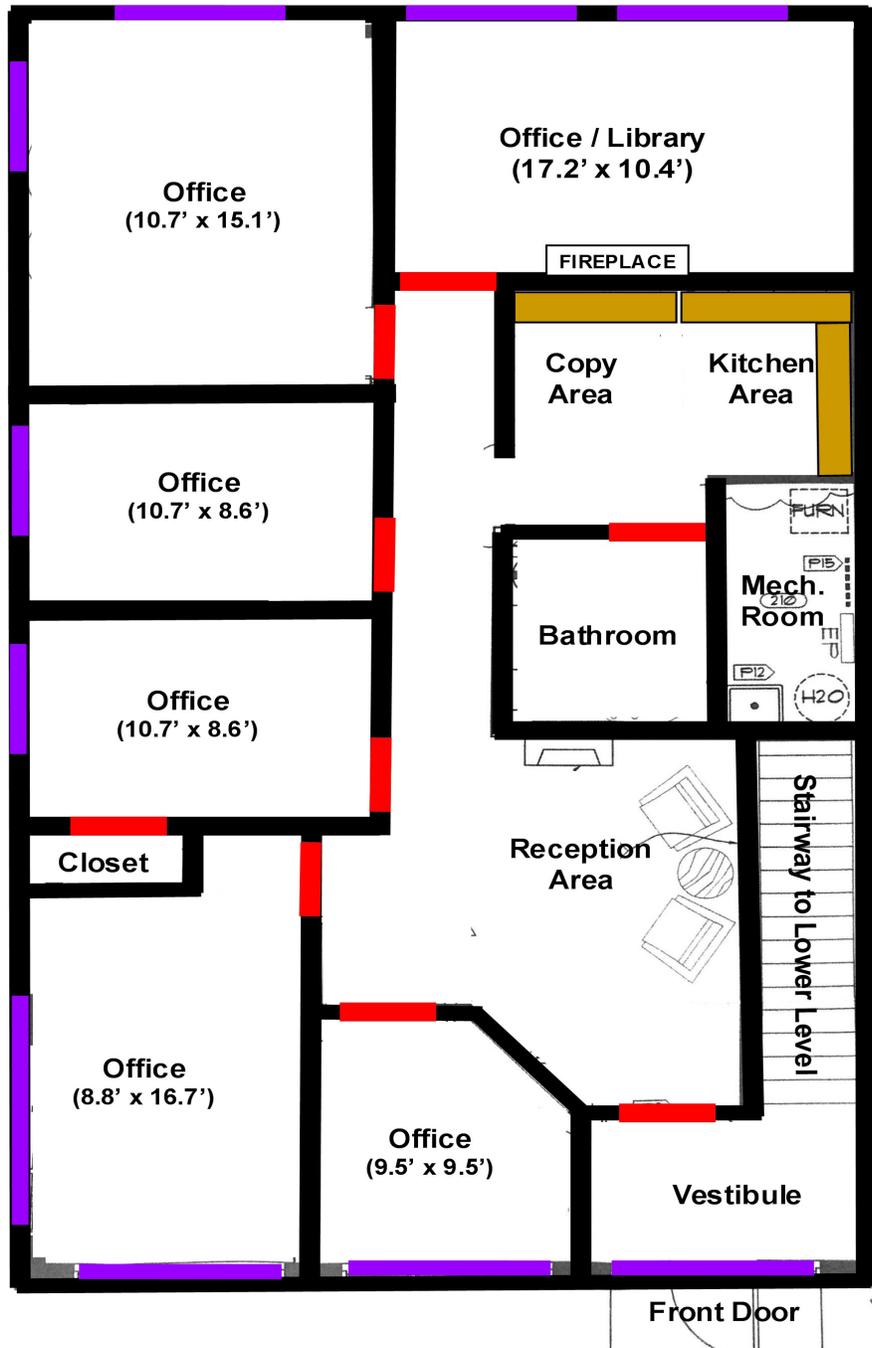
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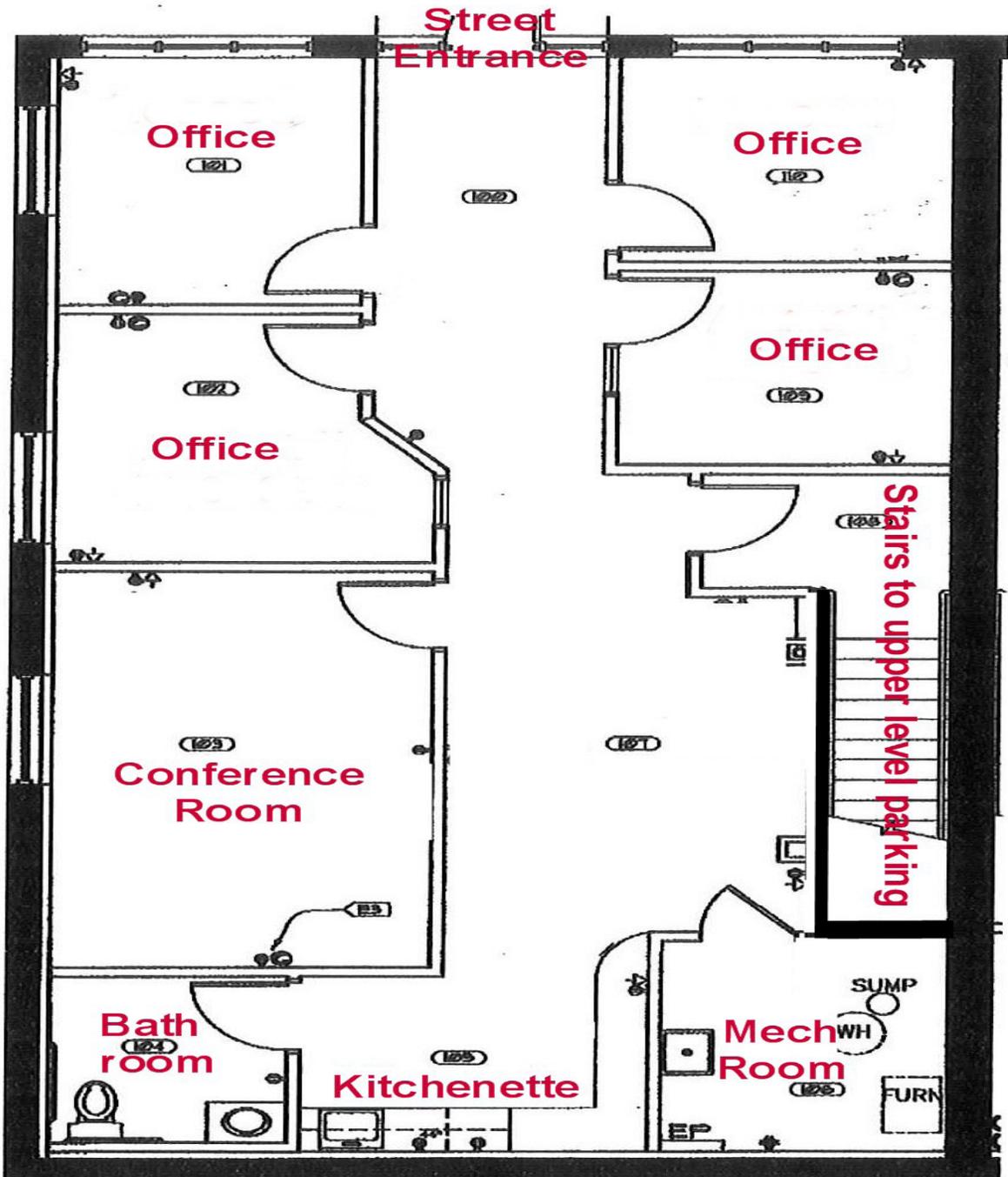
**FLOOR PLAN
SUITE 109**

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**FLOOR PLAN
SUITE 209**

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**PHOTO GALLERY
SUITE 109**

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Reception Area



Reception Area



Private Office



Corner Office



Conf. Room



Kitchen / Copy Area

**PHOTO GALLERY
SUITE 209**

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Private Office



Conference Room



Hallway View



Private Office



Street Entrance



Open Area / Waiting Area



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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 130,548 2018 (Estimate) - 144,543 2023 (Projection) - 151,051</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2018 (Estimate) - \$121,924 (5 Mile Radius)</p>
<p>TRAFFIC</p>	<p>Plymouth Blvd - 11,600 vehicles per day 494 & Hwy. 55 - 34,000 vehicles per day</p>
<p>CITY OF PLYMOUTH</p>	<p><i>P</i>lymouth 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 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. <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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