

**FOR SALE**  
**+/- 2,800 SF OFFICE CONDO**



**FEATURES:**

- Beautiful office condo's available to purchase in Plymouth!
- Each suite is currently in "shell condition" - ready for build out by Buyer.
- Construction can be customized and ready to occupy in 60 days.
- Easy access off Hwy. 55 on Old Rockford Road near Wayzata HS.
- Great for any small business looking to own!

**Sales Price:**

**\$298,800 - \$305,500**  
**(Shell Condition)**



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**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

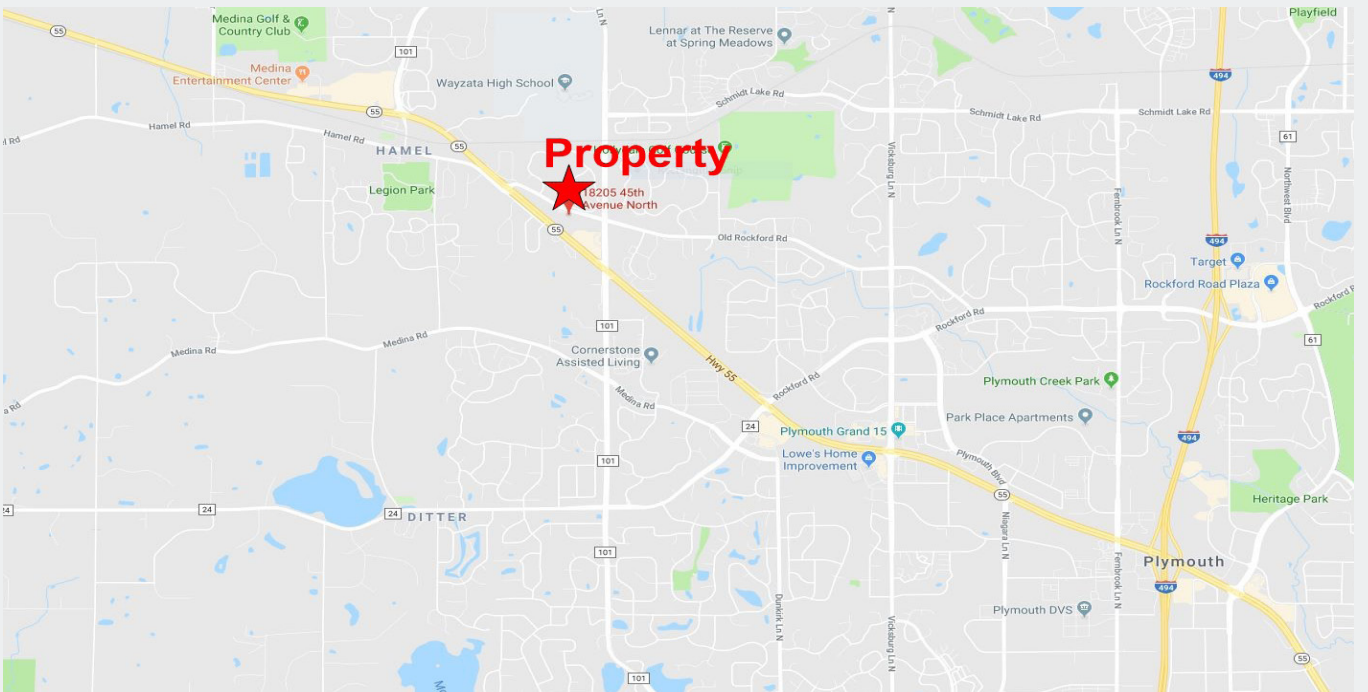
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**AERIAL & MAP**

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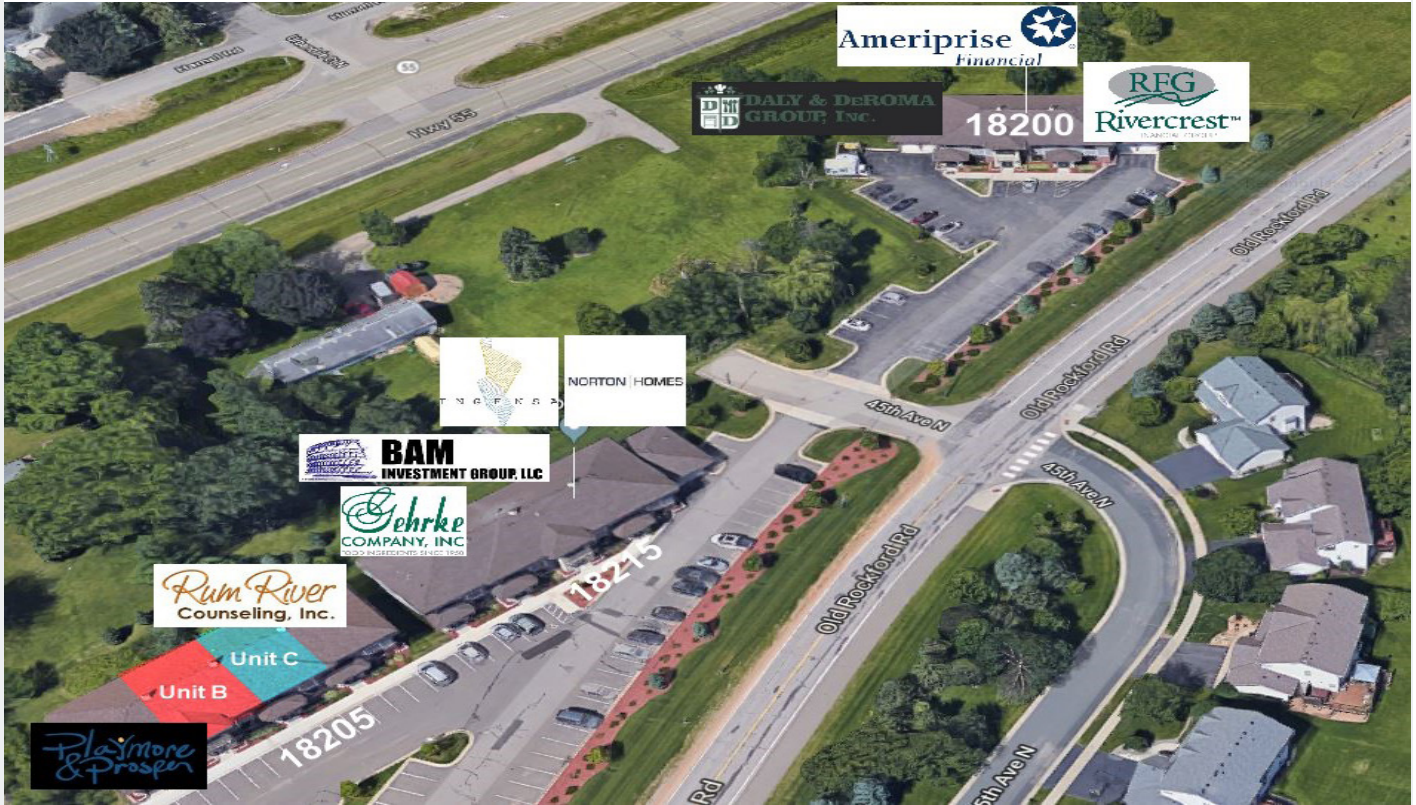
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**OVERVIEW**

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**Plymouth Office Plaza**  
18205 45th Ave. N., Suite B & Suite C  
Plymouth, MN 55447

## PROPERTY FACTS

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BUILDING SIZE	Suite B - 2,855 SF Suite C - 2,780 SF
YEAR BUILT	2005 - Renovated in 2011
ASSOCIATION	Plymouth Office Plaza II
2019 REAL ESTATE TAXES	Suite B - \$9,245.82 (18-118-22-12-0028) Suite C - \$9,245.82 (18-118-22-12-0029)
ASSOCIATION DUES	\$525 / month per suite.
SIGNAGE	Monument signage and building signage available.
PARKING	Ample Parking

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**SITE PLAN**

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1 UPPER LEVEL FLOORPLAN - BUILDING 18205



2 MAIN LEVEL FLOORPLAN - BUILDING 18205

**SUITE B: 2,855 sf**  
TAX ID: 18.118.22.12.0028  
Shell Cost: \$305,500  
TI Package: \$TBD

**SUITE C: 2,780 sf**  
TAX ID: 18.118.22.12.0029  
Shell Cost: \$298,800  
TI Package: \$TBD

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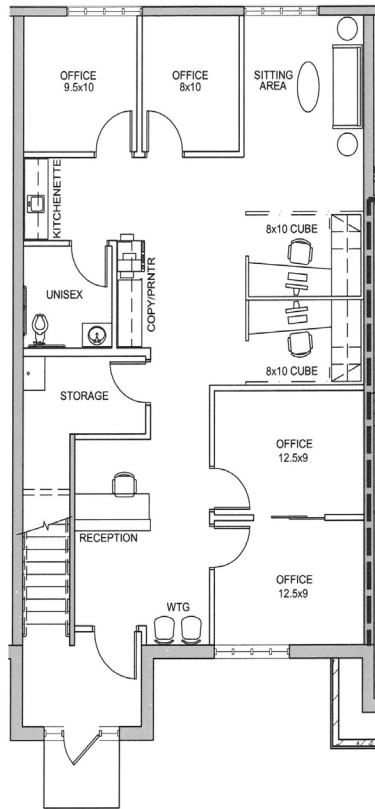
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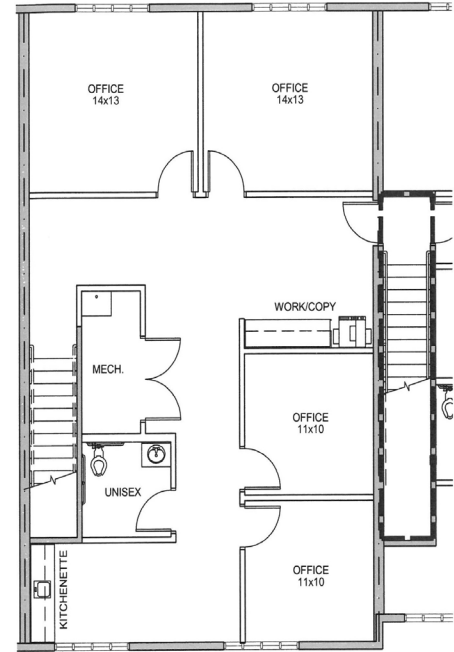
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**FLOOR PLAN  
EXAMPLE**

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**MAIN LEVEL**



**UPPER LEVEL**

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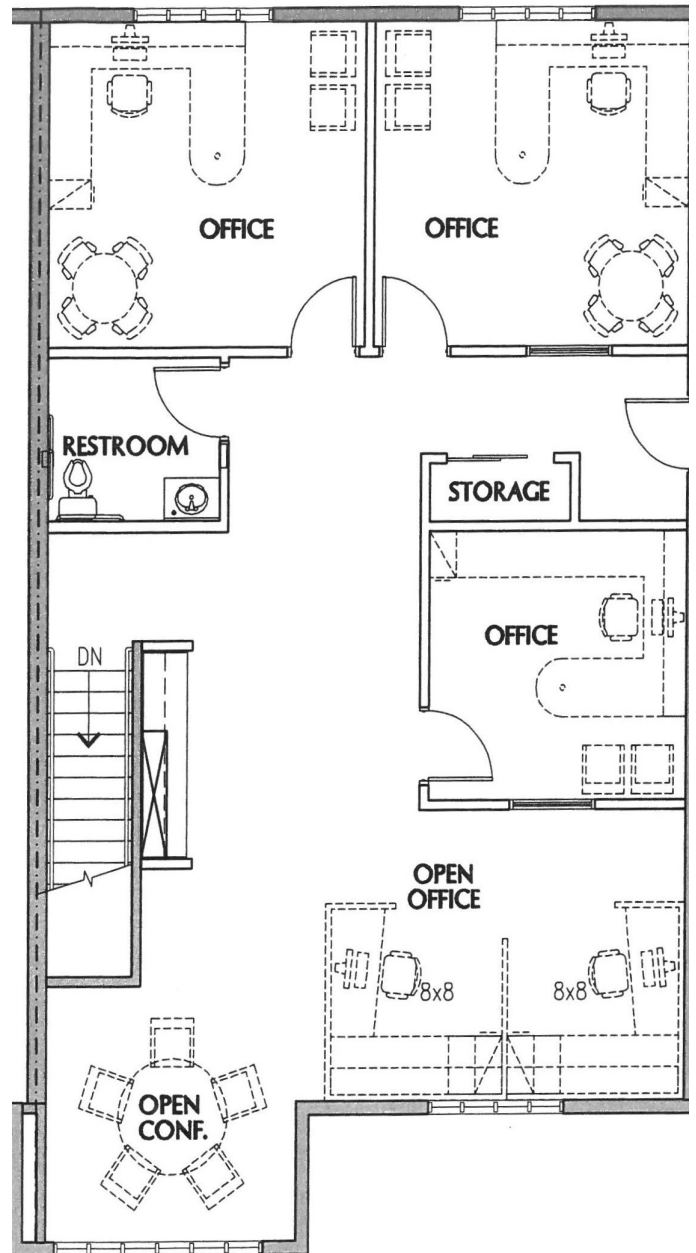
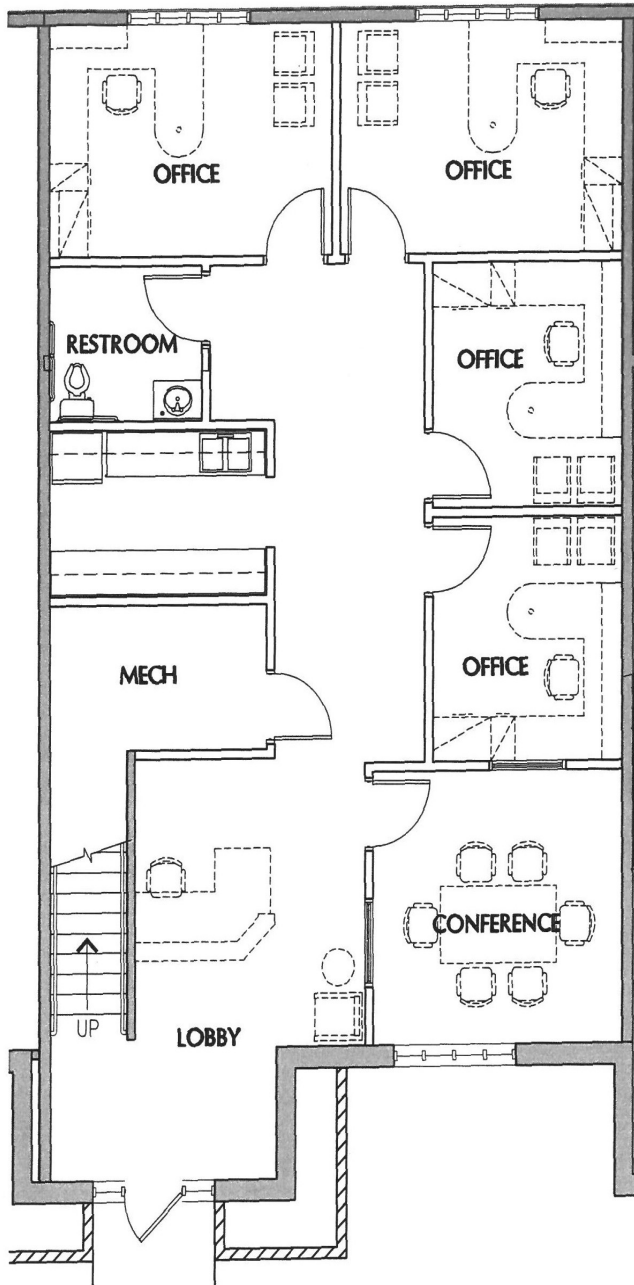




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## FLOOR PLAN EXAMPLE

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**PHOTO GALLERY  
EXAMPLES**

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Front Desk Example



Conference Room Example



Private Office



Waiting Area



Kichenette Example



Reception Desk Example 2

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## CITY INFORMATION

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<b>POPULATION (5 MILE RADIUS)</b>	2010 Census - 130,548 2019 (Estimate) - 144,543 2023 (Projection) - 151,051
<b>AVERAGE HOUSEHOLD INCOME</b>	2019 (Estimate) - \$121,924 (5 Mile Radius)
<b>TRAFFIC</b>	Plymouth Blvd - 11,600 vehicles per day 494 & Hwy. 55 - 34,000 vehicles per day
<b>CITY OF PLYMOUTH</b>	<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"><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><b>Best Place to Live</b></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><b>Location, Location, Location</b></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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