



## Plymouth Town Office Plaza

3515 Plymouth Blvd, Suite 104

Plymouth, MN 55447

**FOR LEASE**  
**1,600 SF Office Space Available**



### FEATURES:

- 1,600 SF End Cap Office Condo "For Lease" in downtown Plymouth, MN
- Includes large conf. room, large executive office, 3 private offices, work area, kitchenette, open area & bathroom.
- End cap unit with many windows & high end finishes (marble floors).
- Great location in Plymouth near other businesses and retail.

**Lease Rate:**  
**\$16.00 / psf NNN**

*Tax - \$3.57 / psf  
Cam - \$2.70 / psf*



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### Arrow Companies

7365 Kirkwood Court N. Suite 335

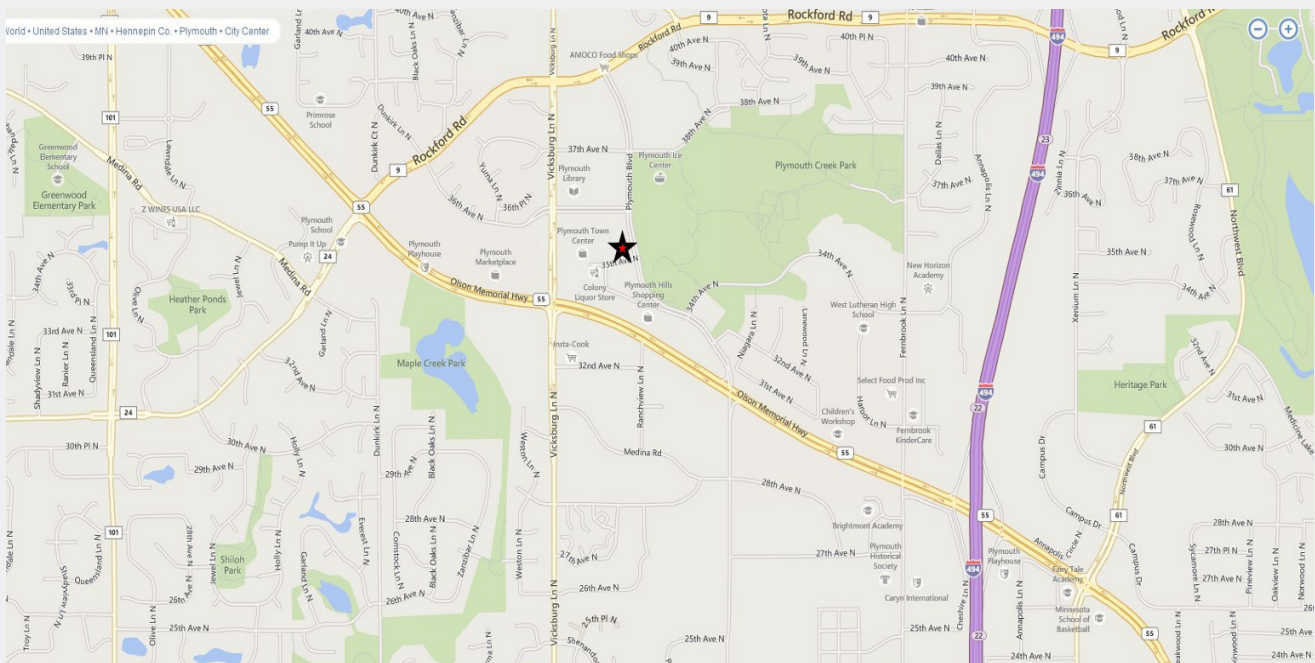
Maple Grove, MN 55369

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**AERIAL & MAP**

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**SITE PLAN**

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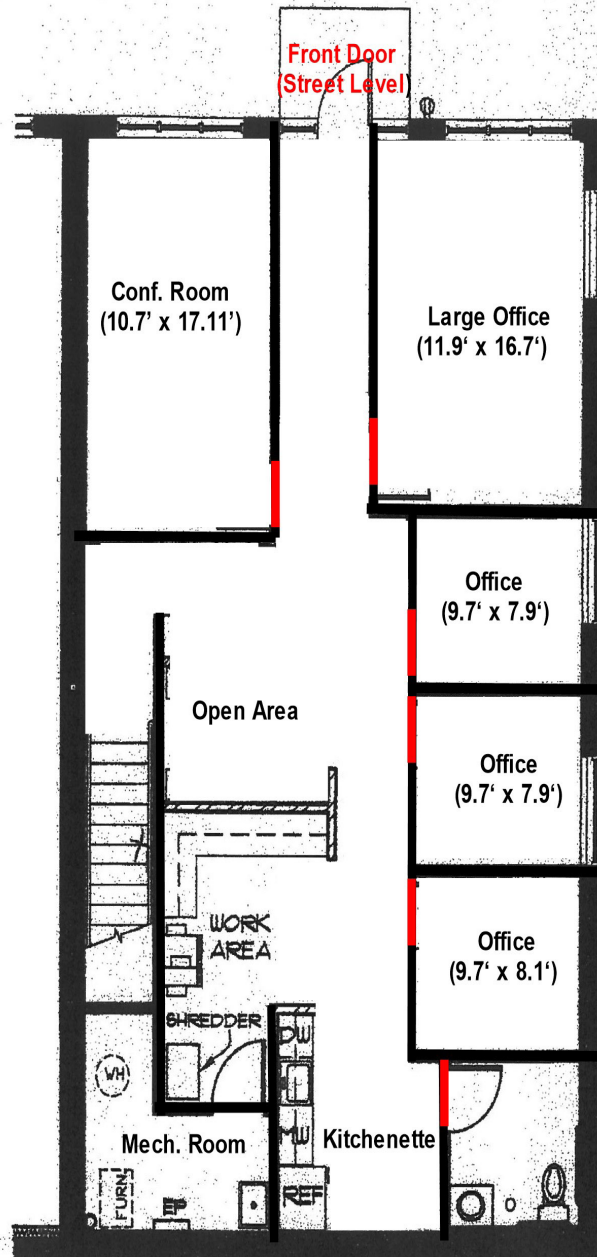
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**FLOOR PLAN**

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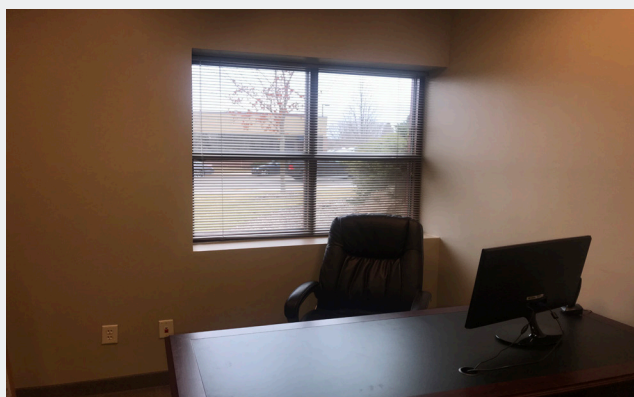
Office



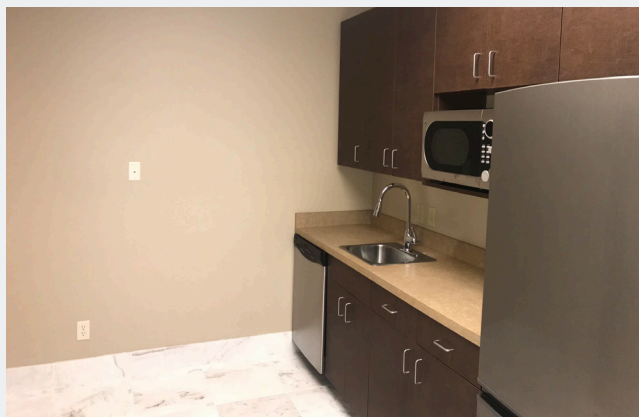
Executive Office



Work Area



Private Office



Kitchenette



Hallway View

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### CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 152,742 2018 (Estimate) - 163,111 2020 (Projection) - 173,155
AVERAGE HOUSEHOLD INCOME	2018 (Estimate) - \$67,484 2020 (Projection) - \$71,731
TRAFFIC	Fernbrook Lane - 14,676 vehicles per day 494 & Hwy. 55 - 48,665 vehicles per day
CITY OF PLYMOUTH	<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. 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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