



## Fernbrook Office Park

3161 Fernbrook Lane N.

Plymouth, MN 55447

**FOR LEASE**  
**1,300 SF Office Condo**



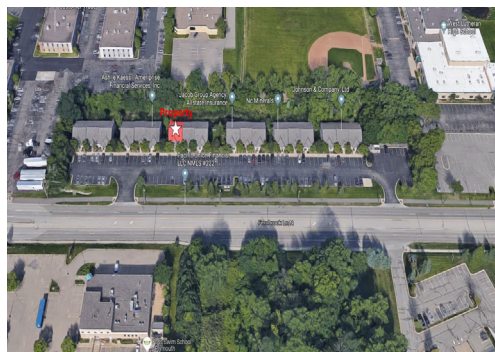
### FEATURES:

- 1,300 SF End Cap Office Condo on Lower Level.
- Includes 4 private offices (3 with windows), waiting area, bathroom & kitchenette.
- Great location near I-494 & Hwy. 55 in Plymouth, MN.

### Lease Rate:

**\$14.00 / psf NNN**

Taxes: \$3.97 /psf  
Cam: \$1.55 /psf



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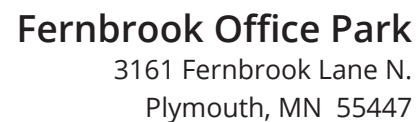
### Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





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**1,300 SF Office Condo**



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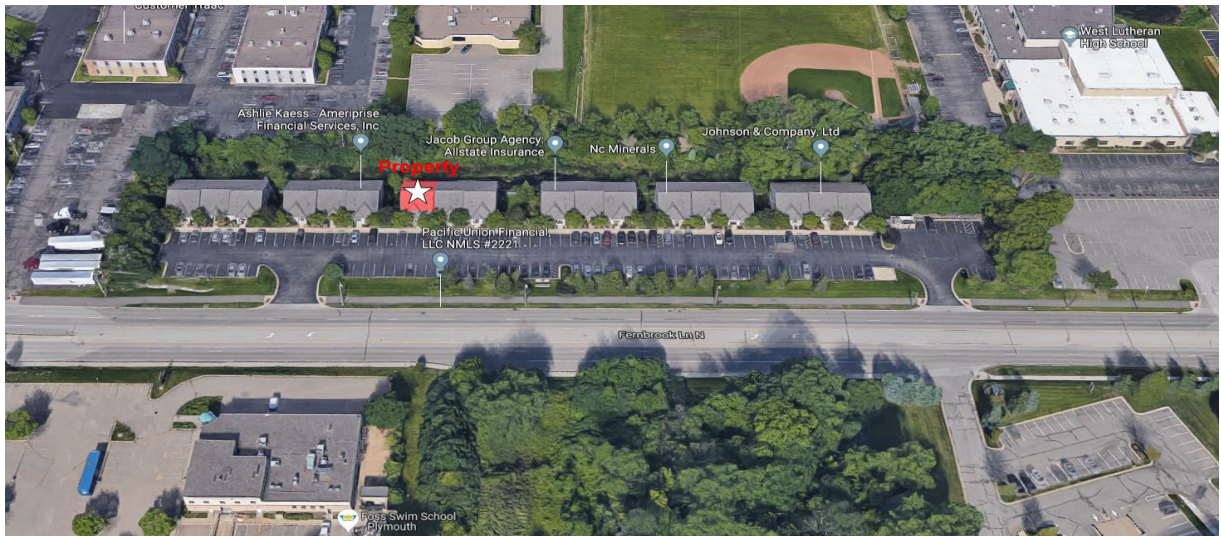
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### SITE PLAN

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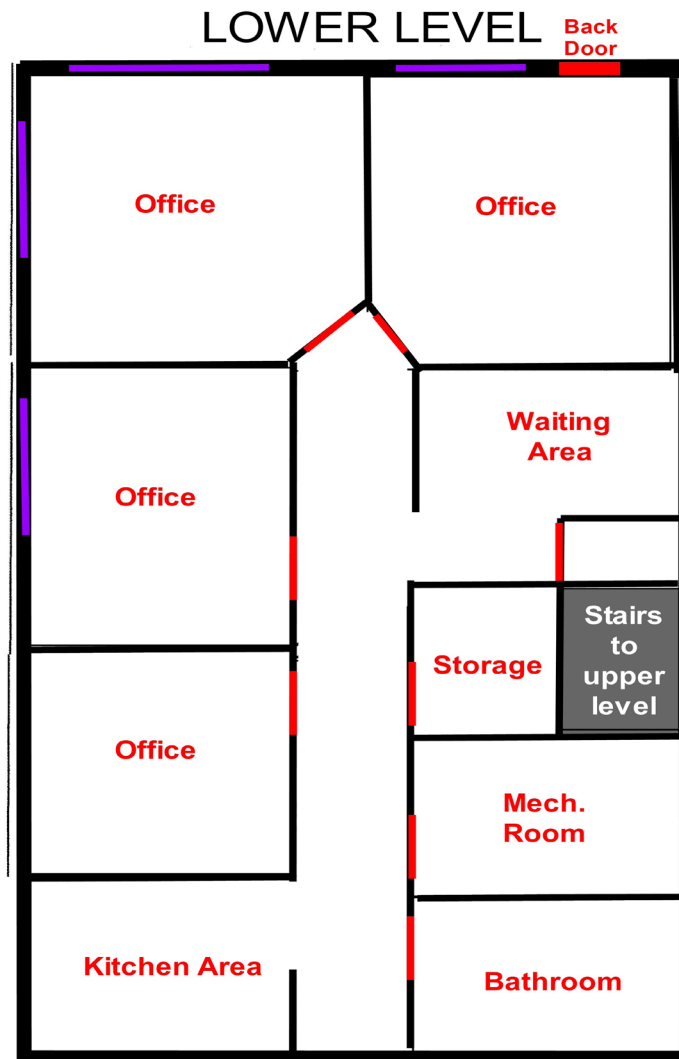
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### FLOOR PLAN

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### PHOTO GALLERY

**FOR LEASE**  
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Back Office View 1



Back Office View 2



Back Office



Side Office



Fireplace



Waiting Area

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### CITY OF PLYMOUTH

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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.

Nationally recognized for its quality of life, Plymouth is located 12 miles northwest of Minneapolis. It offers:

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.

#### **Best Place to Live**

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.

#### **Location, Location, Location**

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.



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