

FOR

LEASE

ANNAPOLIS OFFICE PARK

3350 Annapolis Lane, Suite B
Plymouth, MN 55447



GREAT OPPORTUNITY TO LEASE IN PLYMOUTH



Gross Rate: \$2,708 per month

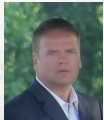
Includes: Phone, Internet, Cleaning & Utilities

Presented By:

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Jeff Penfield

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jpenfield@arrowcos.com



FEATURES

- 1,413 SF Office Condo with 5 offices, reception area, work area & bathroom.
- Plug-n-Play office space with desks & furniture included.
- Professional setting with Class A finishes .

FACTS

- Great location near restaurants and close to 494 / Highway 55 interchange.
- Built in 2005- near 494 & Hwy. 55.



Office (763) 424-6355

Fax: (763) 424-7980



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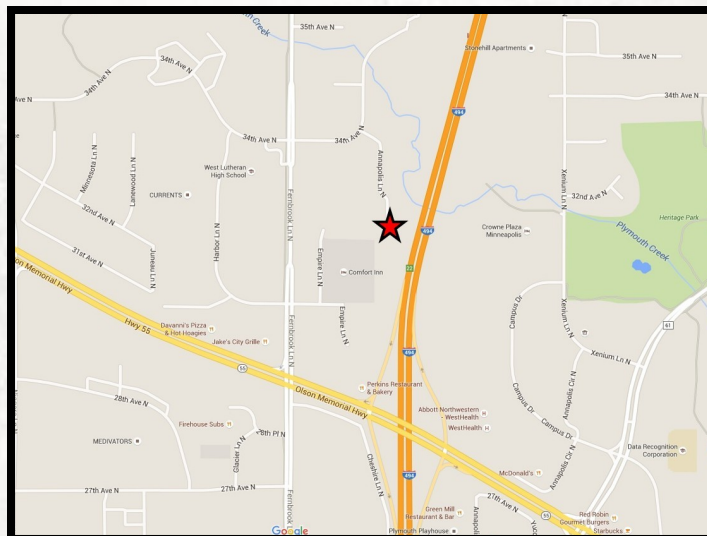
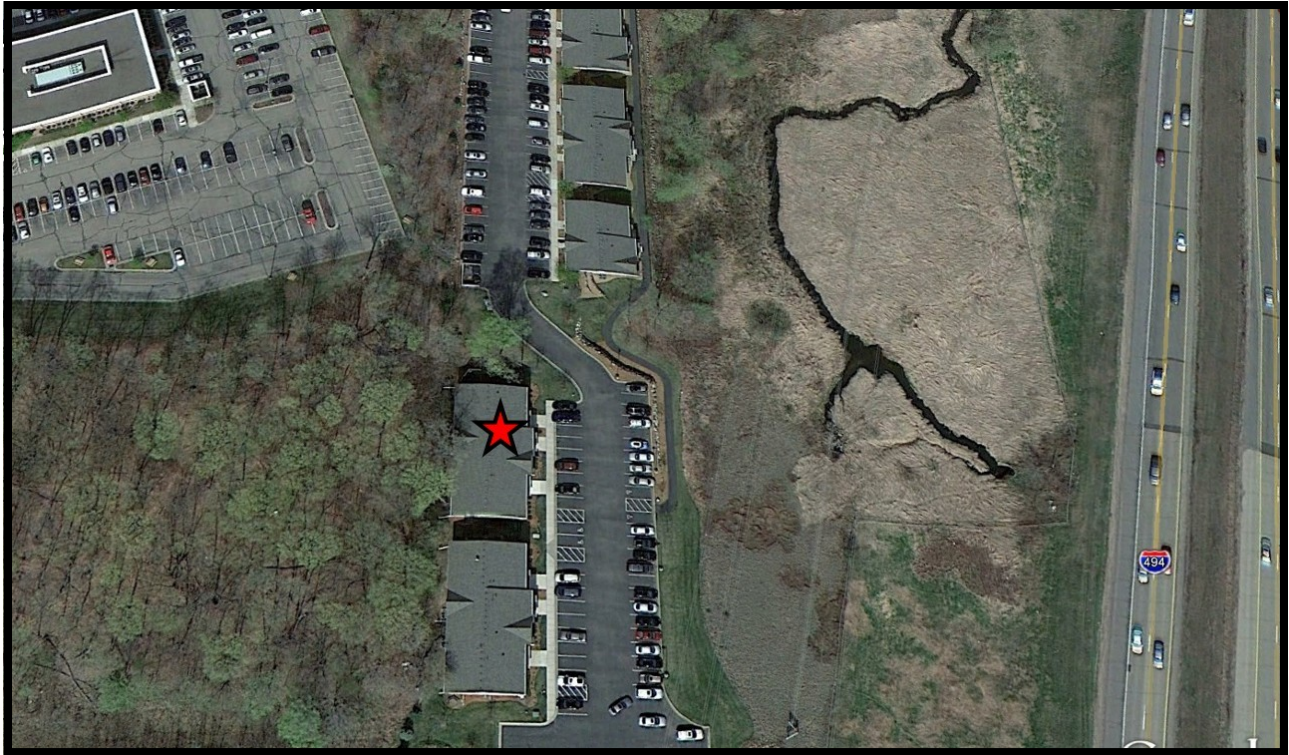
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AERIAL & MAP



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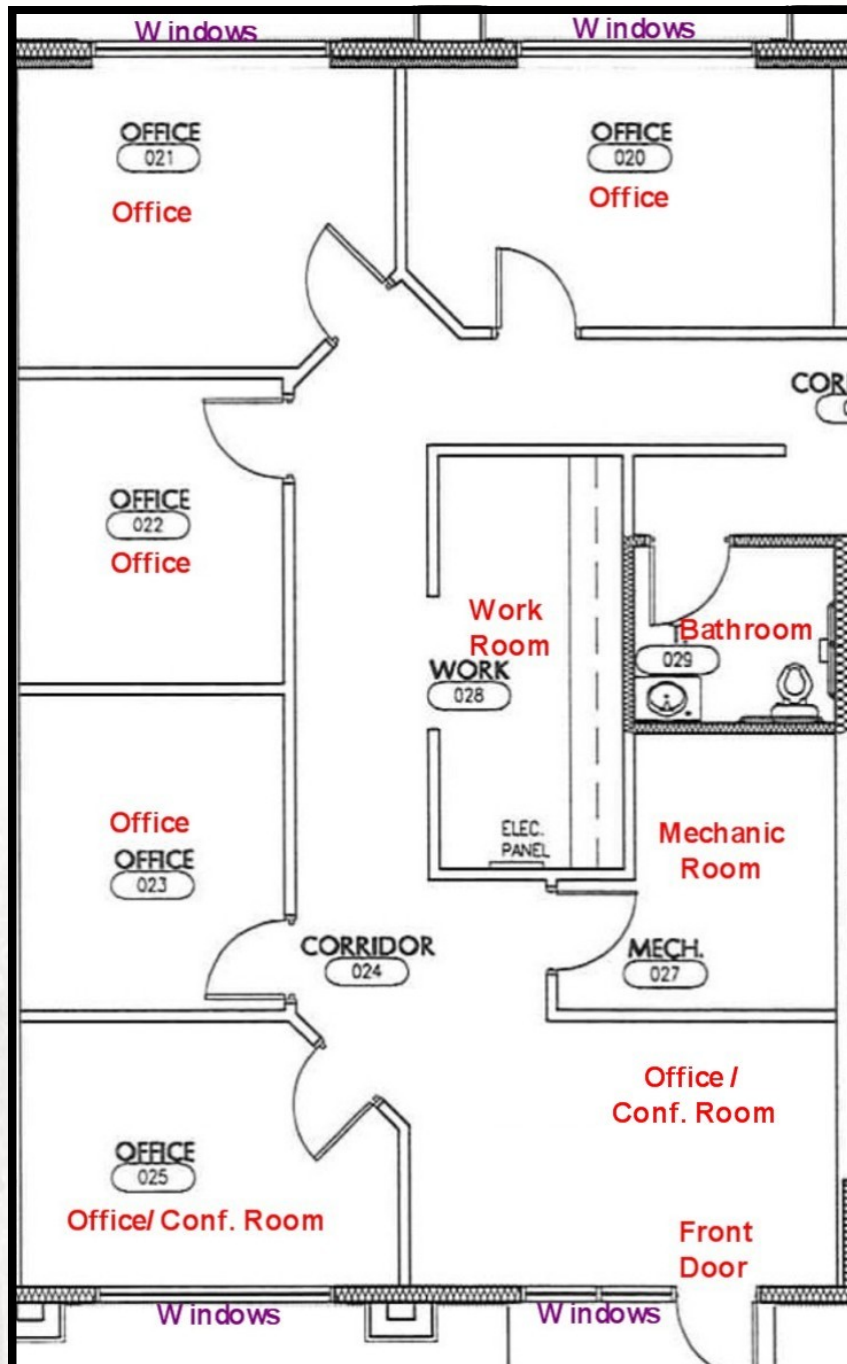
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FLOOR PLAN



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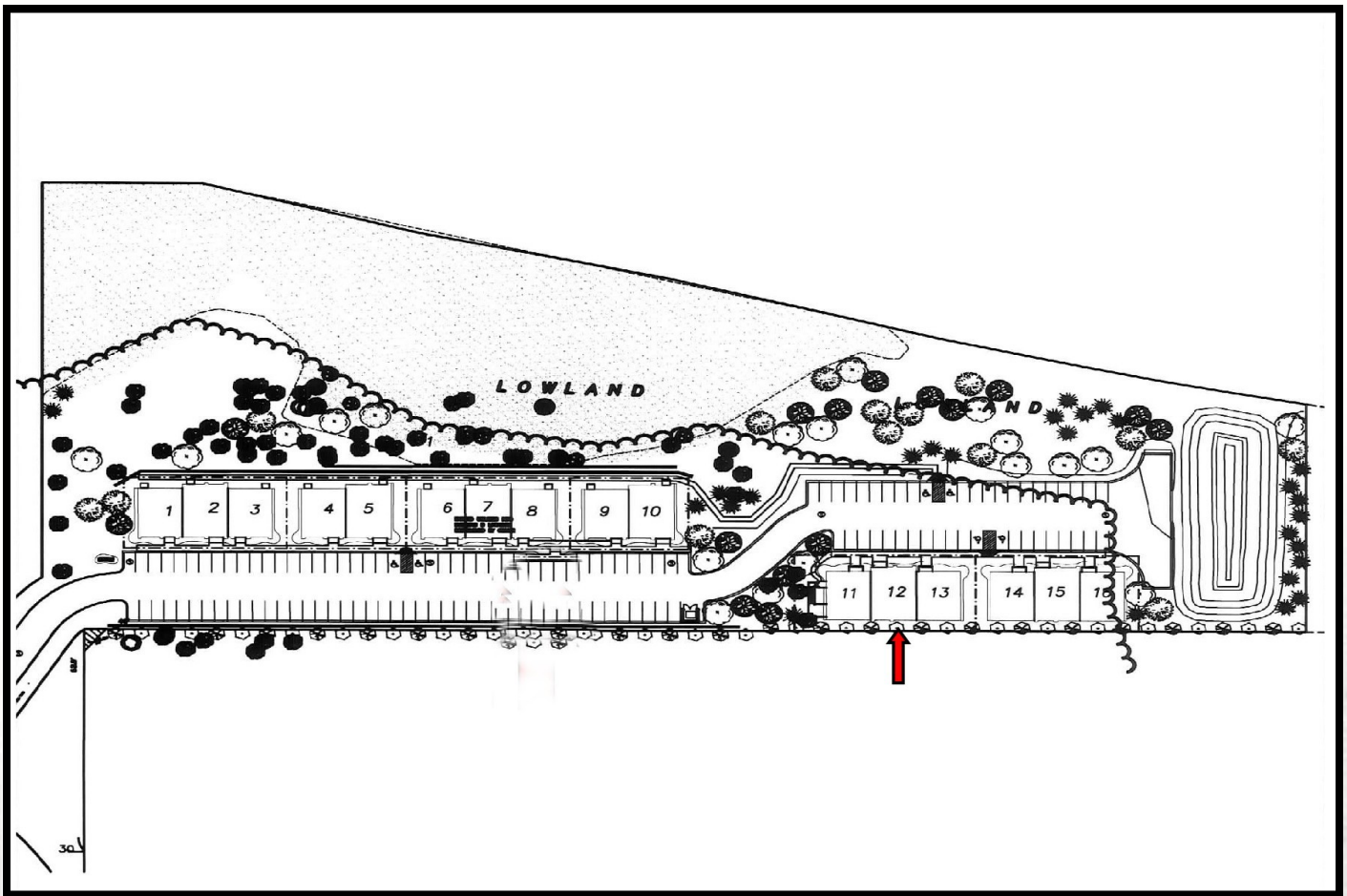
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SITE PLAN



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PHOTO GALLERY



Office



Office



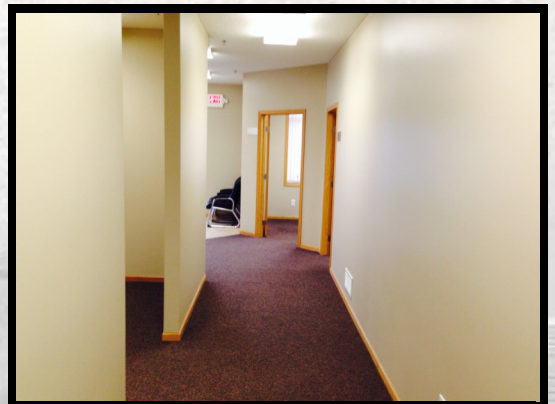
Office



Reception Area / Conference Room



Work Room



Hallway View



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DEMOGRAPHICS

Demographic Summary Report


3350 Annapolis Ln N, Minneapolis, MN 55447

Building Type: Class B Office
Class: B
RBA: 2,900 SF
Typical Floor: 1,450 SF

Total Available: 1,450 SF
% Leased: 100%
Rent/SF/Yr: Negotiable



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	5,824	71,533	171,760
2015 Estimate	5,474	67,433	161,822
2010 Census	5,072	63,354	151,646
Growth 2015 - 2020	6.39%	6.08%	6.14%
Growth 2010 - 2015	7.93%	6.44%	6.71%
2015 Population by Hispanic Origin	149	2,112	5,867
2015 Population By Race	5,474	67,433	161,822
White	4,298 78.52%	56,883 84.35%	135,437 83.70%
Black	340 6.21%	3,827 5.68%	11,519 7.12%
Am. Indian & Alaskan	14 0.26%	207 0.31%	614 0.38%
Asian	682 12.46%	5,017 7.44%	10,363 6.40%
Hawaiian & Pacific Island	1 0.02%	16 0.02%	64 0.04%
Other	139 2.54%	1,482 2.20%	3,826 2.36%
Households			
2020 Projection	2,582	29,211	71,166
2015 Estimate	2,422	27,505	66,965
2010 Census	2,234	25,813	62,652
Growth 2015 - 2020	6.61%	6.20%	6.27%
Growth 2010 - 2015	8.42%	6.55%	6.88%
Owner Occupied	1,226 50.62%	19,606 71.28%	47,218 70.51%
Renter Occupied	1,196 49.38%	7,899 28.72%	19,747 29.49%
2015 Households by HH Income	2,423	27,506	66,967
Income: <\$25,000	211 8.71%	3,218 11.70%	8,825 13.18%
Income: \$25,000 - \$50,000	462 19.07%	4,286 15.58%	11,224 16.76%
Income: \$50,000 - \$75,000	568 23.44%	4,165 15.14%	11,388 17.01%
Income: \$75,000 - \$100,000	424 17.50%	3,730 13.56%	9,405 14.04%
Income: \$100,000 - \$125,000	168 6.93%	3,228 11.74%	7,695 11.49%
Income: \$125,000 - \$150,000	235 9.70%	2,628 9.55%	5,438 8.12%
Income: \$150,000 - \$200,000	133 5.49%	2,481 9.02%	5,447 8.13%
Income: \$200,000+	222 9.16%	3,770 13.71%	7,545 11.27%
2015 Avg Household Income	\$97,669	\$113,575	\$104,511
2015 Med Household Income	\$73,816	\$88,967	\$80,440

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TRAFFIC SUMMARY

Traffic Count Report

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Building Type: **Class B Office**
Class: **B**
RBA: **2,900 SF**
Typical Floor: **1,450 SF**
Total Available: **1,450 SF**
% Leased: **100%**
Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I-494		0.00	2012	82,033	MPSI	.14
2 I-494	Olson Memorial Hwy	0.48 S	2014	79,000	MPSI	.14
3 Fernbrook Ln N	Olson Memorial Hwy	0.06 S	2014	14,676	MPSI	.30
4 Fernbrook Ln N	35th Ave N	0.04 N	2012	13,182	MPSI	.32
5 Olson Memorial Hwy	Fernbrook Ln N	0.06 NW	2014	48,665	MPSI	.35
6 Fernbrook Ln N	28th PI N	0.02 N	2014	13,079	MPSI	.46
7 Olson Memorial Hwy	Plymouth Blvd	0.25 NW	2014	35,874	MPSI	.48
8 Xenium Ln N	Northwest Blvd	0.05 E	2014	3,783	MPSI	.49
9 Fernbrook Ln N	38th Ave N	0.07 N	2014	8,067	MPSI	.56
10 Olson Memorial Hwy	Annapolis Ln N	0.07 NW	2014	30,008	MPSI	.56



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