



## Plymouth Town Office Plaza

3525 Plymouth Blvd, Suite 207

Plymouth, MN 55447

**FOR LEASE**  
**1,560 SF Office Space Available**



### FEATURES:

- 1,560 SF End Cap Unit "For Lease" in downtown Plymouth, MN
- Condo includes Reception Desk, Conf. Room, Storage / File Room, 5 Private offices with windows, private bathroom & vestibule area.
- High end finishes throughout with dark trim wood.
- Great location in Plymouth near other businesses and retail.

**Lease Rate:**

**\$16.50 / psf NNN**

Tax - \$4.55/ psf  
Cam - \$2.88 / 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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### PROPERTY FACTS

### FOR LEASE

**1,560 SF Office Space Available**

BUILDING SIZE	1,560 SF
YEAR BUILT	2004
ASSOCIATION	Town Center Office Plaza
PARKING	Ample Parking in back of condo & street parking available in front (35th Ave.)
ELECTRICITY	Estimated at \$100 / per month / per unit (Xcel Energy)
GAS	Estimated at \$45 / per month / per unit (Centerpoint)
UTILITIES	Comcast, Xcel & Centerpoint
SUITE 207	Upper level end-cap office condo. Suite has conference room, reception desk / waiting area, 5 private offices (all with windows), work room & bathroom.

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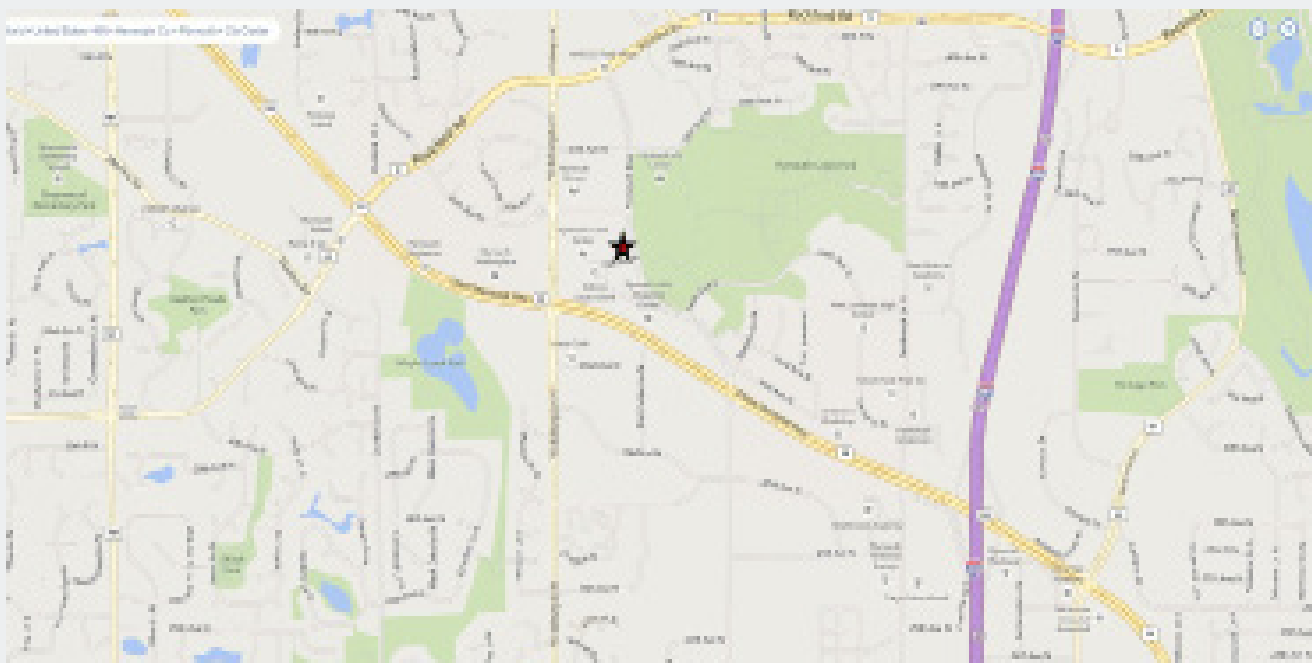
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## AERIAL & MAP

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**SITE PLAN**

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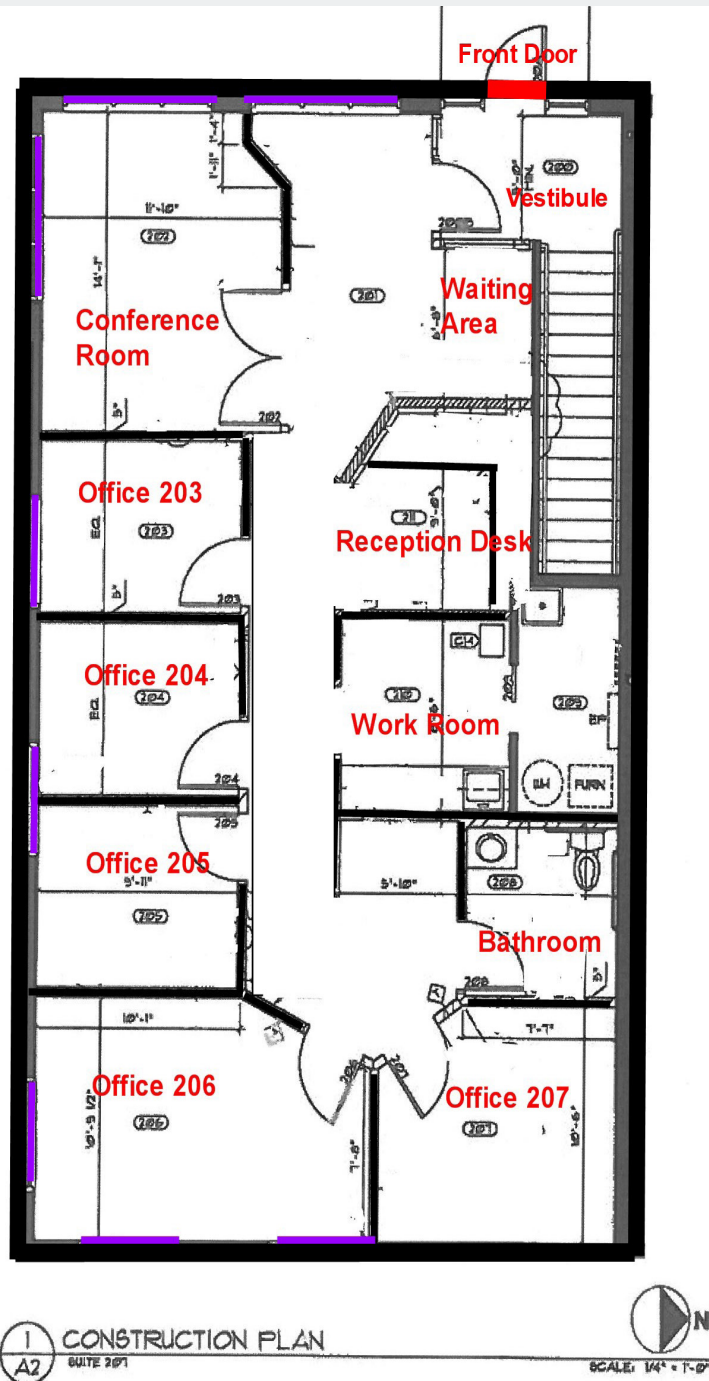
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### FLOOR PLAN SUITE 207

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### PHOTO GALLERY SUITE 107

**FOR LEASE**  
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Conference Room



Reception Desk View



Back Office



Large Back Office



Storage / File Room



Front Entrance View

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### CITY INFORMATION

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#### CITY OF PLYMOUTH

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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