

**FOR LEASE**  
**1,560 SF - 3,120 SF AVAILABLE**



**FEATURES:**

- 1,560 - 3,120 SF Office Condo "For Lease" in downtown Plymouth, MN
- Space can be demised for any user with open area or private offices.
- Perfect for an retail / office company looking for home in Plymouth!
- Excellent signage on Plymouth Blvd near other retail and businesses.
- Future development in area by City of Plymouth (see page 3).

**Lease Rate:**

**\$17.00 / psf NNN**

*Tax - \$4.64 / psf  
Cam - \$4.08 / psf*



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**Arrow Companies**

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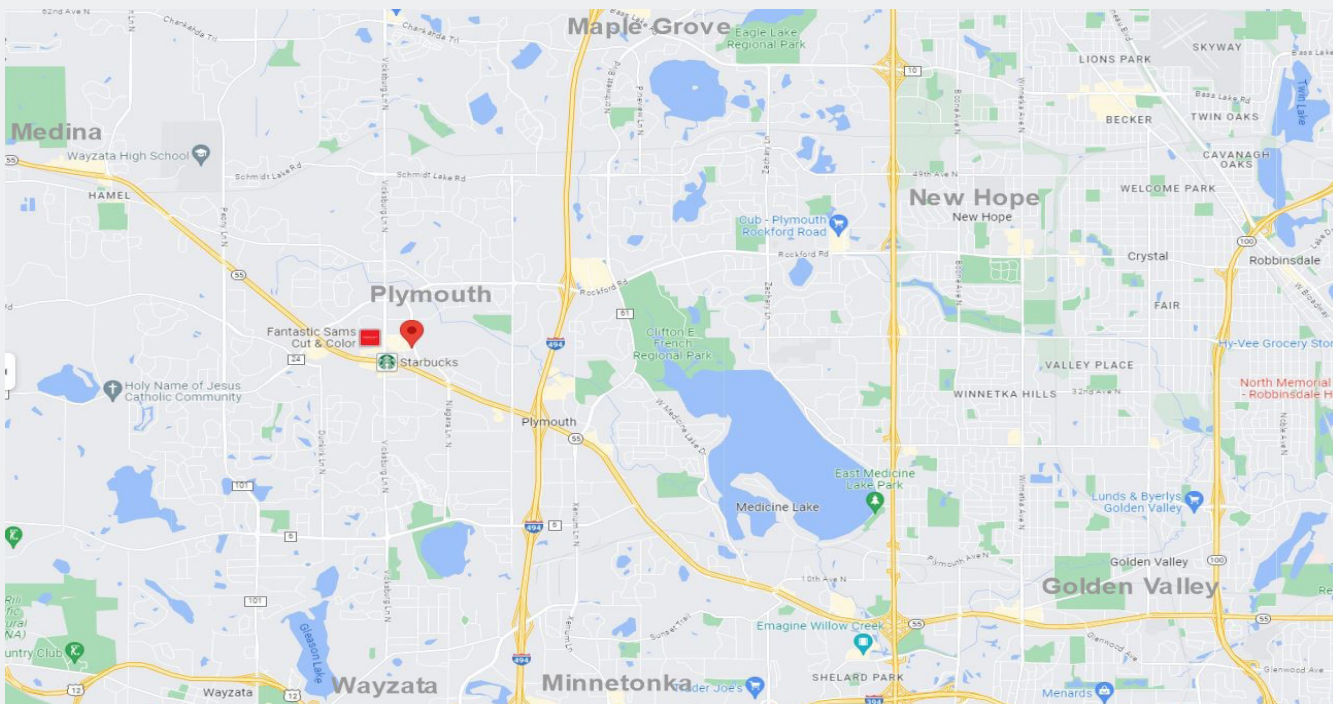
Maple Grove, MN 55369

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## AERIAL & MAP

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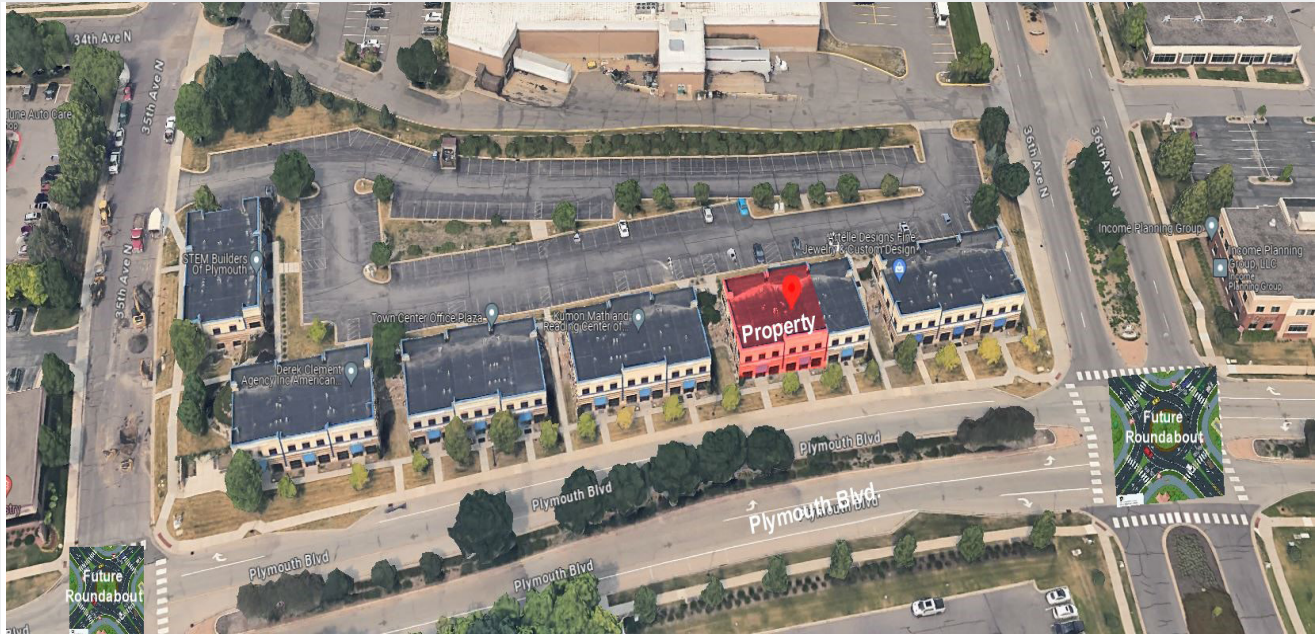
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## SITE PLAN / ROAD IMPROVEMENTS

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### Project Overview

Plymouth Boulevard is set to undergo major improvements between Highway 55 and Rockford Road (County Road 9) beginning in May.

The project will add roundabouts to slow vehicle traffic, improve crossings for pedestrian safety, upgrade trail connectivity and more.

Construction is set to wrap up in late fall of 2024. Landscaping and other final items will be completed in 2025.

Plymouth Boulevard improvements are part of the City of Plymouth's overall, long-term plan to revitalize Plymouth City Center and cultivate a vibrant, walkable downtown area.



Future city street improvements  
and new development in the area.  
CLICK ON QR CODE



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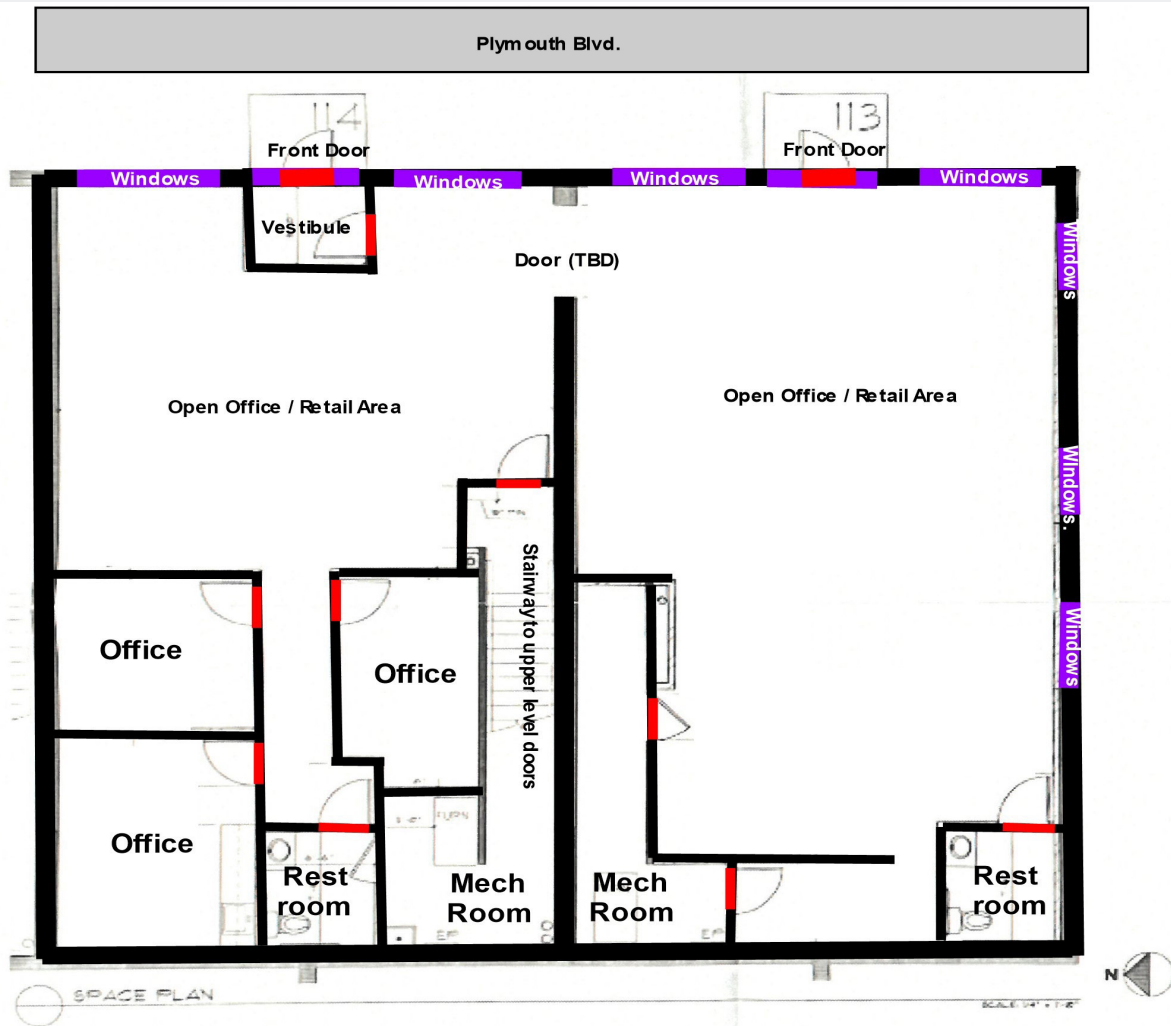
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**FLOOR PLANS**

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## Plymouth Town Office Plaza

3545 Plymouth Blvd., Suite 113 -114

Plymouth, MN 55447

### PHOTO GALLERY

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**CITY INFORMATION**

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<b>POPULATION (5 MILE RADIUS)</b>	<p>2010 Census - 132,172</p> <p>2023 (Estimate) - 148,869</p> <p>2028 (Projection) - 150,372</p>
<b>AVERAGE HOUSEHOLD INCOME</b>	<p>2023 - \$153,112 (3 miles)</p>
<b>TRAFFIC</b>	<p>Plymouth Blvd - 10,016 vehicles per day</p> <p>Hwy. 55 - 40,127 vehicles per day</p>
<b>CITY OF PLYMOUTH</b>	<p>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.</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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