



FOR LEASE

**WEST GLEN I
PLYMOUTH, MN**

18,832 SF AVAILABLE EARLY 2024

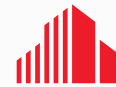
END CAP WITH HWY 55 VISIBILITY

3500 American Blvd W, Suite 200
Minneapolis, MN
Main +1 952 831 1000
cushmanwakefield.com

FOR LEASE

West Glen I

16305 36th Ave N, Plymouth, MN



CUSHMAN &
WAKEFIELD



18,832 SF AVAILABLE

Property Highlights

- Hwy 55 frontage and great access to I-494
- Within walking distance of restaurants and other amenities
- End cap with Hwy 55 visibility



Contact

BRENT MASICA
Executive Director
+1 952 893 8231
brent.masica@cushwake.com

JASON MEYER
Executive Director
+1 952 820 8735
jason.j.meyer@cushwake.com

FOR LEASE

West Glen I, 16305 36th Ave N, Plymouth, MN



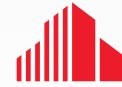
Building Features

BUILDING SIZE	83,121 SF	LOADING	1 Dock (Ability to get 1 more dock and 1 drive-in)
YEAR BUILT	1998	LEASE RATES	\$14.00
AVAILABLE SQUARE FEET	17,688 SF Office <u>1,144 SF Warehouse</u> 18,832 SF total	ESTIMATED 2023 TAX/CAM	\$4.03 psf Tax <u>\$2.15 psf Cam</u> \$6.18 psf Total
DATE AVAILABLE	Early 2024		
CLEAR HEIGHT	18'		



FOR LEASE

West Glen I, 16305 36th Ave N, Plymouth, MN



**CUSHMAN &
WAKEFIELD**

