

Plymouth Woods Office Center II - Proposed

3200 Fernbrook Lane N., Plymouth, MN

PHASE II



PHASE I



Property Features

Site Location	This two-phase, 200,000 square foot project is located near the northwest intersection of I-494 & Highway 55.	Quoted Net Rate	TBD
Landlord	St. Paul Properties, Inc.	Operating Expenses & Real Estate Taxes	<ul style="list-style-type: none"> • \$9.50 per SF (2019 estimate - partial assessment) • Phase I was built in 1999 and Estimated Operating Expenses and Real Estate Taxes for 2019 are \$10.27 per SF
Building Size	85,000 - 114,000 square feet / 3-4 stories	Environmental	Seeking LEED certification (Leadership in Energy & Environmental Design)
Site Size	7.16 acres - not including shared water retention pond	Building Features	<ul style="list-style-type: none"> • Vended lunch room • Locker rooms and showers • Underground parking • Outdoor courtyard and green space
Year Built	Build-to-suit	Zoning:	<ul style="list-style-type: none"> • Office which includes medical uses
Parking	4.40 - 5.50 stalls per 1,000 rentable SF consisting of surface and underground parking		
Floor Size	33,000 rentable SF		

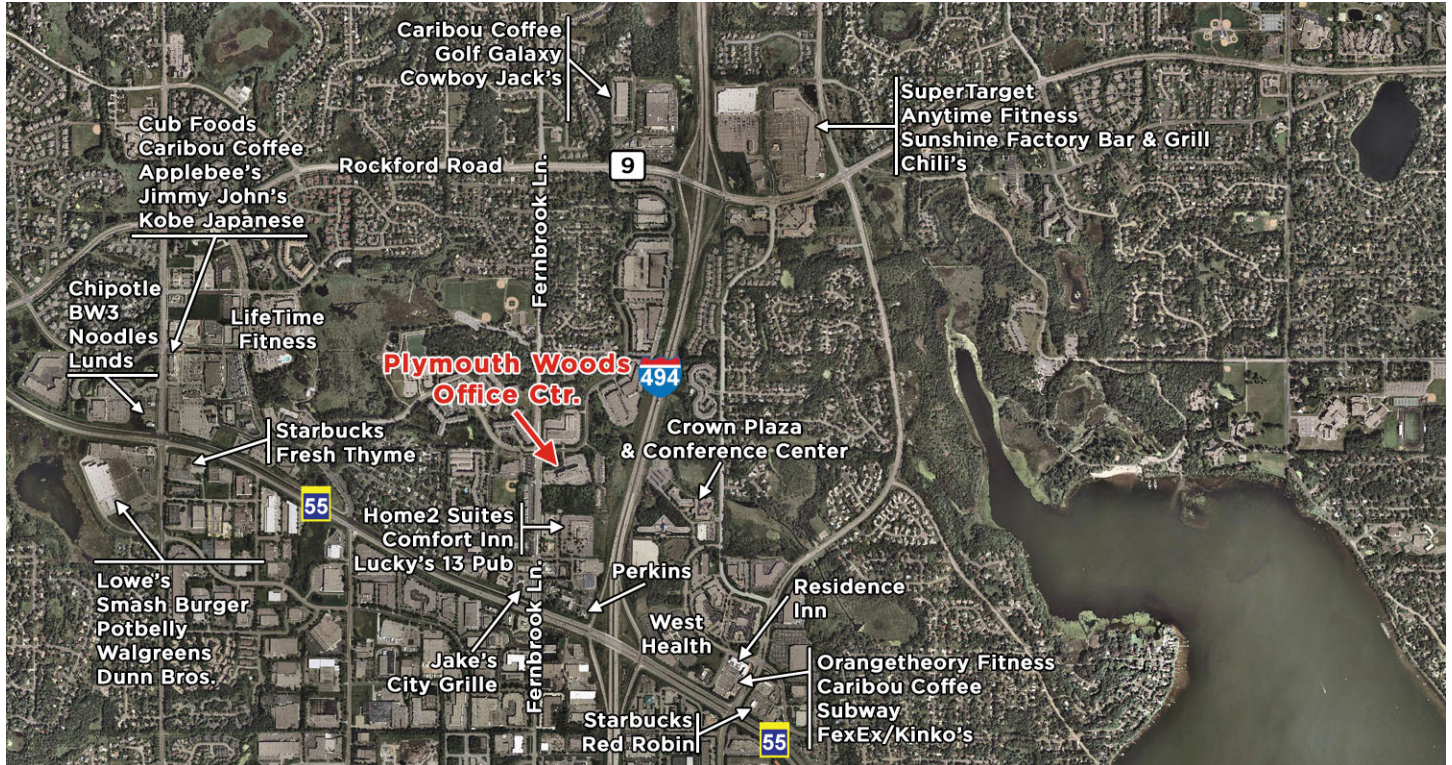
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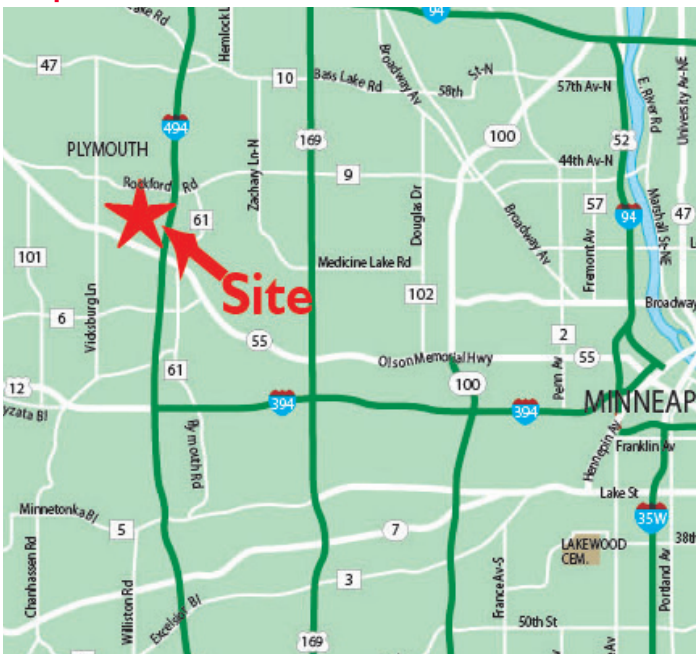
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Aerial



Map



Site Plan



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