

Plymouth Business Center

3405 Annapolis Lane, Plymouth, MN



FOR LEASE



13 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Available Suite: 11,020 Square Feet all Office
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Landmark visibility provides outstanding corporate identity and easy recognition for visiting clientele
- Exceptional access to I-494 via Highway 55 on the south and Rockford Road on the north
- Area amenities include childcare, retail shops, hotels and restaurants

For more information, please contact:

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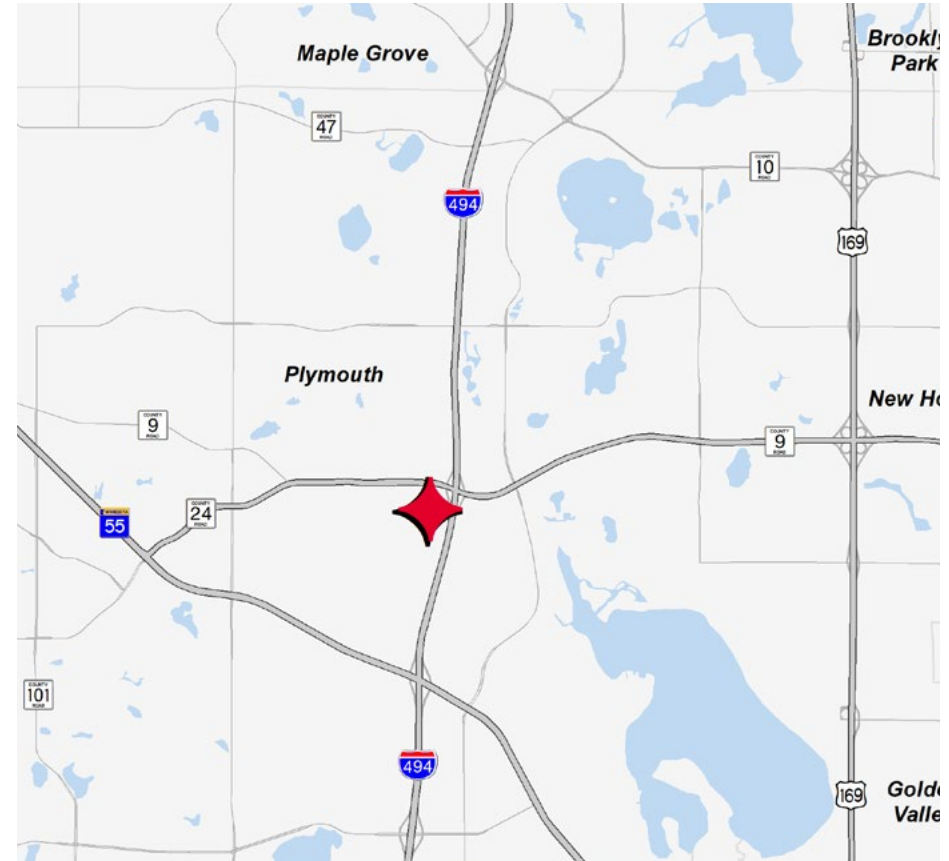
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Property Highlights

- 13 building development totalling over 700,000 sf
- Expansion capabilities within the complex
- Locally owned, professionally maintained and operated
- Excellent access to I-494 via Highway 55 & Rockford Road
- Area Amenities include childcare, retail shops, hotels and restaurants

Building Information

BUILDING SIZE	71,082 SF
YEAR BUILT	1999
CLEAR HEIGHT	14'
PARKING	5.00/1,000 SF
LEASE RATES	Negotiable
2022 TAX & CAM	\$3.68 PSF Tax \$1.86 PSF CAM \$5.54 PSF Total



Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Availability
200	4,948	4,948	0	N/A	1/1/2023
300	11,020	11,020	0	N/A	7/1/2022

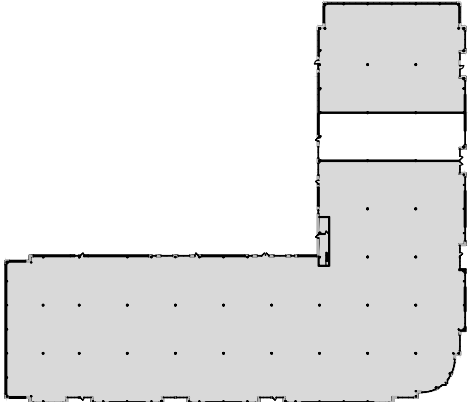
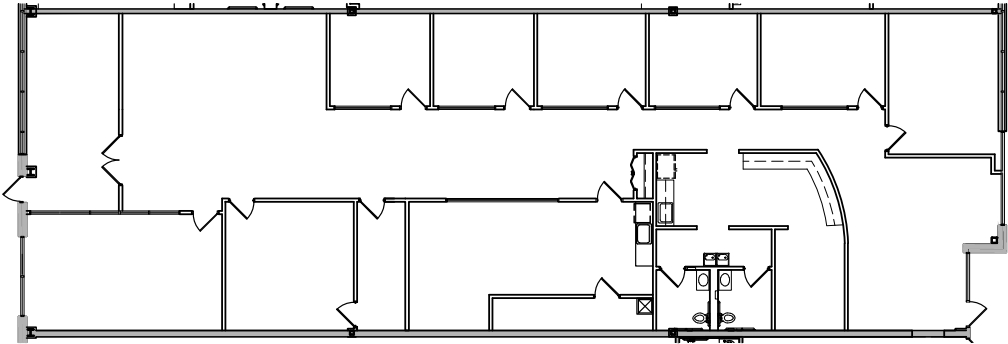
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Suite 200



SUITE 200

OFFICE	=	4,948 S.F.
<hr/> TOTAL	=	4,948 S.F.

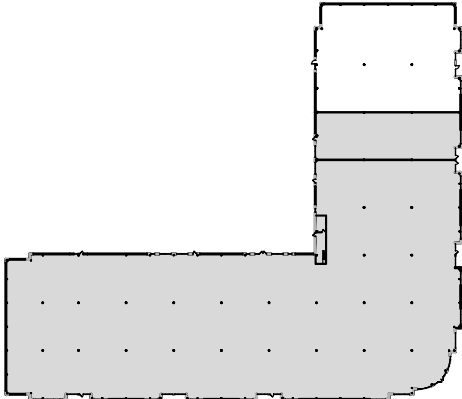
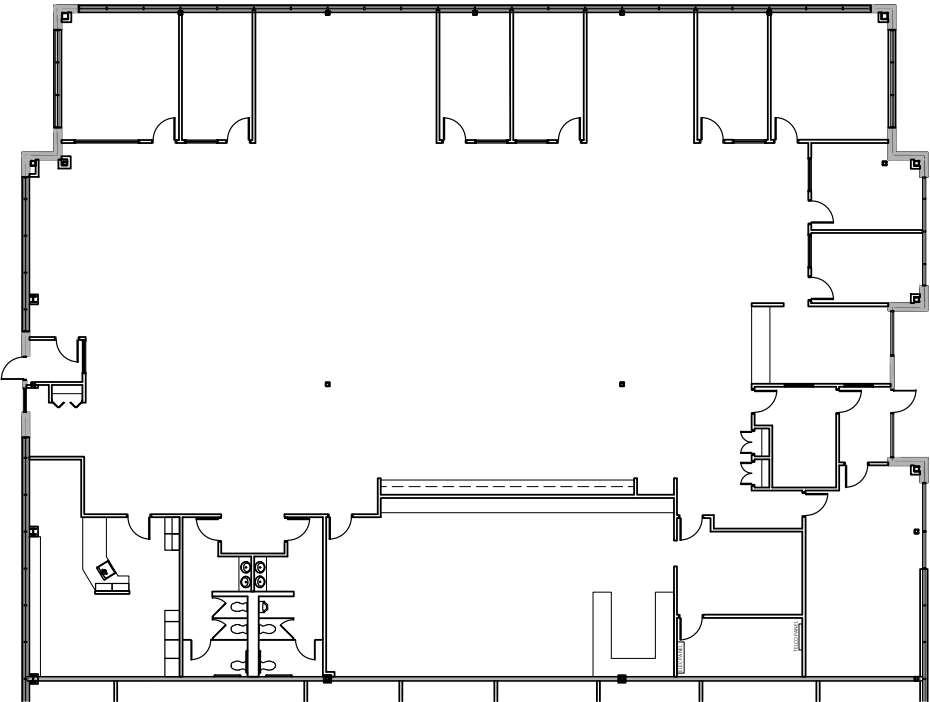
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Suite 300



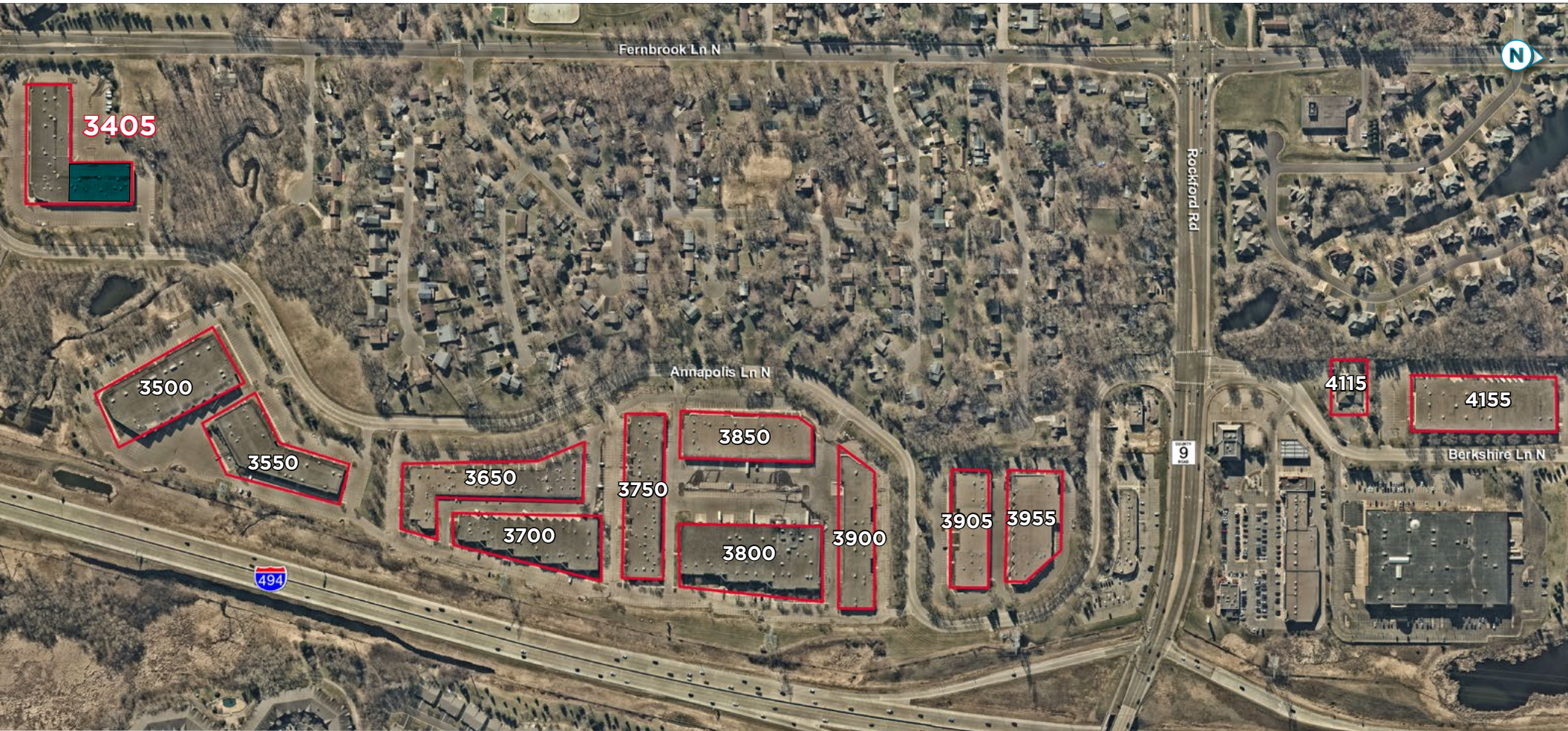
SUITE 300	
OFFICE	= 11,020 S.F.
<hr/> TOTAL	<hr/> = 11,020 S.F.

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