

# Parkers Lake Business Center

15000-15098 N 23rd Avenue, Plymouth, MN



FOR LEASE



## Property Highlights

- Built in 1987
- Custom space planning available
- Individually metered electric and natural gas utilities
- 14' clear height
- Extensive glass line
- Dock and drive-in access available
- Great exposure to Niagara Lane
- Easy access to County Road 6, Highway 55, and I-494
- Locally owned and managed
- Area amenities include retail shops, hotels and restaurants

For more information, please contact:

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## BUILDING INFORMATION

|                     |  |
|---------------------|--|
| Building Size       | 40,000 SF                                  |
| Year Built          | 1987                                       |
| Clear Height        | 14'  |
| Parking             | Ample                                      |
| Electrical          | 2 Phase / 208 Volt                         |
| Zoning              | I-A  |
| Lease Terms         | 3-5 year leases available                  |
| Tenant Improvements | Tenant finishing is negotiable             |
| Lease Rates         | \$10.00 PSF Office<br>\$5.00 PSF Warehouse |
| Tax & Cam           | \$5.69 PSF Total                           |



## Space Available

| Suite | Total SF | Office SF | Warehouse SF | Loading    | Availability |
|-------|----------|-----------|--------------|------------|--------------|
| 15010 | 2,240    | 1,542     | 698          | 1 drive-in | Now          |
| 15098 | 2,654    | 1,862     | 792          | 1 drive-in | Now          |

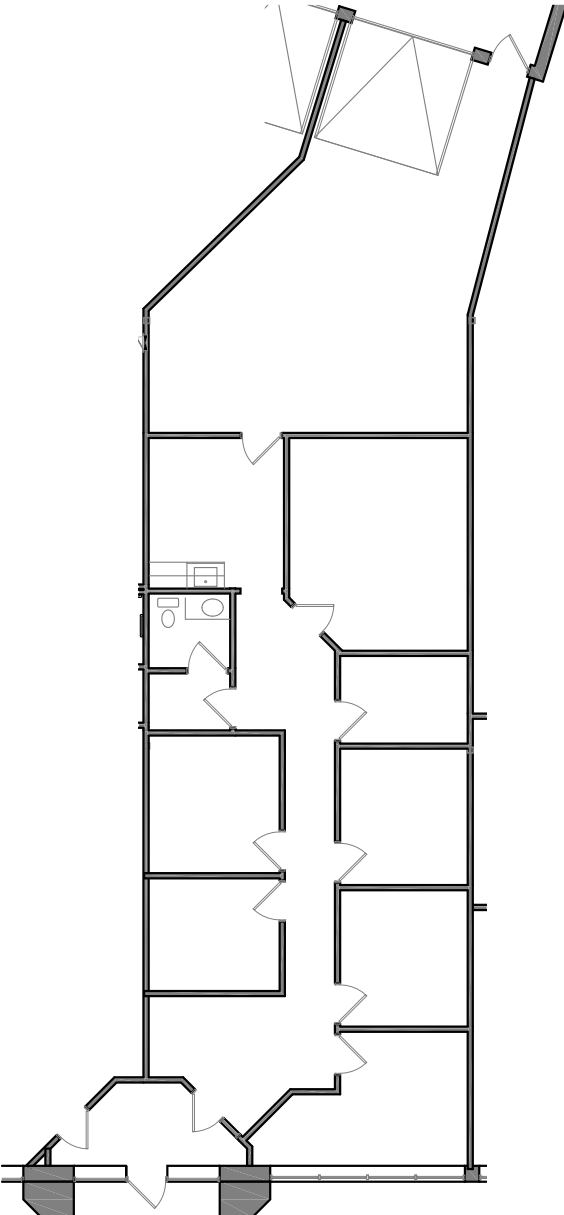
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Suite 15010



Floor Plan  
Scale: 3/32"=1'-0"

|                  |                 |
|------------------|-----------------|
| Square Footages: |                 |
| Office           | = 1,542 Sq. Ft. |
| Warehouse        | = 698 Sq. Ft.   |
| Total            | = 2,240 Sq. Ft. |

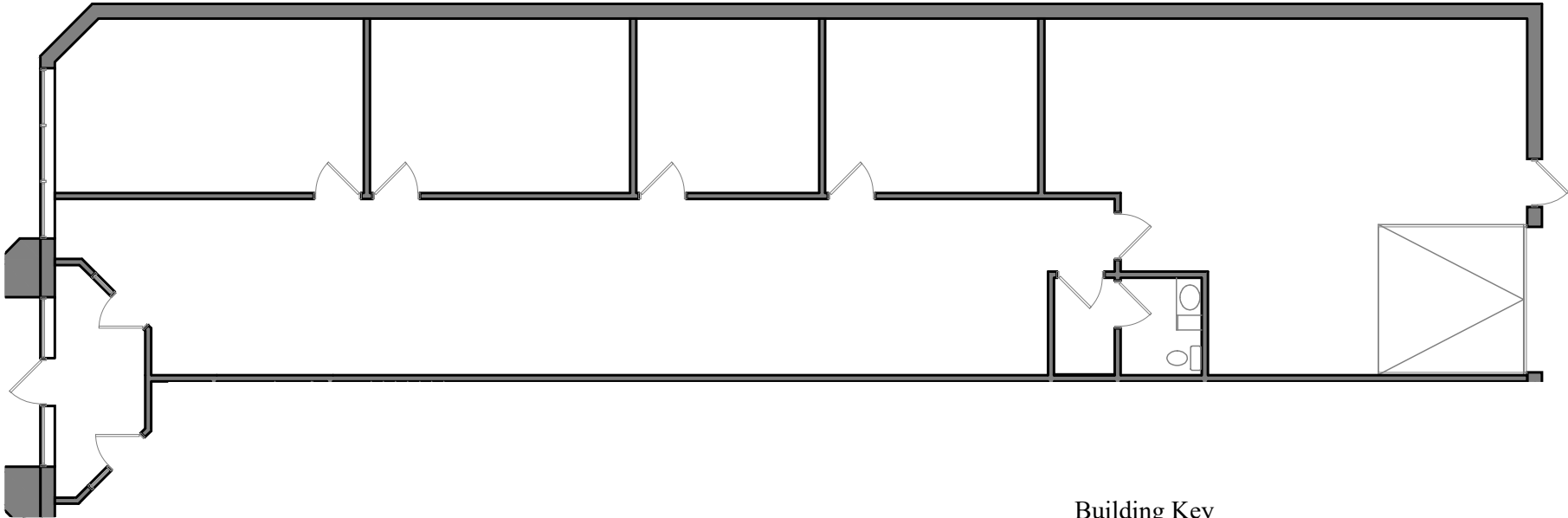
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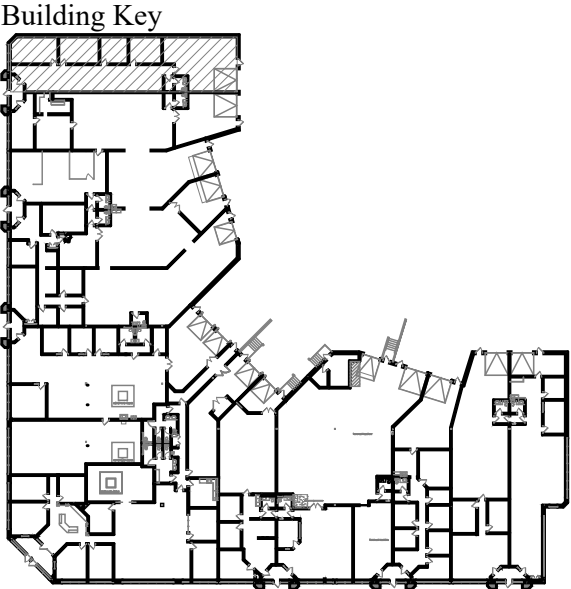
## Suite 15098



Floor Plan  
Scale: 3/32" = 1'-0"

Square Footages:

|           |                 |
|-----------|-----------------|
| Office    | = 1,862 Sq. Ft. |
| Warehouse | = 792 Sq. Ft.   |
| Total     | = 2,654 Sq. Ft. |



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