



WINGS FINANCIAL PLYMOUTH

3455 Plymouth Blvd. + Plymouth, MN 55447



- ◆ New ownership and management
- ◆ Significant renovations to property underway
- ◆ Opportunity for creative design and build-out
- ◆ Campus setting with abundant parking
- ◆ Key card access
- ◆ Close proximity to multiple restaurants and a variety of retailers
- ◆ Numerous amenities within walking distance
- ◆ 1/4 mile to LifeTime Plymouth

FOR LEASE

JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com

ESTD



1983

FRAUENSHUH

COMMERCIAL REAL ESTATE

WAYNE D. KUYKENDALL

(952) 767-2839

wayne.kuykendall@frauenshuh.com



WINGS FINANCIAL PLYMOUTH

3455 Plymouth Blvd. + Plymouth, MN 55447

◆ BUILDING DETAILS

- Building Size/Stories: Approximately 14,252 sq. ft./2 stories
- Year Built: 2001
- Gross Rental Rate: \$26.00
- 2020 Estimated Ops/Tax: \$17.07 per rsf
- Availability:

Suite 200	1,375 rsf
Suite 275	1,761 rsf
- Parking: 3.65/1,000 sq. ft.

◆ AMENITIES

- 1/4 mile to LifeTime Plymouth
- Numerous amenities within walking distance
- Campus setting with abundant parking
- Key card access
- Quick access from 494 off 55 West
- Located just 20 minutes from the airport

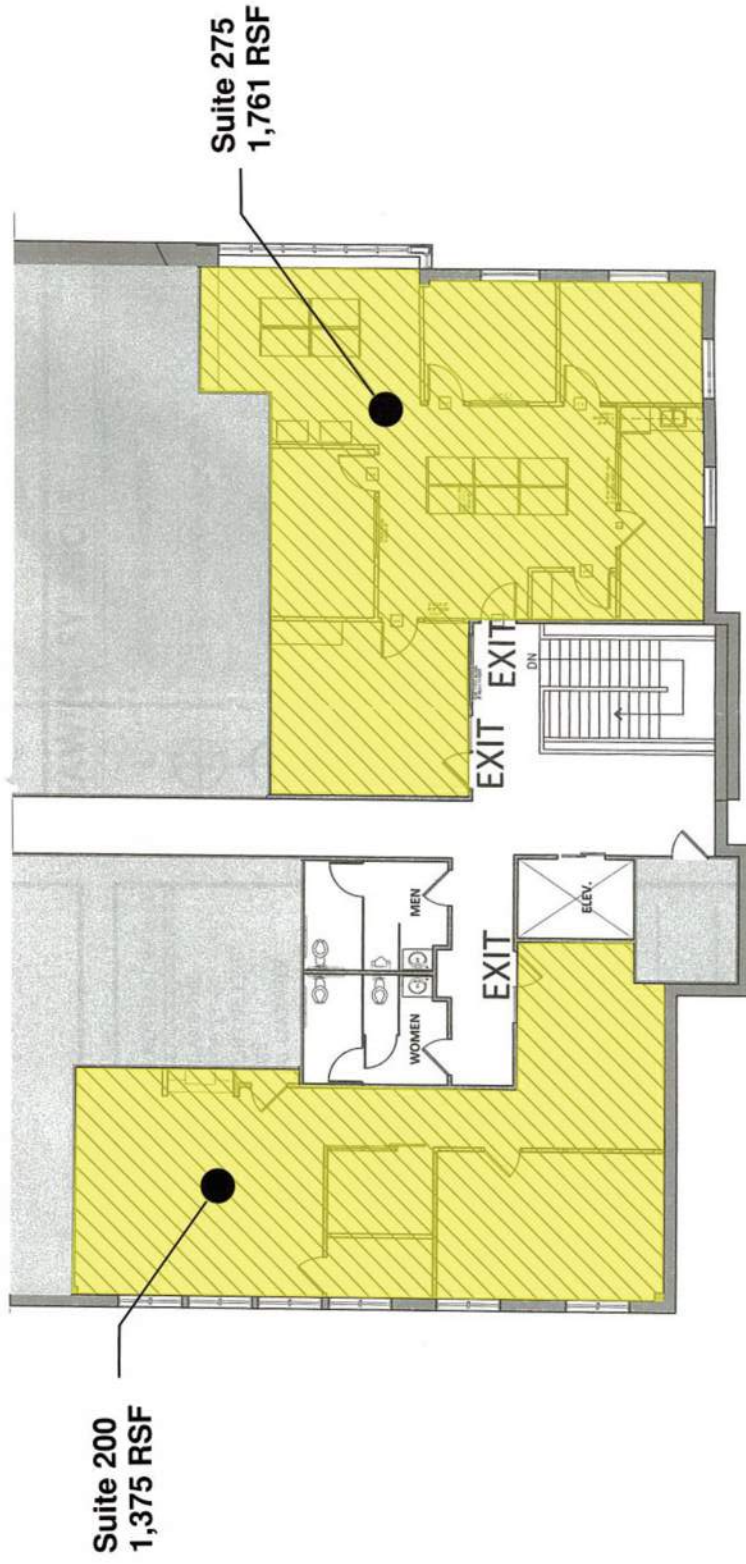
FRAUENSHUH

COMMERCIAL REAL ESTATE

www.frauenshuh.com + 7101 West 78th Street + Minneapolis, MN 55439

WINGS FINANCIAL PLYMOUTH ♦ FOR LEASE ♦ SECOND FLOOR PLAN

3455 Plymouth Blvd. ♦ Plymouth, MN



Suite 200
1,375 RSF

Suite 275
1,761 RSF

JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com



WAYNE D. KUYKENDALL

(952) 767-2839

wayne.kuykendall@frauenshuh.com