



## Multiple Suites Available *Divisible to 12,441 sf*

### Property Highlights

- Convenient location near Plymouth City Center and retail development
- Quick access to Highway 55 and I-494
- Master-planned Business Park consisting of seven 24' clear buildings totaling more than 700,000 sf and one 18' clear, 83,000 sf showroom building



#### **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

3500 American Blvd W Suite 200

Minneapolis, MN 55431

Main +1 952 831 1000

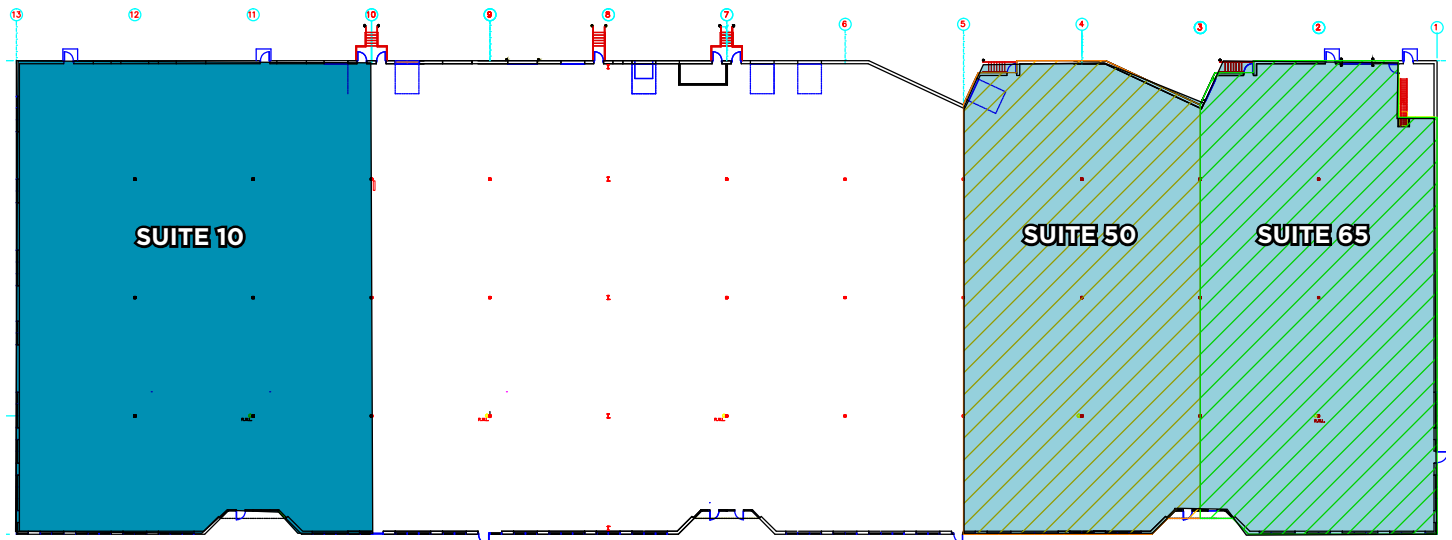
**cushmanwakefield.com**

### Property Highlights

<b>Building:</b>	75,688 sf Total	<b>2020 Estimated Tax/CAM:</b>	\$2.22 psf Tax \$2.11 psf CAM \$4.33 psf Total
<b>Premises:</b>	Divisible to 12,441 sf	<b>Lease Rates:</b>	\$10.25 psf Office \$5.25 psf Warehouse

### Vacancies

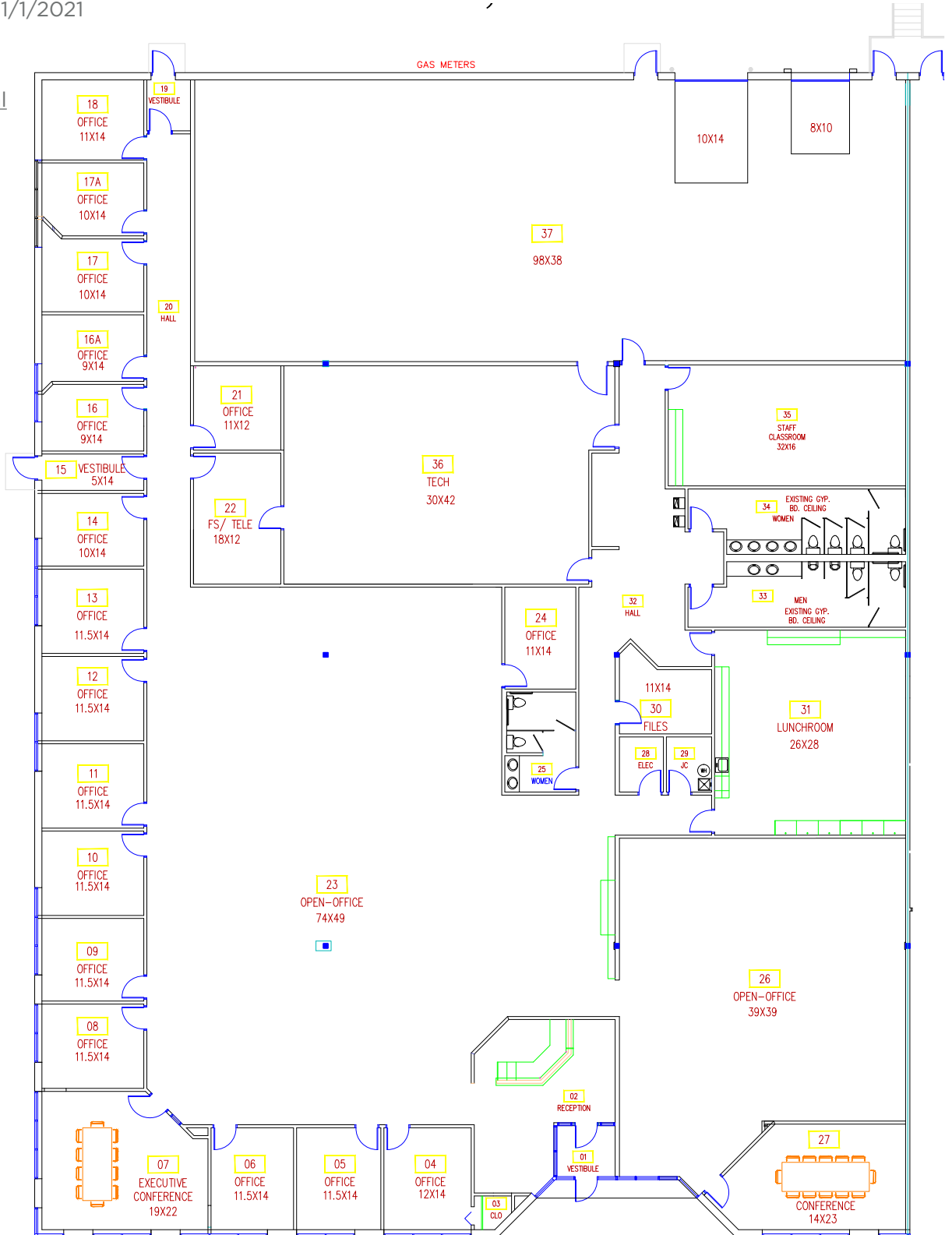
Suite Number	Total SF	Office SF	Warehouse SF	Mech. Room SF	Loading	Available
Suite 10	19,149	15,155	3,899	95	1 dock   1 drive-in	1/1/2021
Suite 50	12,453	3,127	9,263	63	1 dock	Now
Suite 65	12,441	4,778	7,601	62	1 dock   1 drive-in	Now
Suite 50-65	24,894	7,905	16,864	125	2 docks   1 drive-in	Now



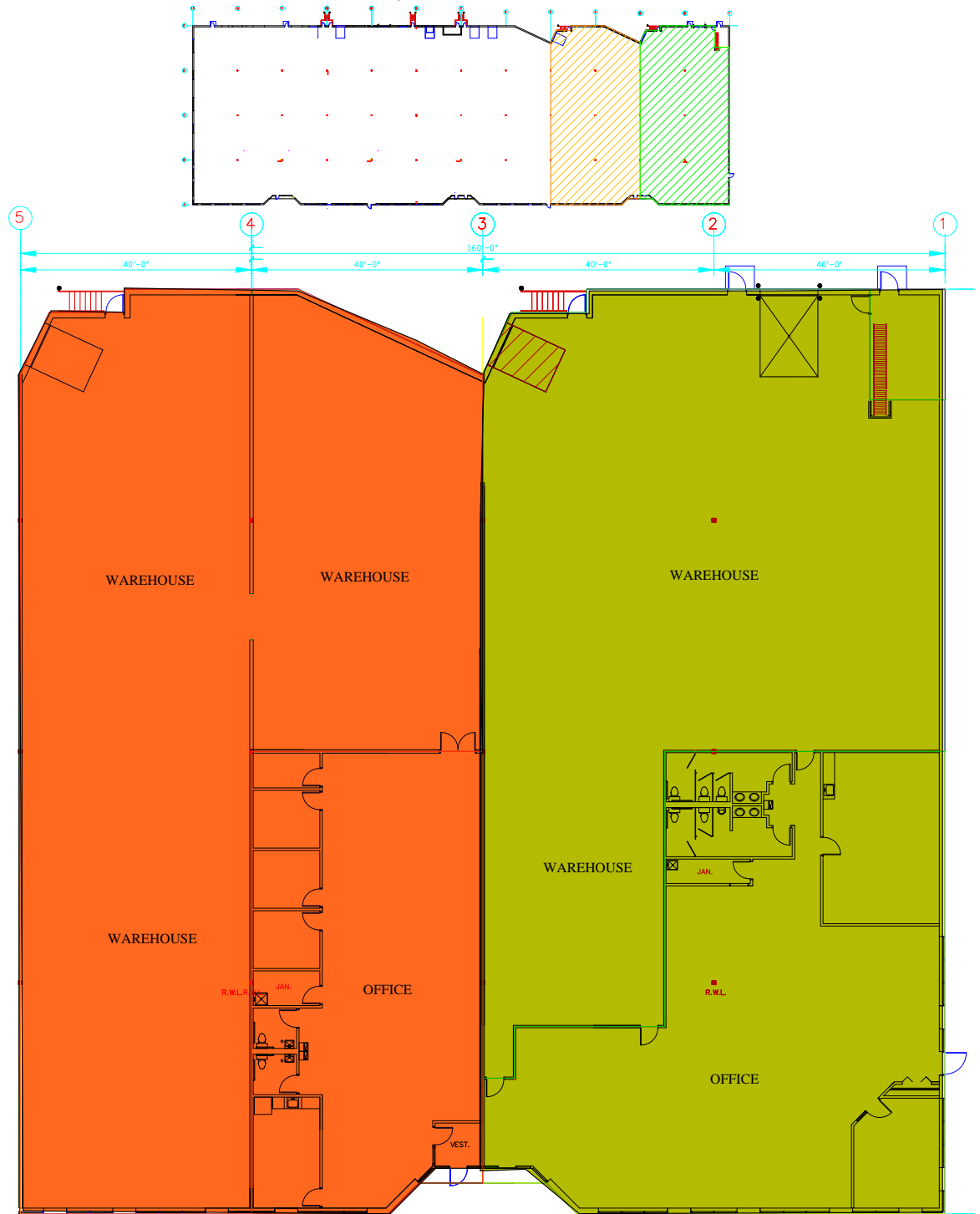
SUITE 10 - Available 1/1/2021

15,155 SF Office  
 3,899 SF Whse  
 95 SF Mechanical  
 19,149 SF Total

1 dock | 1 drive-in



Floor Plan



**COMBINED**

7,905 SF Office  
 16,864 SF Whse  
 125 SF Mechanical  
 24,894 SF Total

2 docks | 1 drive-in

**SUITE 50**

3,127 SF Office  
 9,263 SF Whse  
 63 SF Mechanical  
 12,453 SF Total

1 dock

**SUITE 65**

4,778 SF Office  
 7,601 SF Whse  
 62 SF Mechanical  
 12,441 SF Total

1 dock | 1 drive-in

# Plymouth Ponds II

3500 Holly Lane, Plymouth, MN

