

#### FOR LEASE

## ATRIA CORPORATE CENTER

3033 Campus Drive Plymouth, MN



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/ AVAILABLE

AMENITIES

LOCATION

Connie Doran Executive Director +1 612 305 2105 connie.doran@cushwake.com Gordie Hampson Senior Director +1 952 465 3310 gordie.hampson@cushwake.com

HIGHLIGHTS

Ryan Hampson Associate +1 952 465 3309 ryan.hampson@cushwake.com Cushman & Wakefield 3500 American Blvd W Suite 200 Minneapolis, MN 55431 cushmanwakefield.com

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3033 Campus Drive, Plymouth, MN

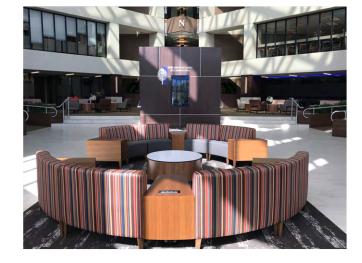
#### HOME

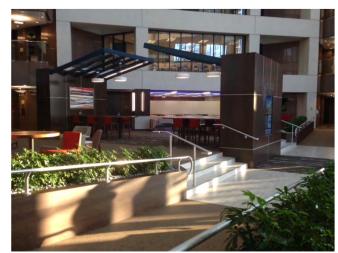
HIGHLIGHTS / AVAILABLE

AMENITIES / LOCATION

### **Property Highlights**

- Renovated "urban" lobby
- Highly visible Class A office building nestled in a scenic wooded setting
- Five-story architectural atrium
- Full on-site amenities including cafe, fitness center, conference center, ATM and vending
- Executive, ramp and surface parking
- On-site security, building management and engineering staff
- Certified LEED Gold through the US Green Building Council
- Awarded the Energy Star annually since 2007
- Awarded the BOMA 360 "Performance Building" designation
- Situated within the Northwest Business Campus
- Immediate access to I-494 & Hwy. 55
- Less than 10 minutes away from Ridgedale Mall







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# CUSHMAN & WAKEFIELD

3033 Campus Drive, Plymouth, MN



#### Space Available

Click Suite # to View Floorplan

Suite Number	Square Footage	Net Rate	Available
<u>W120</u>	1,001	\$18.50	10/1/19
<u>W230</u>	12,278	\$18.50	90 Days
E490	20,000-45,000	\$18.50	90 Days

2019 Operating Expenses & Taxes: \$11.77 psf



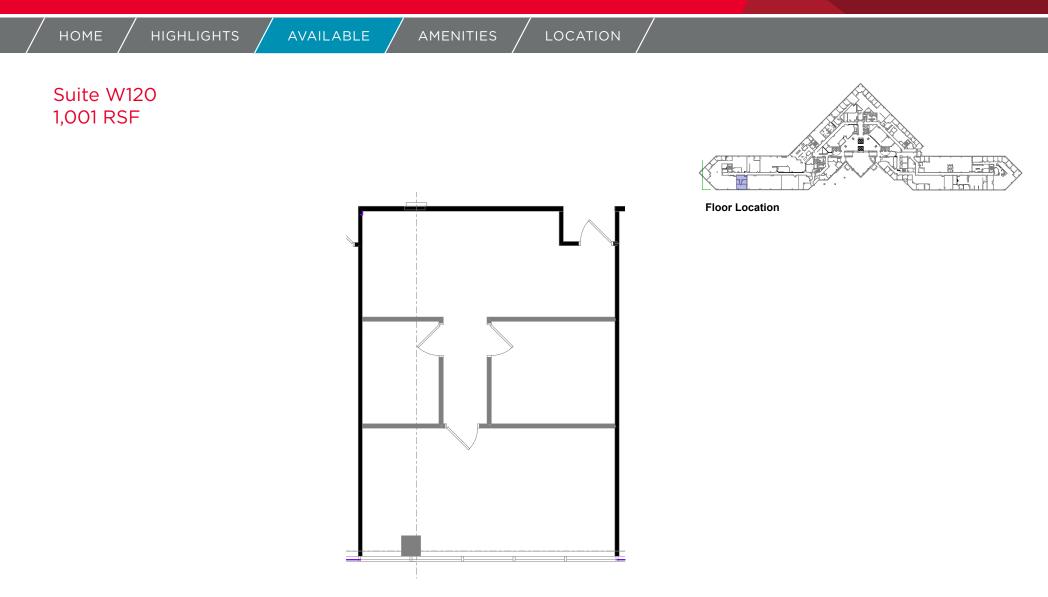


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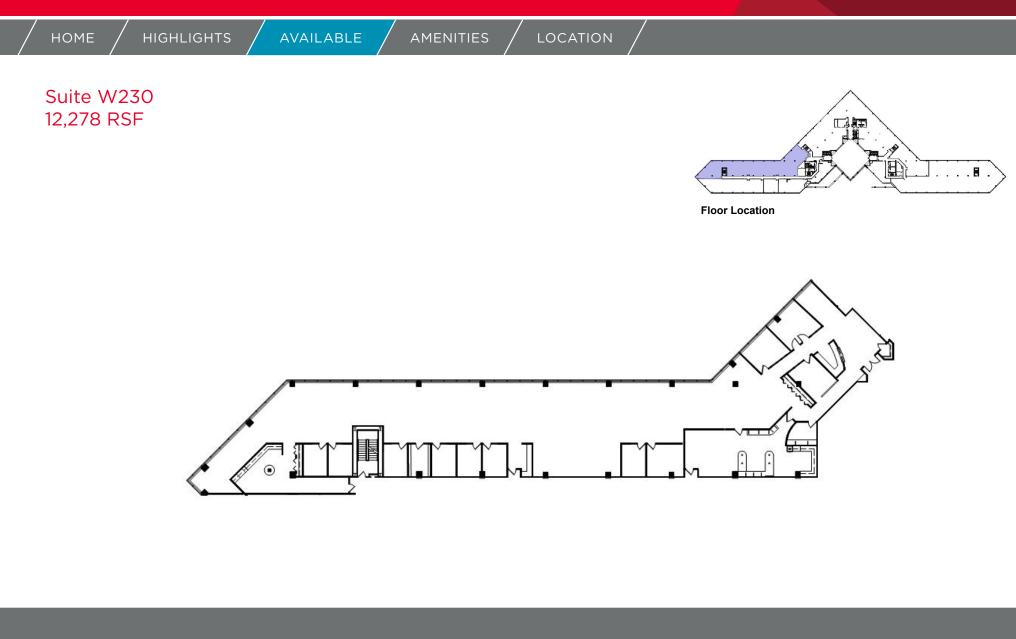




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НОМЕ

#### HIGHLIGHTS /

AVAILABLE AMENITIES

/ LOCATION

#### **On-Site Amenities**

- Cafe
- Conference center
- Fitness center
- Underground parking
- Security guard
- ATM
- Vending

#### Area Amenities

- Adjacent Crown Plaza Hotel
- Life Time Fitness
- Plymouth City Center
- WestHealth Regional Medical Center & Emergency Room Urgent Care
- Plymouth Library
- 15 area banks
- 100 miles of recreational trails

#### Area Restaurants

- Buffalo Wild Wings
- Caribou & Starbucks Coffee
- Chili's Grill & Bar
- Famous Dave's Barbecue
- Italianni's
- Kobe
- Lucky 13
- Noodles & Company
- Old Chicago
- Perkins Family Restaurant
- Red Robin
- Ruby Tuesday
- Solos Pizza



Fitness Center



The Woods Cafe

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