



## Up to 19,050 SF Available Spring 2020

### 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



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3500 American Blvd W Suite 200

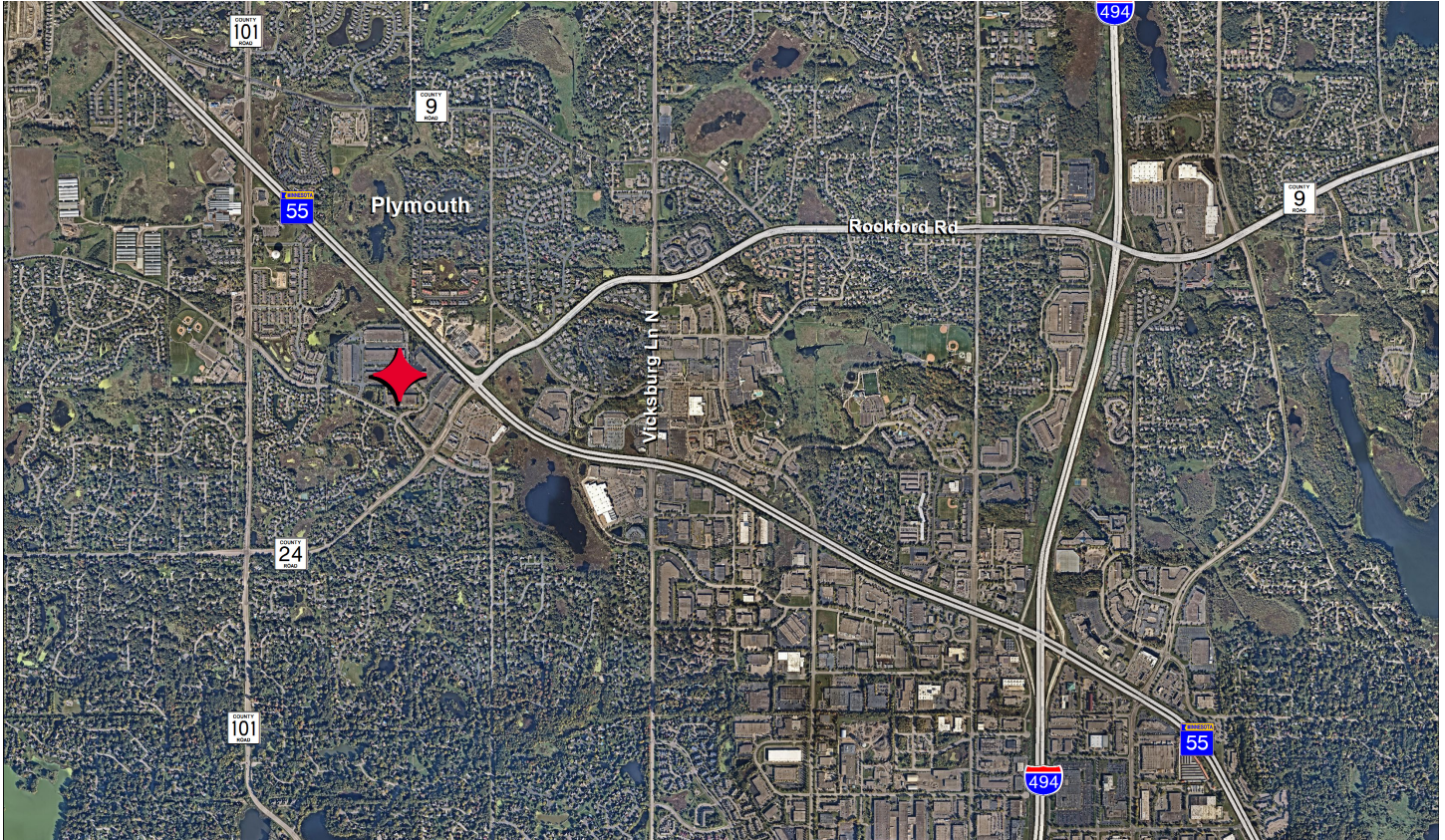
Minneapolis, MN 55431

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[cushmanwakefield.com](http://cushmanwakefield.com)

# Plymouth Ponds VI

17200 Medina Road, Plymouth, MN



## Property Highlights

<b>Building Size</b>	101,906 sf	<b>2020 Tax/CAM</b>	\$2.08 psf Tax \$1.60 psf CAM \$3.68 psf Total
<b>Clear Height</b>	24'		
<b>Column Spacing</b>	40' x 40'	<b>Lease Rates</b>	\$10.25 psf Office \$5.25 psf Warehouse

## Vacancies

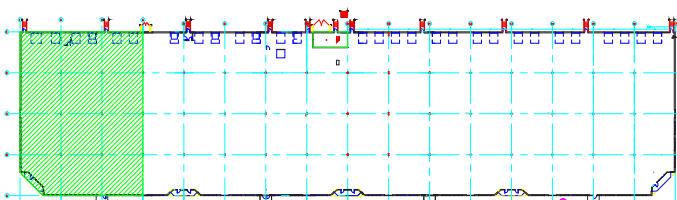
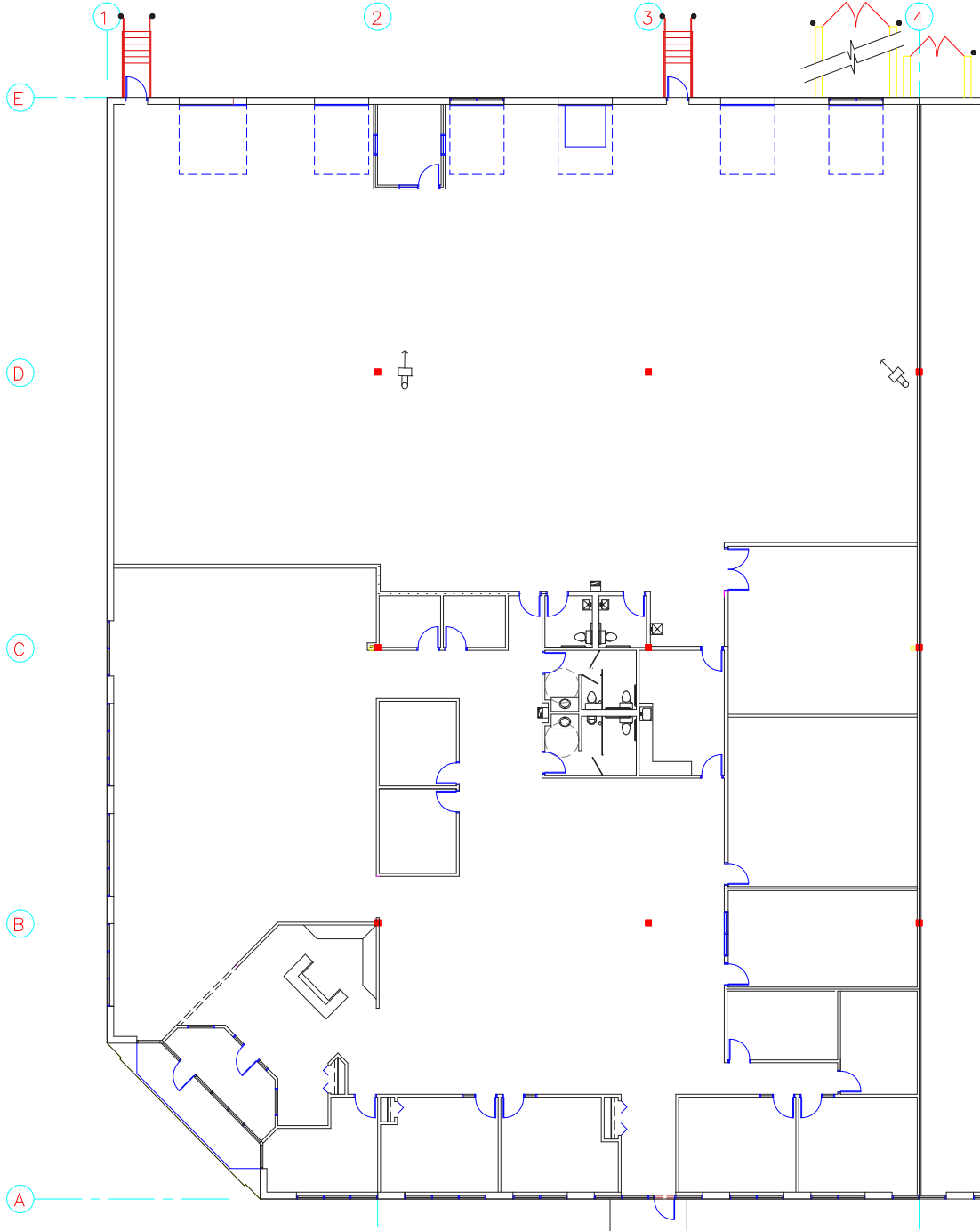
Suite Number	Total SF	Office SF	Warehouse SF	Tech SF	Loading	Available
Suite 800	19,050	9,280	8,345	1,425	5 docks 1 drive-in	Spring 2020

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## Floor Plan - Suite 800



**LEASEHOLD AREA**

OFFICE	9,280 S.F.
TECH	1,425 S.F.
WAREHOUSE	8,247 S.F.
SUB-TOTAL	18,952 S.F.
(PLUS 18.69%(528 S.F.) MECH. AREA)	98 S.F.
<b>TOTAL</b>	<b>19,050 S.F.</b>