

FOR LEASE

PLYMOUTH OFFICE/OFFICE-WAREHOUSE
14170 23rd Avenue North
Plymouth, MN 55447



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

- Option A: 3,100 SF existing "as is" office.
\$10.45 PSF modified gross rent.
\$3,100 per month/"as is" price.*
Additional amortized improvements available.
- Option B: 3,100 SF office/warehouse (30% +/-)/warehouse (70% +/-).
\$12.00 PSF modified gross rent
\$3,500 per month.*
SF of office to suit, balance warehouse.
8' wide drive-in door added on front of building.
14' clear and 100% air conditioned.

* Modified gross rental rate includes base rent, tax, and common area maintenance.
Tenant pays for its own gas and electric utilities.

FEATURES:

- Great location in Plymouth with excellent freeway visibility on I-1494!
- Freeway building signage opportunity with 93,000 vpd on I-494 (MNDOT 2019).
- North endcap currently all office with extensive glass line on the north and east sides.
- Landlord will demo office to suit, and convert to warehouse/showroom.
- Ample parking. 100% air conditioned. Building sign can be lit up at night.
- Current space layout of all office consists of:
 - Main entrance room with windows.
 - 4 private offices with windows.
 - 3 interior private offices.
 - 4 larger interior rooms.
 - Storage room.
 - Breakroom.
 - Secondary entrance.
 - 2 private ADA restrooms.
- Demographics: 3,423-1 mile, 61,317-3 miles, 160,706-5 miles (ESRI 2019).
- Avg. HH income: \$81,268-1 mi., \$135,237-3 mi., \$128,944-5 mi. (ESRI 2019).



CONTACT:

Andy Richards

arichards@summerhillcommercial.com
952-345-1111

Peter Kordonowy

peterk@summerhillcommercial.com
952-475-5135

Summerhill Commercial Real Estate

6495 City West Parkway
Minnetonka, MN 55344
952-473-5650

www.summerhillcommercial.com

FOR LEASE

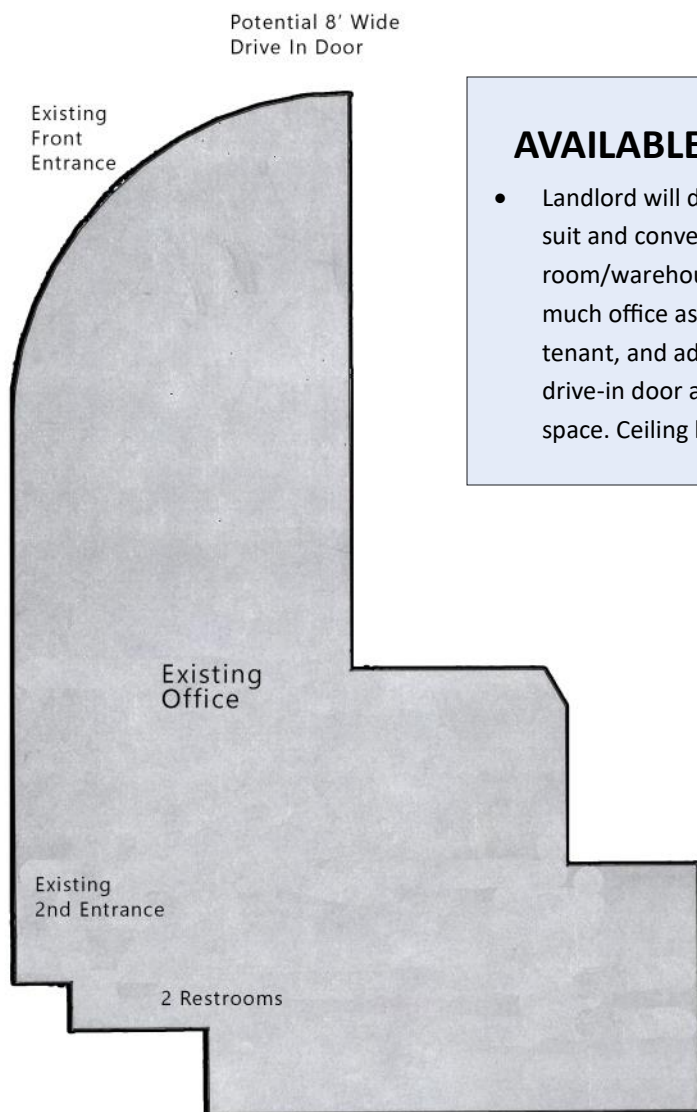
PLYMOUTH OFFICE
14170 23rd Avenue North
Plymouth, MN 55447



SUMMERHILL
Commercial Real Estate, LLC

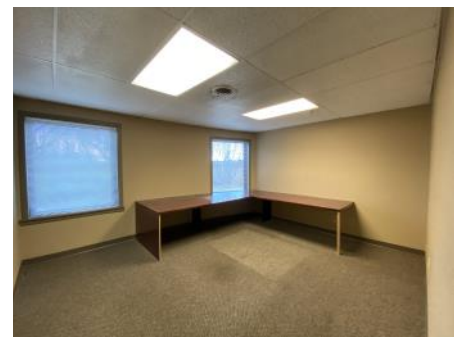
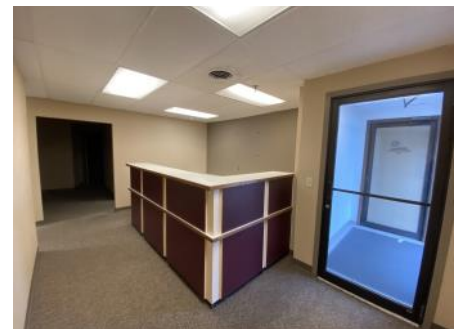
CURRENT SPACE CONFIGURATION OF 3,100 SF ALL OFFICE

LANDLORD WILL DEMO OFFICE AND CONVERT OFFICE TO WAREHOUSE TO SUIT



AVAILABLE OPTIONS

- Landlord will demo the office to suit and convert it to show-room/warehouse, leaving as much office as required for new tenant, and add a new 8' wide drive-in door at the front of the space. Ceiling height can be 14'.



CONTACT: **Andy Richards**
arichards@summerhillcommercial.com
952-345-1111

Peter Kordonowy
peterk@summerhillcommercial.com
952-475-5135

6495 City West Parkway
Minnetonka, MN 55344
www.summerhillcommercial.com