

FOR LEASE

Annapolis Office Park

3340 Annapolis Lane N.
Plymouth, Minnesota 55447

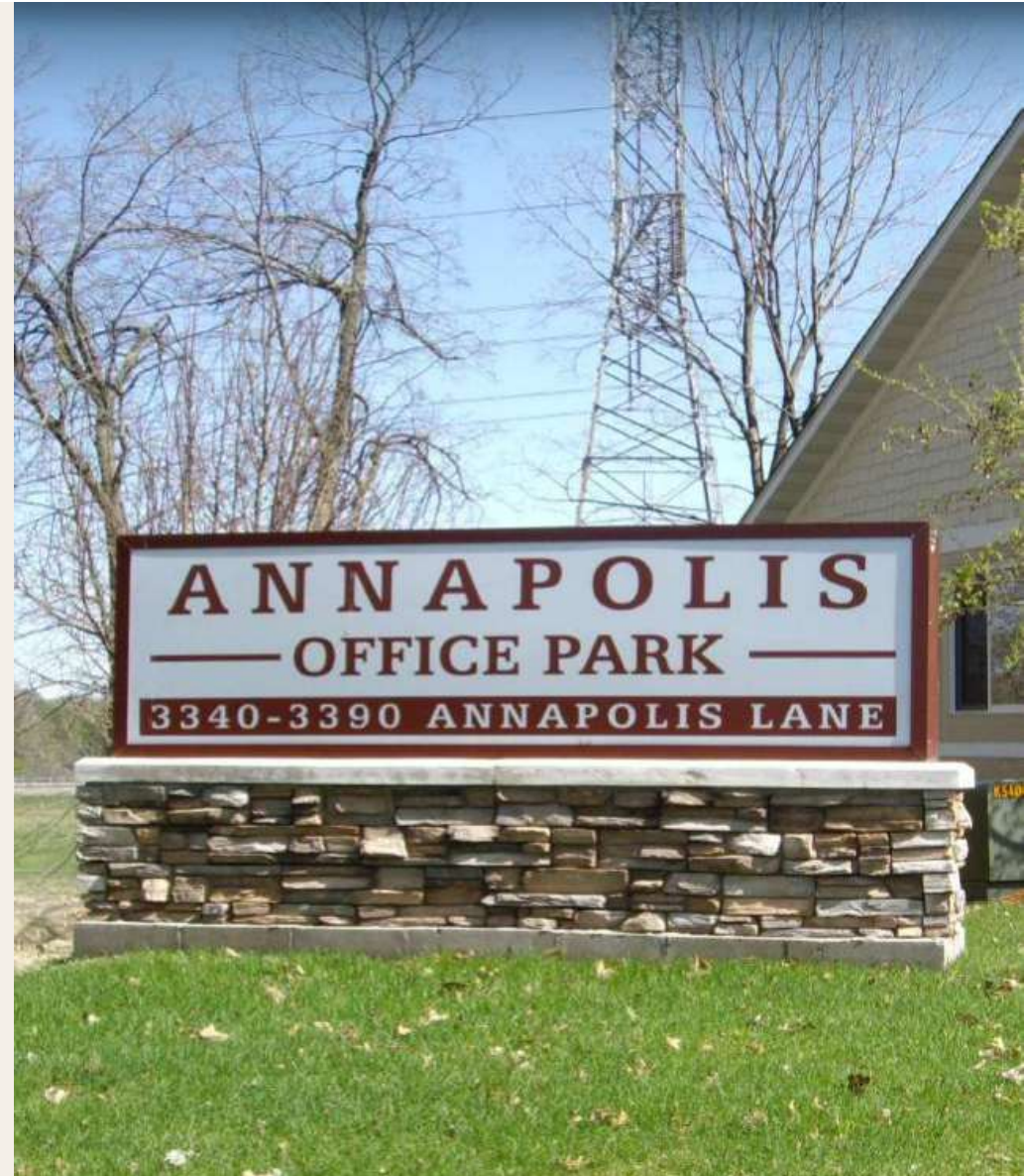
All-Inclusive Gross Lease

Private offices with included access to shared conference rooms, receptionist, coffee, parking, cleaning, utilities, internet and printing services.

Please contact for showings

Rollie Beauchaine 763-223-1791 rollie@metarealmn.com

Derek Dittmer 320-309-2180 derek@metarealmn.com



Executive Summary

OFFERING

A polished, service-rich office environment built for small businesses, professionals and satellite teams that want a private office without managing a full office buildout.

WHY IT WORKS

- Gross lease structure keeps occupancy costs simple and predictable.
- Tenant receives private office space plus professional shared support amenities.
- High-end Class A finishes with warm woodwork, built-ins and conference areas.
- Convenient Plymouth location just off Hwy 55 and I-494 with abundant parking.



A Gross Lease That Feels Turnkey



Included Services

Conference rooms

Use shared meeting space for client meetings and team collaboration.

Coffee bar

Coffee and common break areas included for tenant use.

Cleaning

Common area cleaning included.

Receptionist

Professional first impression and day-to-day office support.

Parking

Abundant on-site parking for tenants and visitors.

Utilities + internet

All utilities, internet and printing services included.

Available Private Office Suites



Simple, Fully Serviced Occupancy

Designed for tenants who want professional office presence, meeting rooms and workplace support without separately contracting utilities, internet, cleaning or shared office services.

Suite	Floor	Size Sq/Ft	Rent Per/SqFt
106	1 st	200	\$54
111	1 st	150	\$54
212	2 nd	150	\$54
213	2 nd	150	\$54
Total		650	

Suggested lease terms to finalize: lease rate, suite RSF, commencement date, deposit, term length, renewal options, after-hours access, signage, insurance requirements and included printing limits.

Contact for Tours and More Information

META Commercial

Derek Dittmer 320-309-2180 derek@metarealtymn.com

Rollie Beauchaine 763-233-1791 rollie@metarealtymn.com

Disclaimer: Information has been gathered from sources deemed reliable, including a prior property brochure and owner-provided images. No warranty or representation is made as to accuracy or completeness. Tenant should independently verify all terms, suite sizes, services and building details.