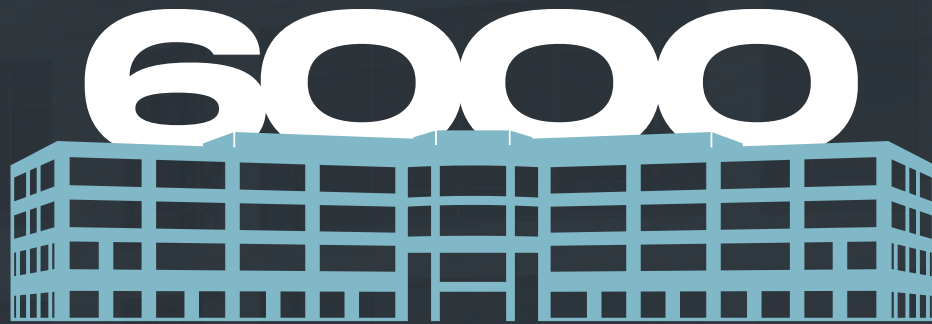


PLYMOUTH, MINNESOTA

Move-in ready office and lab space



NATHAN LANE

AVISON  
YOUNG

# WELCOME TO 6000 NATHAN.





## AN OPPORTUNITY WITH FLEXIBILITY.

This adaptable site offers a mix of existing and future-ready space ideal for retail, lab, indoor parking, and warehouse space currently in development. With flexibility and a strong infrastructure, **6000 Nathan is ready to support a wide range of uses.**



Office space



Laboratory space



Indoor parking



Signage opportunity



Future warehouse space

## FUELED BY STRONG FINANCIAL BACKING.

With local ownership and a suite of amenities, 6000 Nathan provides you with the **physical and mental infrastructure** to work at the top of your productivity. Buhl Investors supports 6000 Nathan with a team that knows how to build, reposition, and revitalize spaces with purpose. Their hands-on approach ensures the property evolves with your needs—so you can focus on growing your business, not managing your space.



5.0/1,000 SF parking ratio



State of the art training room



Outdoor patio



Unique branding opportunities



Upgrades on tenant lounge coming soon!





## HIGH EXPOSURE.

**6000 Nathan is one of the only buildings in the Plymouth area facing Highway 169.**

### Daily traffic

Nathan Lane	2,158 vehicles per day
Bass Lake Road	21,878 vehicles per day
Highway 169	87,490 vehicles per day

## DEMOGRAPHICS.

	1 mi	3 mi	5 mi
<b>Businesses</b>			
Total businesses	287	3,171	9,521
Total employees	7,455	41,766	110,578
<b>Populations</b>			
Households (HH)	2,725	33,227	87,756
Average HH size	2	2	3
Median age	43	38	38
Total current population	6,350	81,073	222,627
Daytime population	10,199	75,639	205,083
Employed population	3,488	44,672	121,074
<b>Income &amp; Spending</b>			
Average HH income	\$114.7K	\$123.3K	\$132.5K
Total consumer spending	\$216M	\$2.75B	\$7.61B



## FLOOR PLANS.

**50,000 square feet of warehouse space  
& storage for medical devices plus ~2,500  
square feet of lab space on first floor.**

15ksf In-place lab infrastructure available  
on 6000 Nathan's lower level.

### LOWER LEVEL

**19,806 RSF**



\*15ksf of lab space available. Ability to add on.

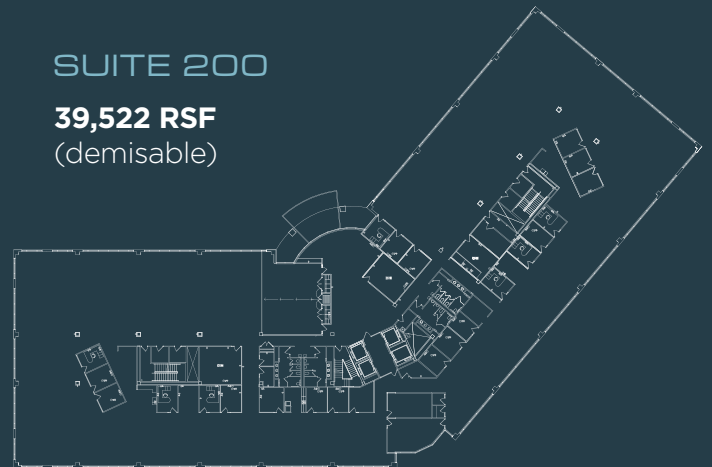
### SUITE 110

**35,446 RSF**



### SUITE 200

**39,522 RSF**  
(demisable)



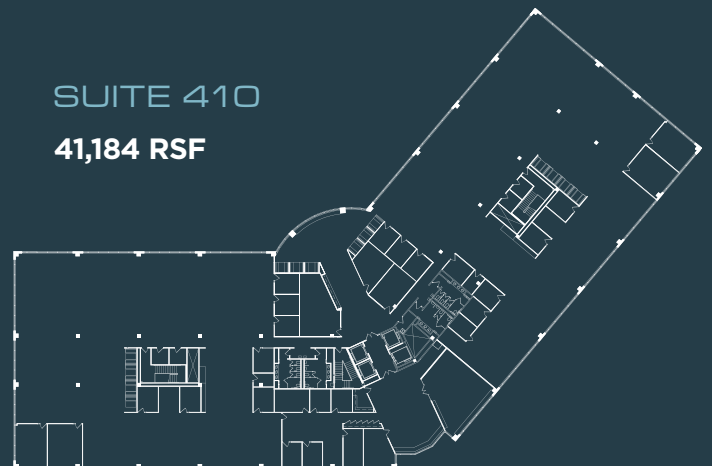
### SUITE 300

**40,031 RSF**  
(demisable)



### SUITE 410

**41,184 RSF**





Lobby renovations and capital improvements



## ROBUST INFRASTRUCTURE.

6000 Nathan is equipped with **brand-new HVAC (360 tons), 5,000 Amps of existing power, and three backup generators**, which can be customized to meet tenant-specific requirements for functionality, loading, and operational needs. The facility features a **Vertiv Liebert UPS with a separate power feed and generator support, a Zeks HSF/HSG heatsink compressed air dryer, and an existing lab setup with reverse osmosis and compressed air.** Multiple restrooms throughout the building help minimize SAC/WAC costs for new build-outs.

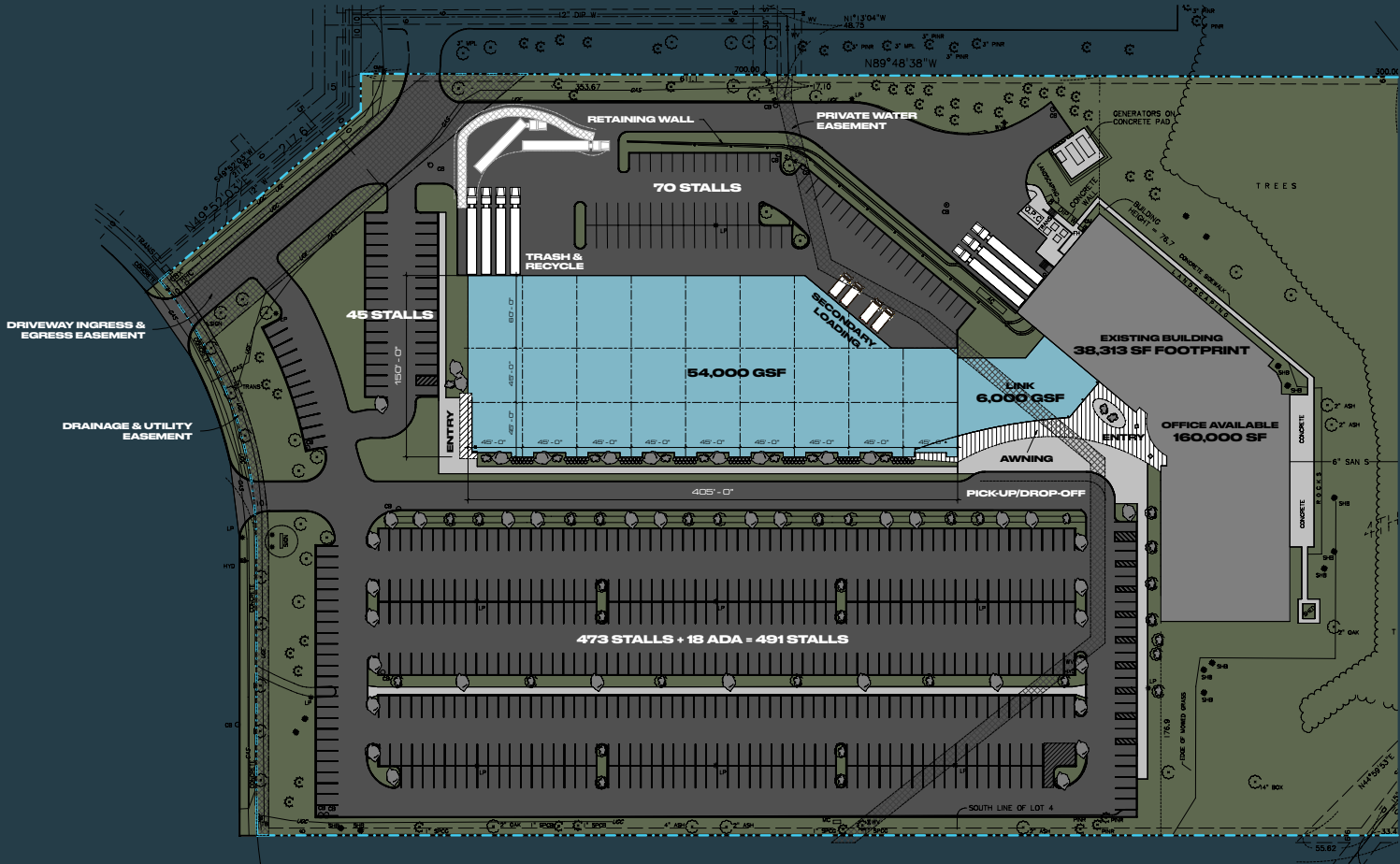


Lab expansion rendering





65k SF of industrial warehouse space to be built in the parking lot



6000 NATHAN LANE NORTH





6000 NATHAN LANE NORTH



### DOWNTOWN MINNEAPOLIS

-14 miles, 15-minute drive



# EVERYTHING WITHIN REACH.



POINTS OF INTEREST

 HOTELS

 RESTAURANTS

## NEARBY RETAIL CENTERS.

6000 Nathan Lane North in Plymouth, MN is ideally situated near **several bustling retail centers, including The Shoppes at Arbor Lakes and Rockridge Center.** Offering a wide variety of dining options—from **Asian fusion at Lat14 to classic American fare at BLVD Kitchen & Bar**—the local area is a vibrant hub for shopping and eating out.

### 1 THE SHOPPES AT ARBOR LAKES

 9-minute drive | 4.8 miles away

### 2 BASS LAKE ROAD & INTERSTATE 494

 6-minute drive | 2.4 miles away

### 3 BASS LAKE ROAD & WEST BROADWAY

 8-minute drive | 2.7 miles away

### 4 ROCKRIDGE RETAIL CENTER

 6-minute drive | 2.5 miles away

## NEARBY TOP-RATED RESTAURANTS.

Bacio

**BLVD**  
kitchen & bar

**PINEDA**  
TACOS

Lat  
14  
ASIAN  
EATERY

Tea House  
Restaurant

Samarkand

**KYURAMEN**  
九湯ラーメン

EST. 2006  
**TBAAR**



Sunshine Factory  
Bar & Grill

Securitas Technology

## FOR MORE INFO, PLEASE CONTACT:

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