



PROPERTY OVERVIEW:

ADDRESS : 605 N HIGHWAY 169, PLYMOUTH, MN
BUILDING SIZE: APPROX. 10,081 SQUARE FEET TOTAL AVAILABLE
AVAILABLE SPACE: 4,118 - 5,936 SQUARE FEET
LEASE RATES: \$17.50 PSF NNN
CAM/TAXES PSF: PROJECTED AT \$14.50 PSF

PROPERTY & SUBLEASE HIGHLIGHTS

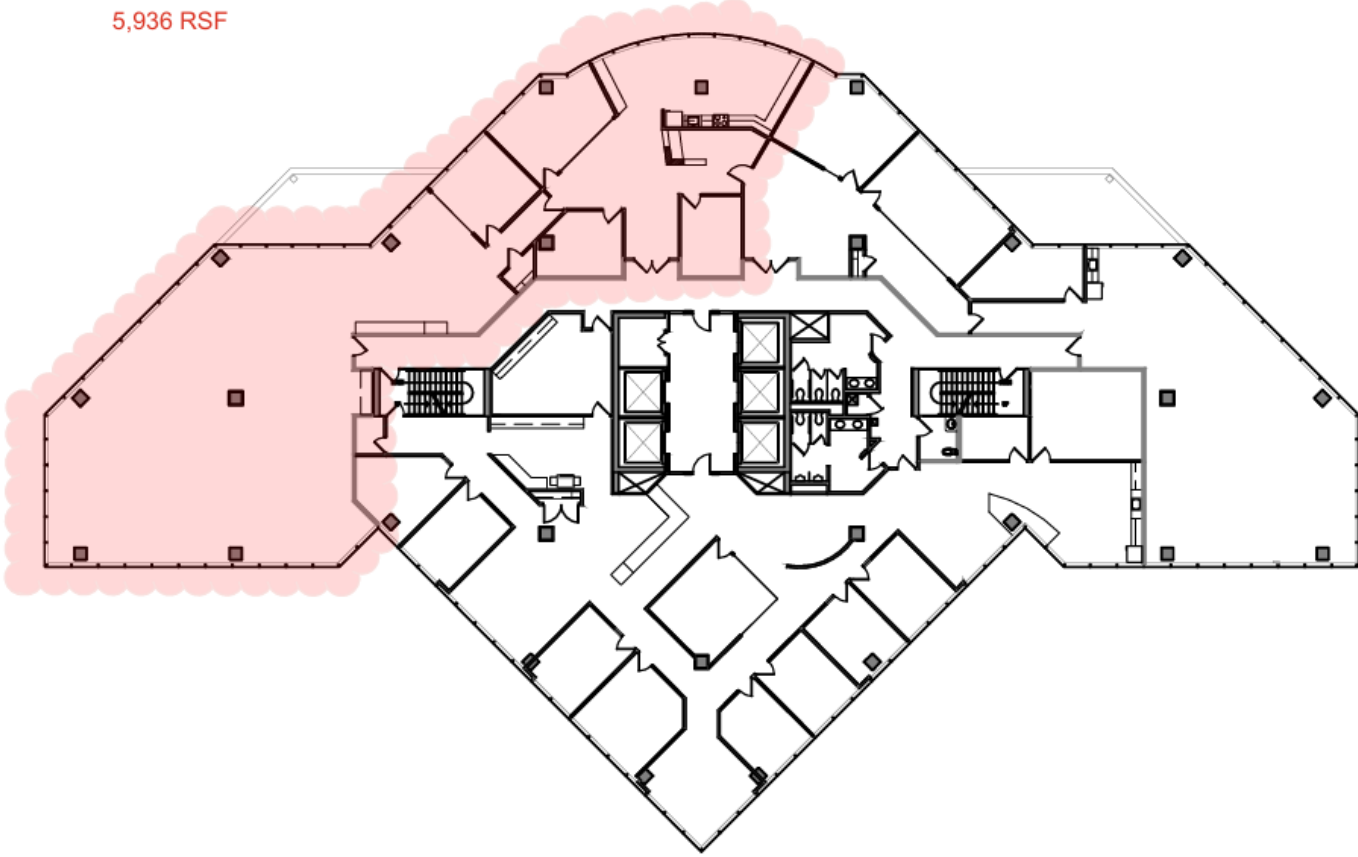
- FULLY FURNISHED – MOVE-IN READY OFFICE SPACE
- CLASS A OFFICE ENVIRONMENT AT WATERFORD OFFICE PARK
- OPPORTUNITY FOR IMMEDIATE OCCUPANCY WITH MINIMAL UPFRONT SETUP
- PROFESSIONAL, CORPORATE SETTING IDEAL FOR ESTABLISHED BUSINESS OR GROWING TEAM
- PROMINENT PLYMOUTH LOCATION AT HIGHWAYS 169 & 55
- EXCELLENT HIGHWAY ACCESS WITH DIRECT INGRESS/EGRESS TO HWY 169 AND HWY 55
- OVER 830 COVERED AND SURFACE PARKING SPACES
- CONVENIENT ACCESS TO MINNEAPOLIS AND THE WESTERN SUBURBS
- APPROXIMATELY 15 MINUTES TO MINNEAPOLIS CBD
- APPROXIMATELY 25 MINUTES TO MSP INTERNATIONAL AIRPORT
- MAPLE GROVE, GOLDEN VALLEY, ST. LOUIS PARK AND MINNETONKA ALL WITHIN APPROXIMATELY 5-12 MINUTES
- UPDATED FITNESS CENTERS WITH LOCKER ROOMS AND SHOWERS
- LARGE COMPLIMENTARY TRAINING ROOMS
- COMMUNAL EXECUTIVE BOARDROOMS
- LAKE VIEW CONFERENCE CENTER
- IMPRESSIVE ATRIUM-STYLE BUILDING LOBBIES
- ON-SITE PROPERTY MANAGEMENT

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranties, expressed or implied, are made as to accuracy, and is submitted to errors, omissions, change of price, prior lease/sale or withdrawal without notice. Courtesy of Google Earth.

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10208 Twin Lakes Parkway NW, Elk River, MN 55330

**Office Sublease Fully Furnished
605 N Hwy 169, Plymouth, MN**

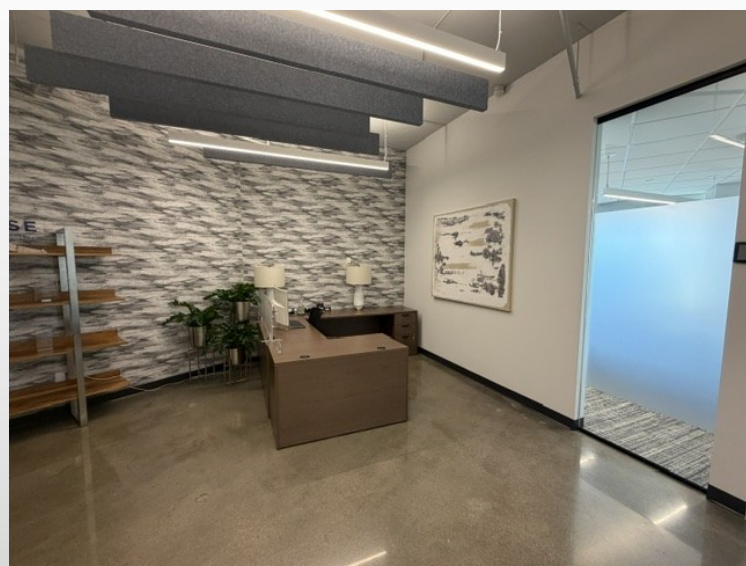
5,936 RSF



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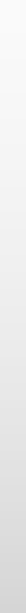
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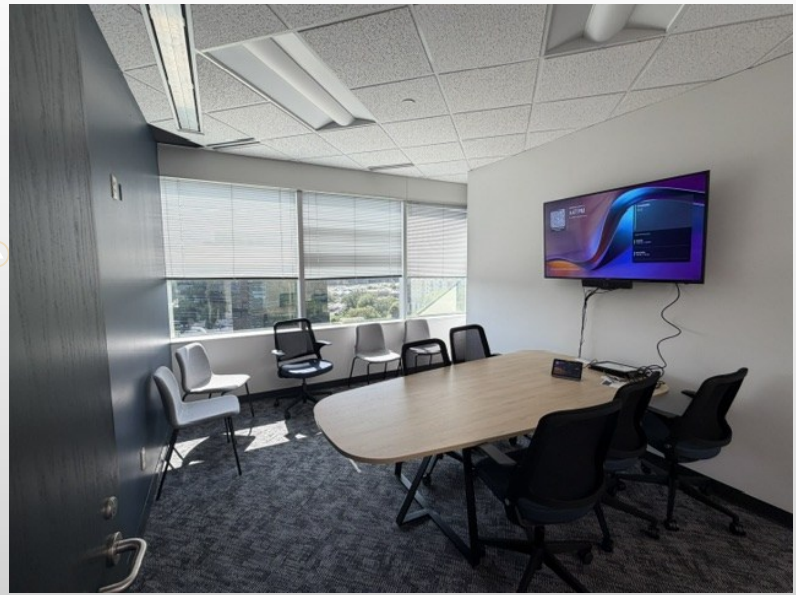
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