



FOR LEASE

2,805 SF AVAILABLE

OFFICE SPACE
2730 NIAGARA LANE N.
PLYMOUTH, MN 55447



CHAD WEEKS
612.619.9911
cweeks@arrowcos.com



JEFF PENFIELD
612.325.2067
jpenfield@arrowcos.com

Gross Rent: Negotiable

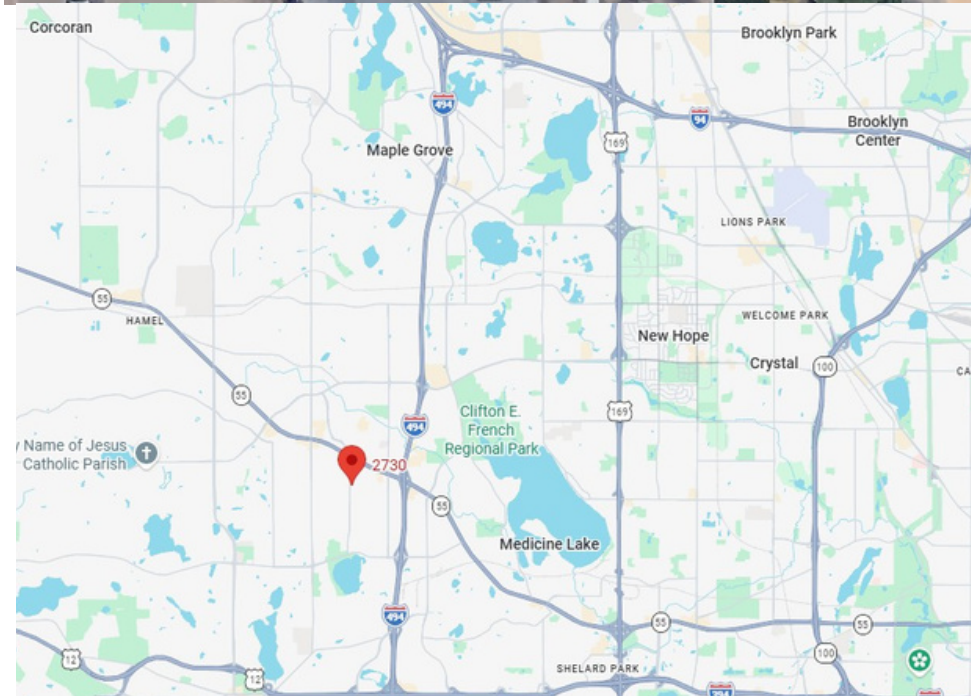
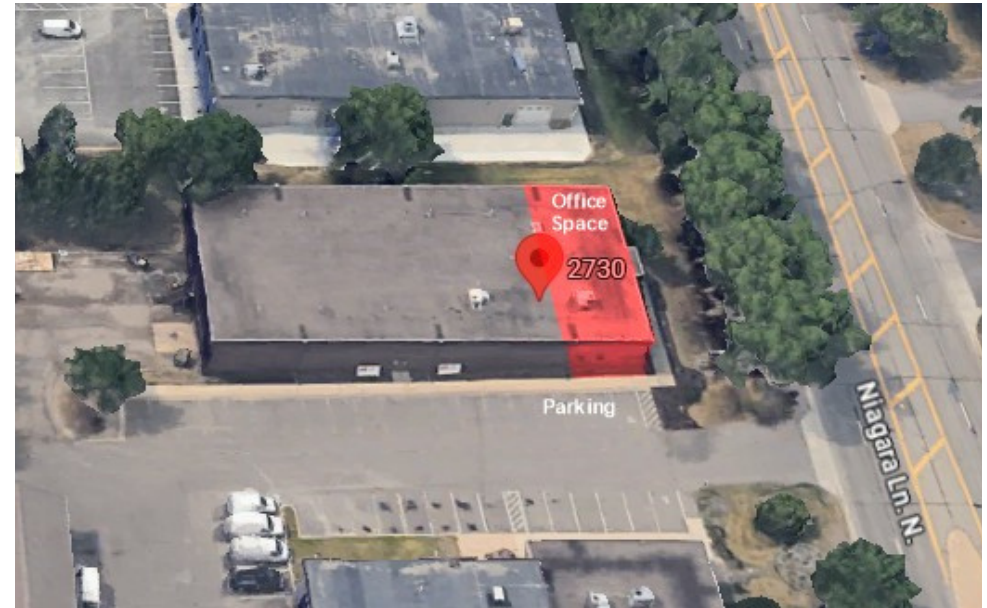
Utilities are paid separately by Tenant

HIGHLIGHTS

- Newly renovated in 2025-2026, offering a modern, professional office environment.
- 2,805 SF total, including 1,900 SF of main-level office space plus an additional 905 SF on the second floor.
- Functional layout featuring private offices, open work areas, men's and women's restrooms, and a kitchenette.
- Ample on-site parking with 20+ dedicated parking stalls.
- Excellent accessibility with convenient access to Interstate 494 and Highway 55 in Plymouth.
- Flexible gross lease terms available.
- Owner occupies the warehouse portion of the building for storage, providing a quiet office setting with minimal traffic.



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ARROW REAL ESTATE CORP.
7365 KIRKWOOD COURT N., SUITE 335
MAPLE GROVE, MN 55369
(763) 424 - 6355
WWW.ARROWCOS.COM

FEATURES

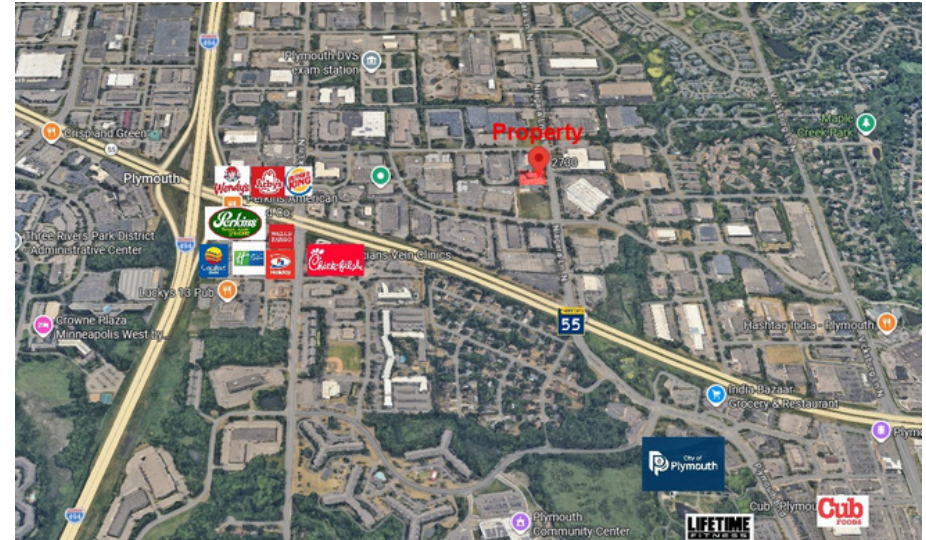


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- **Main Level – 1,900 SF:** The main floor offers an inviting and functional office environment featuring a spacious open work area with abundant natural light, five private window offices, a welcoming reception area, men's and women's restrooms, and a private exterior entrance. The efficient layout is ideal for a variety of professional office users seeking a blend of private offices and collaborative workspace.
- **Second Level – 905 SF:** The upper level provides six additional private offices, a dedicated file and storage room, and a convenient kitchenette/break area.
- Includes signage on Niagara Lane.

IDEAL USERS:

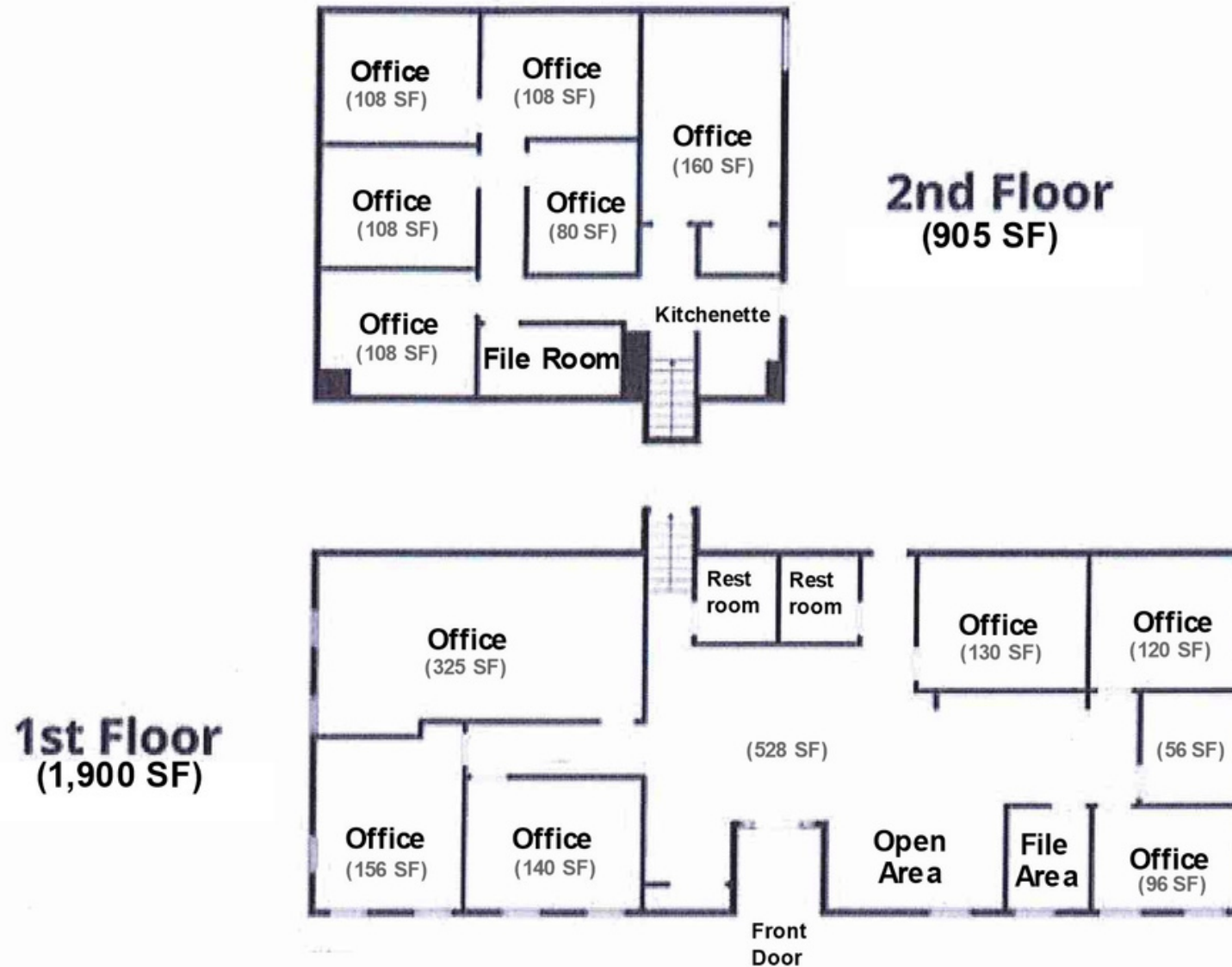
- Financial Services
- Insurance Agencies
- Real Estate Firms
- Legal Professionals
- Consultants
- General Office Users



FLOORPLAN



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PHOTOS



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PLYMOUTH

CITY INFORMATION



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PLYMOUTH IS ONE OF THE TWIN CITIES' MOST DESIRABLE AND AFFLUENT SUBURBS, LOCATED JUST 12 MILES NORTHWEST OF DOWNTOWN MINNEAPOLIS. THE CITY OFFERS A HIGHLY EDUCATED WORKFORCE, STRONG HOUSEHOLD INCOMES, AND EXCELLENT ACCESS VIA I-494, HIGHWAY 55, HIGHWAY 169, AND I-394.

HOME TO A DIVERSE MIX OF CORPORATE, MEDICAL, TECHNOLOGY, AND PROFESSIONAL SERVICE EMPLOYERS, PLYMOUTH PROVIDES A STRONG DAYTIME POPULATION AND CONSUMER BASE THAT SUPPORTS A THRIVING BUSINESS ENVIRONMENT. COMBINED WITH EXCEPTIONAL SCHOOLS, ABUNDANT PARKS AND TRAILS, AND A HIGH QUALITY OF LIFE, PLYMOUTH CONTINUES TO ATTRACT BOTH BUSINESSES AND RESIDENTS SEEKING LONG-TERM GROWTH AND STABILITY.

WHY PLYMOUTH?

- AFFLUENT AND HIGHLY EDUCATED DEMOGRAPHICS
- STRONG BUSINESS AND EMPLOYMENT BASE
- EXCELLENT REGIONAL ACCESSIBILITY
- HIGH HOUSEHOLD INCOMES AND CONSUMER SPENDING
- CONSISTENTLY RANKED AMONG MINNESOTA'S PREMIER COMMUNITIES

PLYMOUTH OFFERS THE IDEAL BLEND OF ECONOMIC STRENGTH, ACCESSIBILITY, AND QUALITY OF LIFE, MAKING IT A PREMIER DESTINATION FOR COMMERCIAL INVESTMENT AND BUSINESS GROWTH.

