

FOR SALE
2,892 SF OFFICE CONDO



FEATURES:

- Beautiful office condo available to purchase in Plymouth!
- Includes large conf. room, 2 Executive Offices, Work Area / Kitchenette along with private bathroom & private entrance on main level.
- Upper level has open area for multiple layouts.
- Easy access off Hwy. 55 on Old Rockford Road near Wayzata HS.
- Great for any small business looking to own!

Sale Price:
\$349,000



Overview 1
 Aerial Maps 2
 Property Info. 3
 Site Plan 4
 Floor plans 5-6
 Photo Gallery 7
 City Information 8



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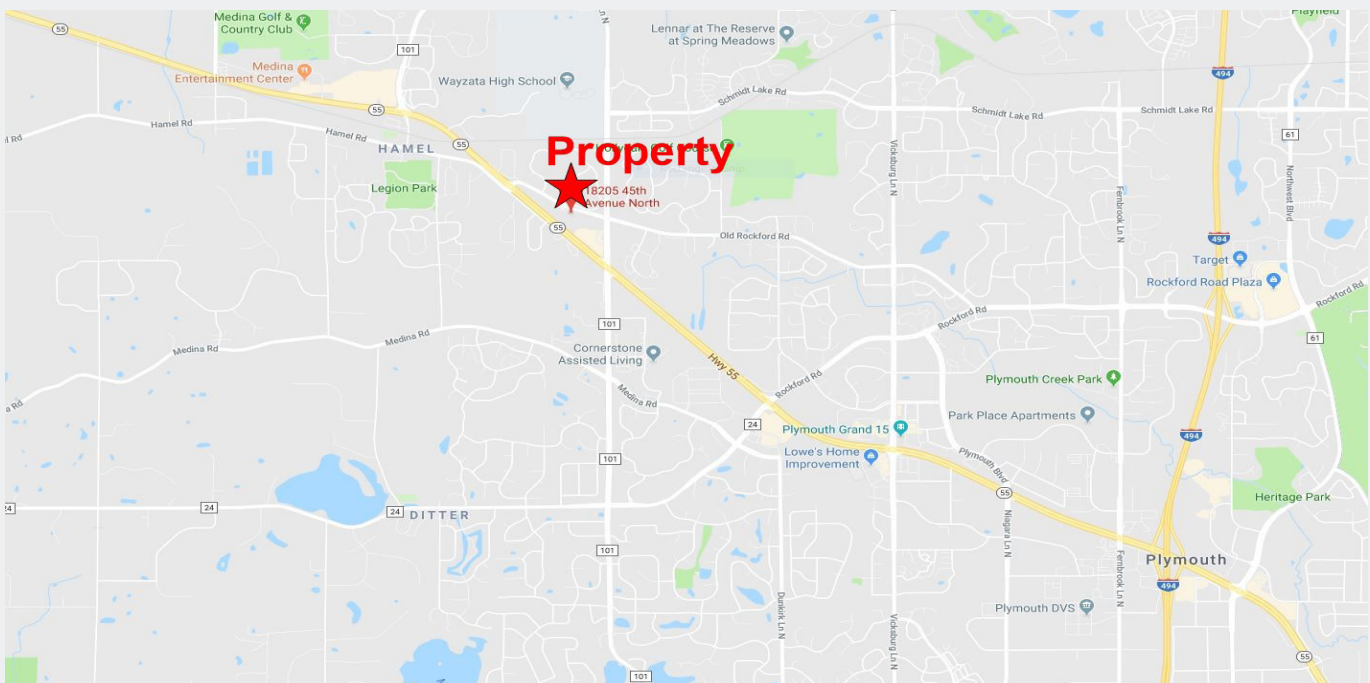
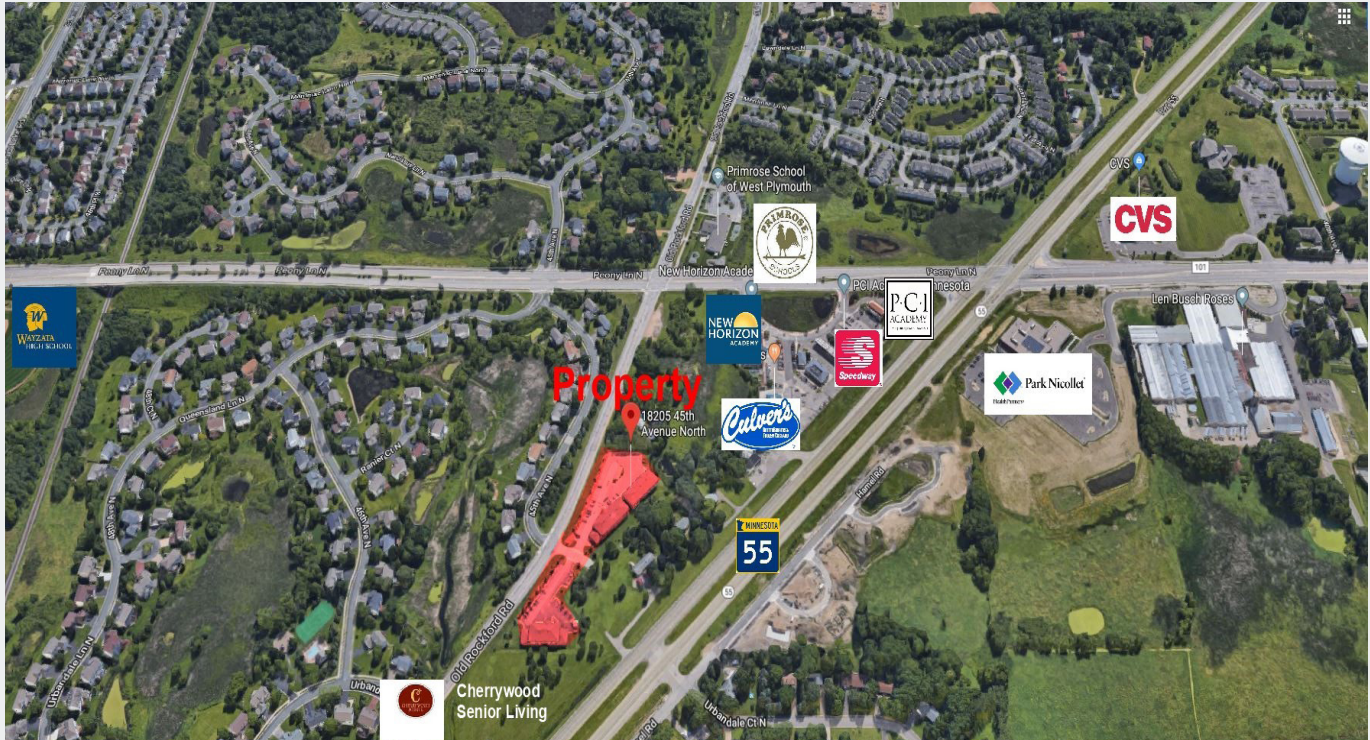
Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

AERIAL & MAP

FOR SALE
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Plymouth Office Plaza

18215 45th Ave. N., Suite B

Plymouth, MN 55447

PROPERTY FACTS

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BUILDING SIZE	Suite B - 2,892 SF
YEAR BUILT	2005 - Renovated in 2011
ASSOCIATION	Plymouth Office Plaza II
2019 REAL ESTATE TAXES	Suite B - \$13,680.12 (18-118-22-12-0032)
ASSOCIATION DUES	\$525 / month per suite.
SIGNAGE	Monument signage and building signage available.
PARKING	Ample Parking

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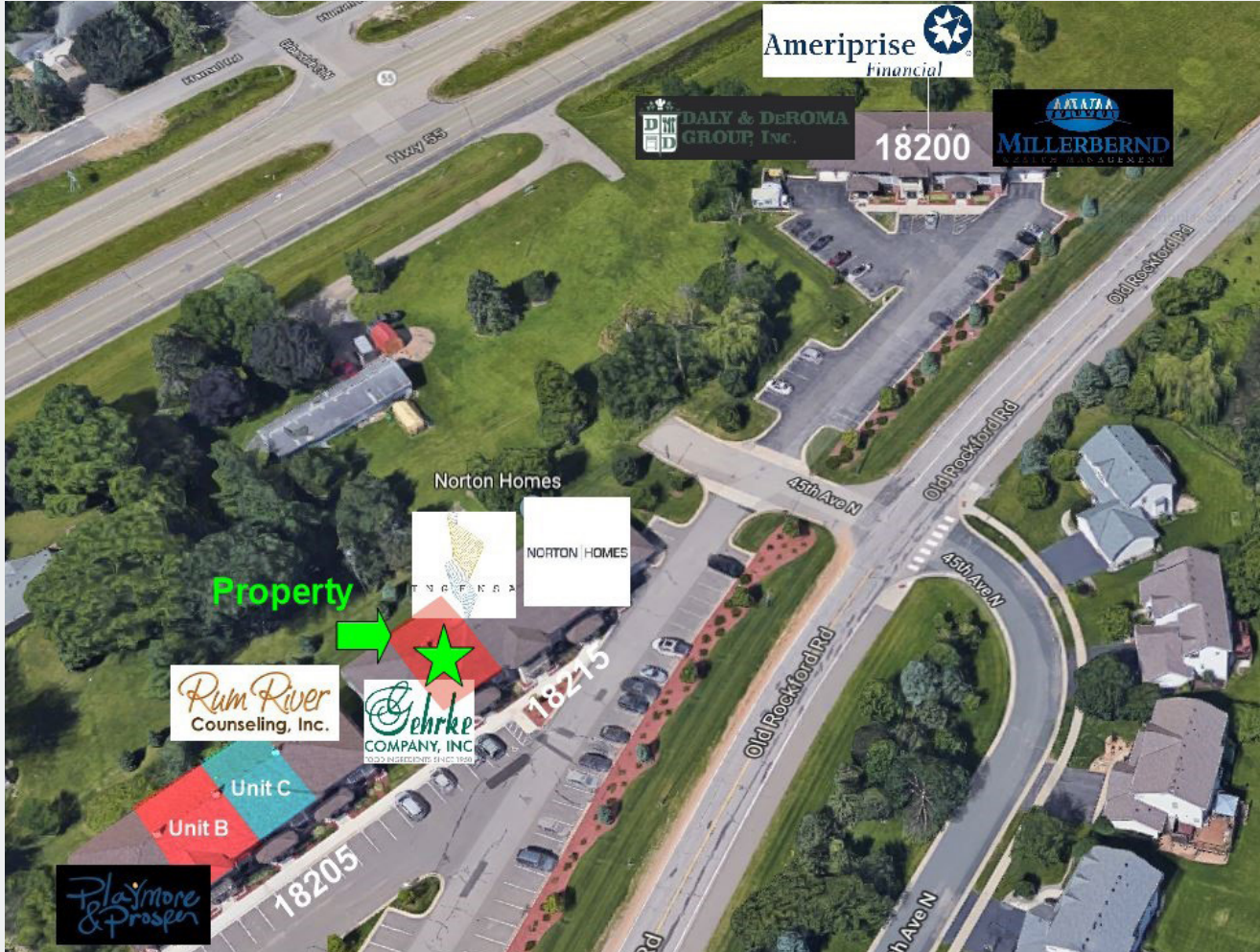
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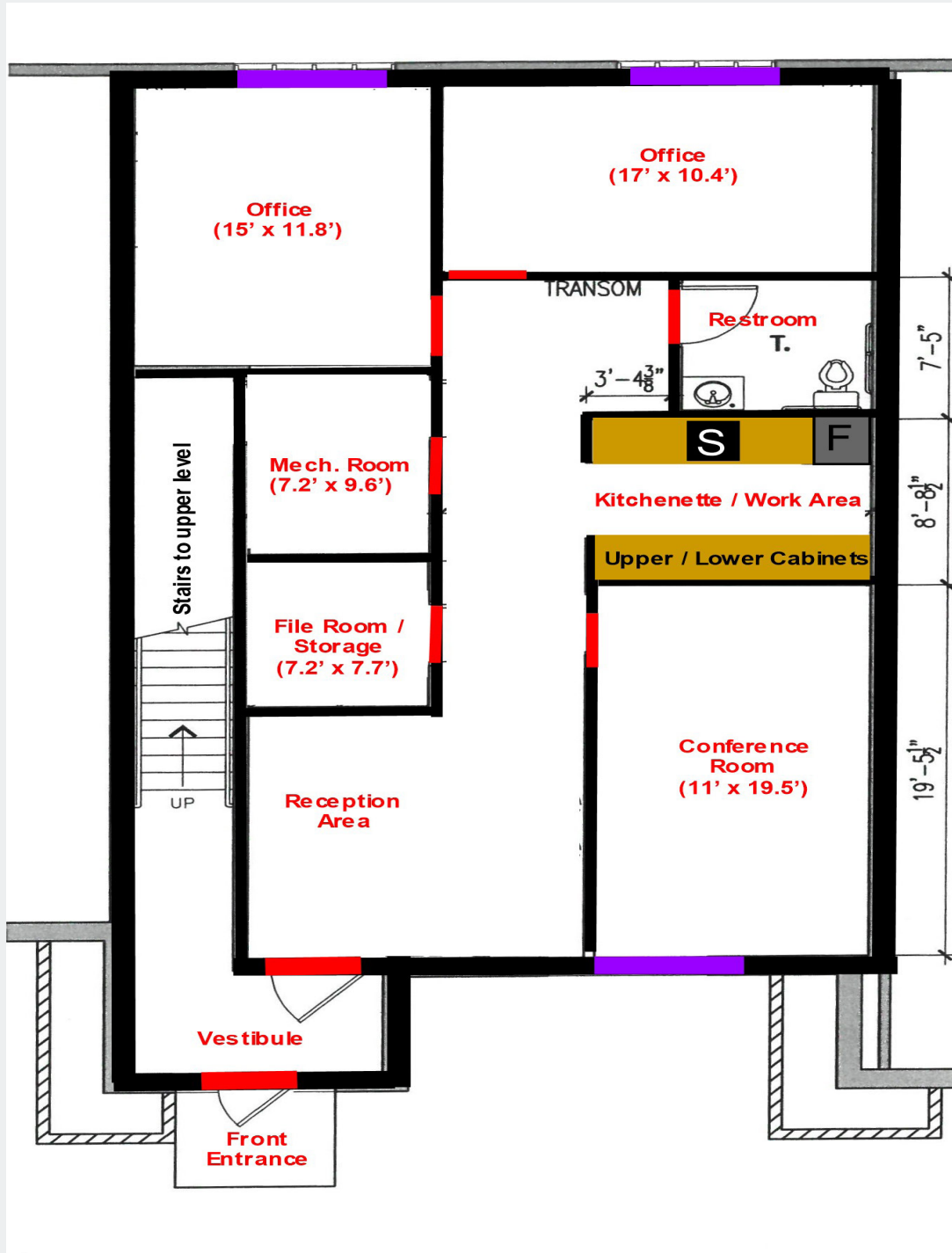
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**FLOOR PLAN
MAIN LEVEL**

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**FLOOR PLAN
UPPER LEVEL**

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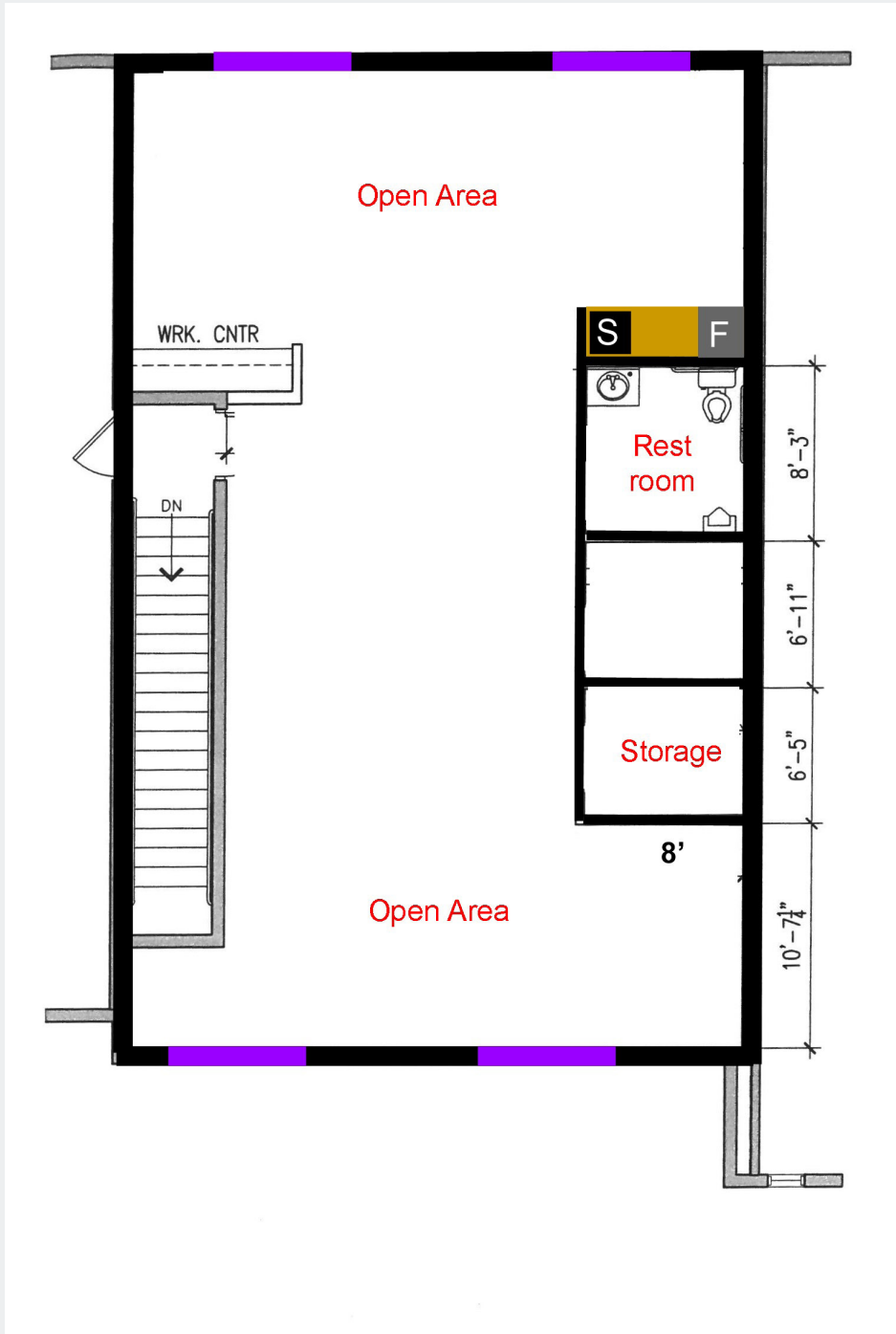


PHOTO GALLERY

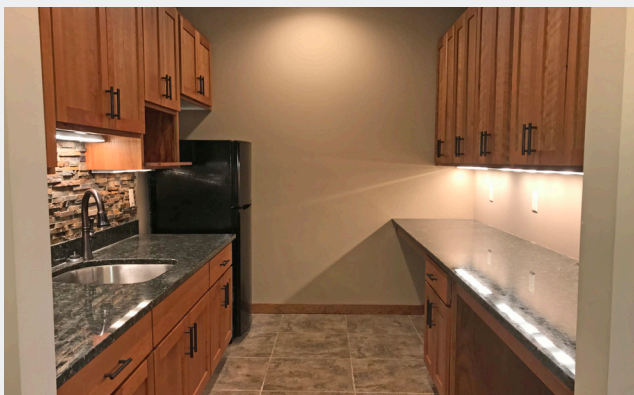
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Front Reception Area



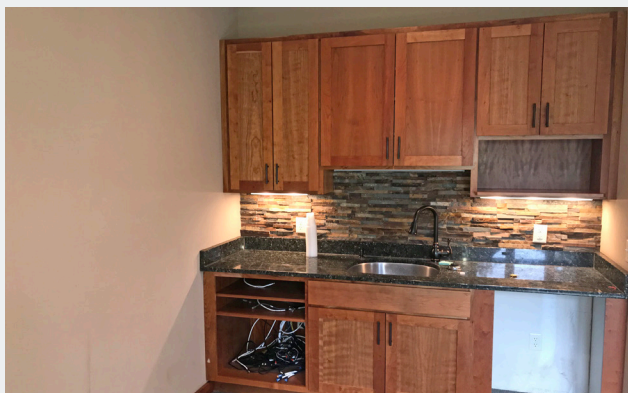
Conference Room



Kitchenette / Work Area



Back Office



Upper Level - Kitchenette



Open Space View

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 130,548 2019 (Estimate) - 144,543 2023 (Projection) - 151,051</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2019 (Estimate) - \$121,924 (5 Mile Radius)</p>
<p>TRAFFIC</p>	<p>Plymouth Blvd - 11,600 vehicles per day 494 & Hwy. 55 - 34,000 vehicles per day</p>
<p>CITY OF PLYMOUTH</p>	<p><i>P</i>lymouth is home to a vibrant business community. From small start up companies to major corporations, you will find them in Plymouth. Our diverse economic base includes nearly 50,000 jobs. Major industries include insurance, high tech research, medical devices and light manufacturing as well as printing and publishing.</p> <p>Nationally recognized for its quality of life, Plymouth is located 12 miles northwest of Minneapolis. It offers:</p> <ul style="list-style-type: none"> Extensive trails and parks Picturesque open spaces Strong neighborhoods Diverse recreation programs Highly regarded school districts A variety of local businesses Nearby shopping and entertainment districts Easy access to downtown Minneapolis and its wide array of cultural and sports venues. <p>Best Place to Live</p> <p>Plymouth was named Money magazine’s number one Best Place to Live in 2008 for cities with populations of 50,000 to 300,000. The city stayed in the top dozen when the magazine repeated the rankings in 2010.</p> <p>Location, Location, Location</p> <p>Many major highways run through or are close to Plymouth, making it readily accessible to all within the metropolitan area. Interstate 494 runs through Plymouth as does Hwy. 55. Hwy. 169 is on the city’s eastern border and I-394 is within four miles from the center of Plymouth.</p>

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