ARROW COMPANIES

Plymouth Town Office Plaza

15600 35th Ave N, Suite 102
Plymouth, MN 55447

FOR LEASE
1,560 sf Office Space Available

FEATURES:

- 1,560 SF "For Lease" in downtown Plymouth, MN
- Condo comes fully furnished!
- Beautiful finishes including custom Cherry Desks, Trim & Cabinets.
- Great location near 494 & Hwy. 55 near other retail and businesses.
- Excellent signage on Plymouth Blvd & 35th Ave.

Lease Rate:
$16.00 / psf NNN

Tax - $4.96 / psf
Cam - $2.70 / psf

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

www.arrowcos.com

AERIAL & MAP

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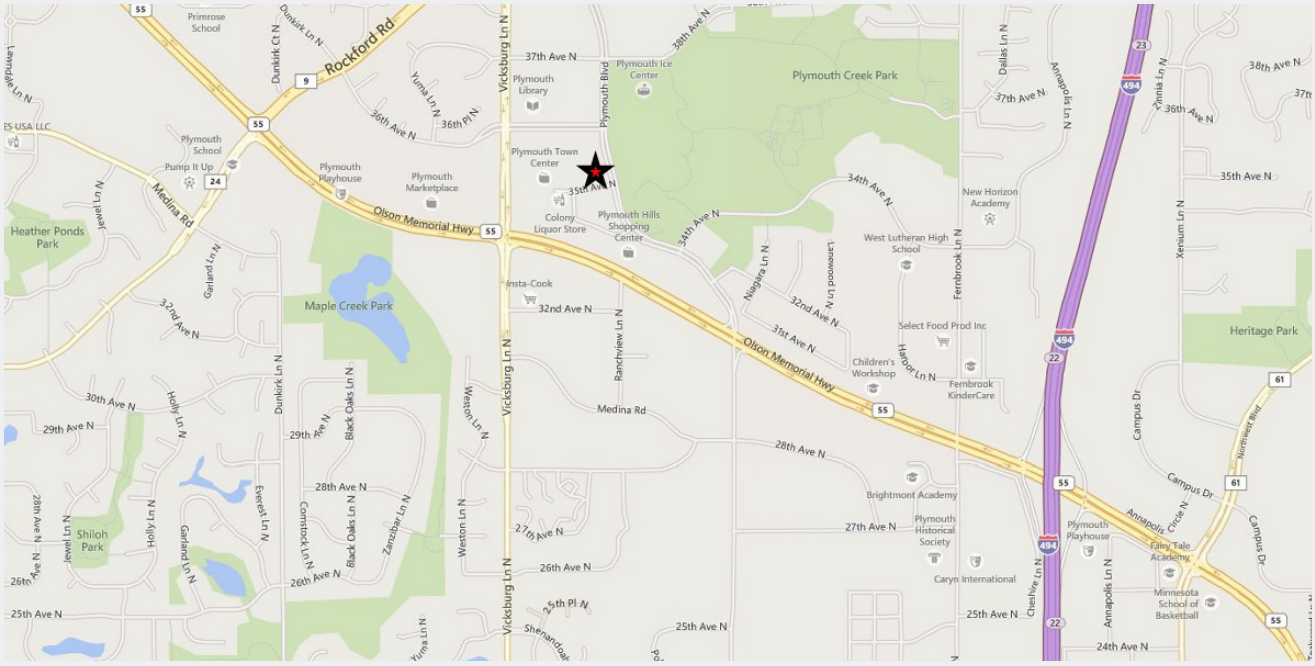
1,560 sf Office Space Available



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PROPERTY FACTS

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BUILDING SIZE	Suite 102 - 1,560 SF
YEAR BUILT	2004
ASSOCIATION	Town Center Office Plaza
PARKING	Ample Parking in back of condo & street parking available in front (35th Ave.)
ELECTRICITY	Estimated at $100 / per month / per unit (Xcel Energy)
GAS	Estimated at $45 / per month / per unit (Centerpoint)
UTILITIES	Comcast, Xcel & Centerpoint
SUITE 102	Large Conference room which includes built-in cabinets and bookshelf & large conf. room table. 2 large executive offices with windows, another private office & bathroom. High end finishes include Cherry built-in desks and cabinets.

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SITE PLAN

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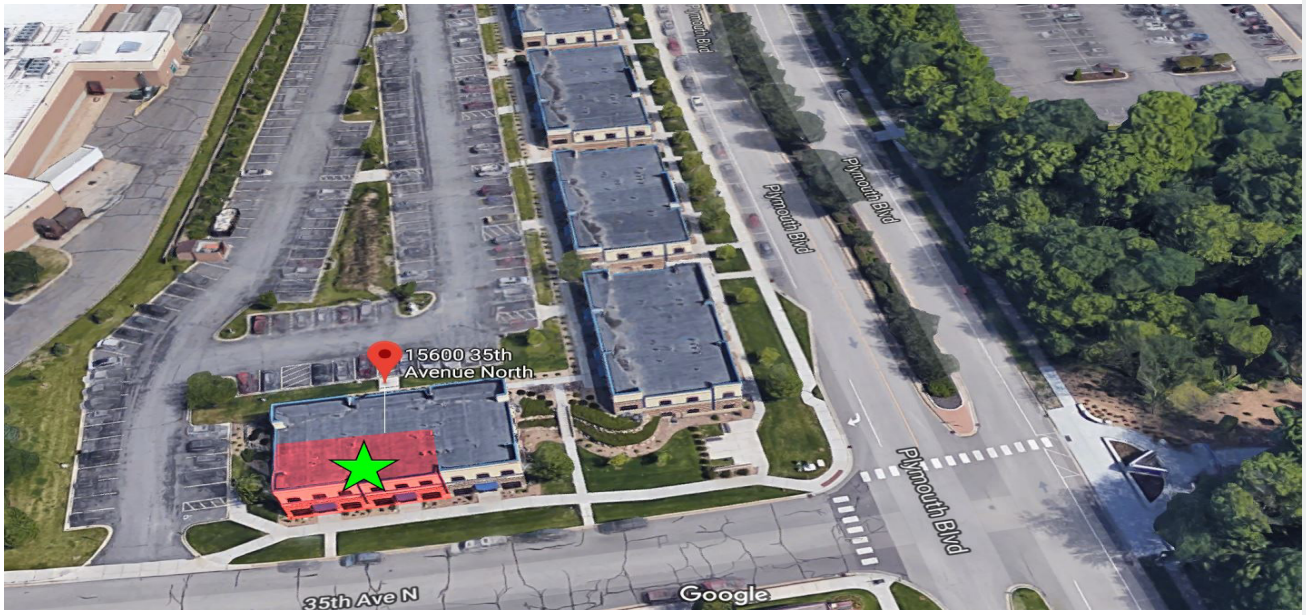

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FLOOR PLAN

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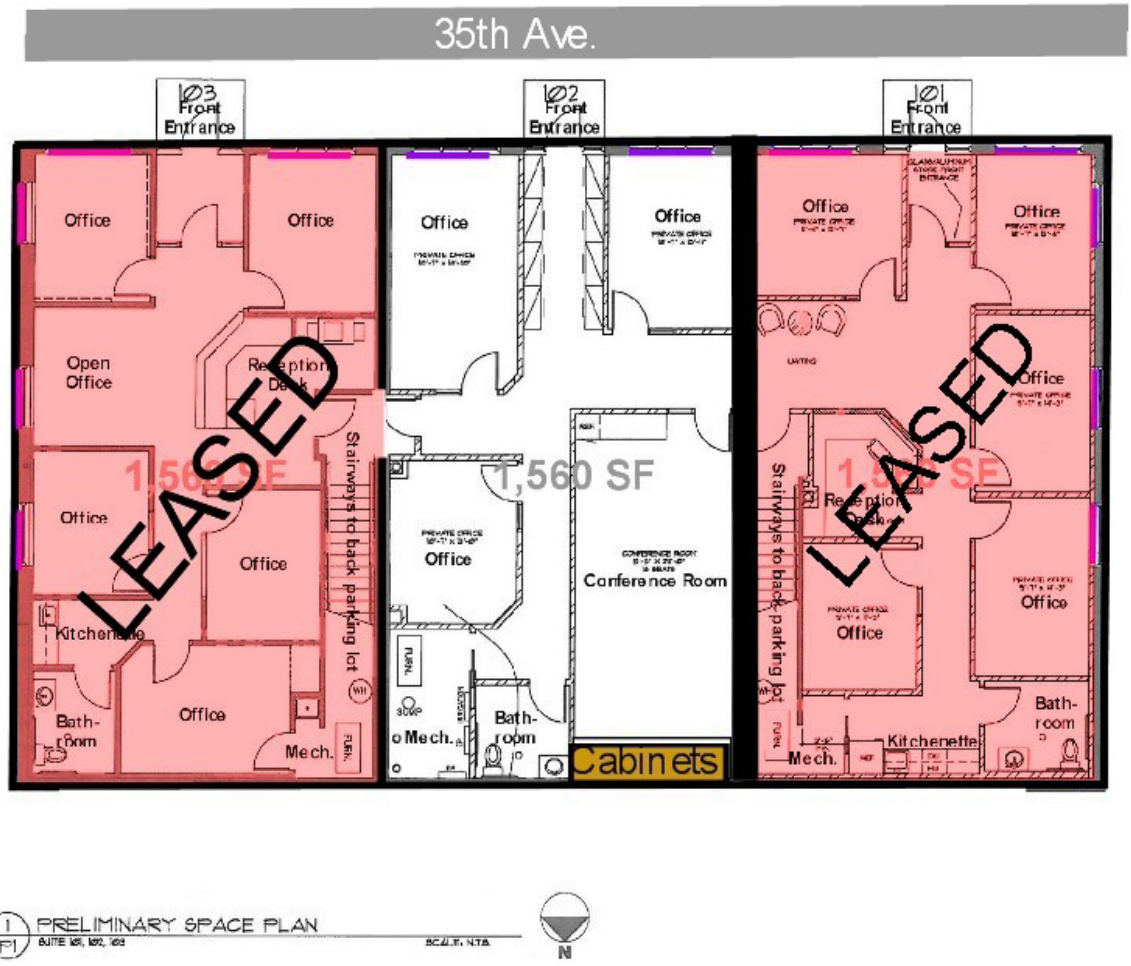

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PHOTO GALLERY

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Conference Room - Suite 102

Private Office - Suite 102

Hallway View

Interior Office - Suite 102

Waiting Room Area - Suite 102

Front View

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 152,742 2018 (Estimate) - 163,111 2020 (Projection) - 173,155
AVERAGE HOUSEHOLD INCOME	2018 (Estimate) - $67,484 2020 (Projection) - $71,731
TRAFFIC	Fernbrook Lane - 14,676 vehicles per day 494 & Hwy. 55 - 48,665 vehicles per day
CITY OF PLYMOUTH	Plymouth 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. Nationally recognized for its quality of life, Plymouth is located 12 miles northwest of Minneapolis. It offers: 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. **Best Place to Live** 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. **Location, Location, Location** 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.