



Annapolis Office Park
3380 Annapolis Lane N., Suite A & B
Plymouth, MN 55447

FOR SALE - 5,888 SF Office Condo



FEATURES:

- 5,888 SF End Cap Office Condo - FOR SALE.
- Two story office condo with 2,944 SF (Main Level) & 2,944 SF (Lower Level)
- Unique office condo with abundant amount of windows & light.
- Owner can lease portions of space (1,536 SF or 2,944 SF) Rent Roll Available.
- Great location near 494 & Hwy. 55 near other retail and businesses.

REDUCED SALE PRICE

\$715,000

Association Dues- \$700 / month
Taxes - \$26,185.28 (2016)

Main Level:

- ▲ 7+ offices with windows, large conference room, work & file room, kitchen, bullpen area, mens / womens bathroom and front reception desk / lobby.
- ▲ Great appearance for any small business looking for space!

Lower Level:

- ▲ 8+ offices, 2 kitchenettes, 2 bathrooms & file / copy room.
- ▲ 2 front desk areas with spacious waiting area.
- ▲ Private back door to nature area

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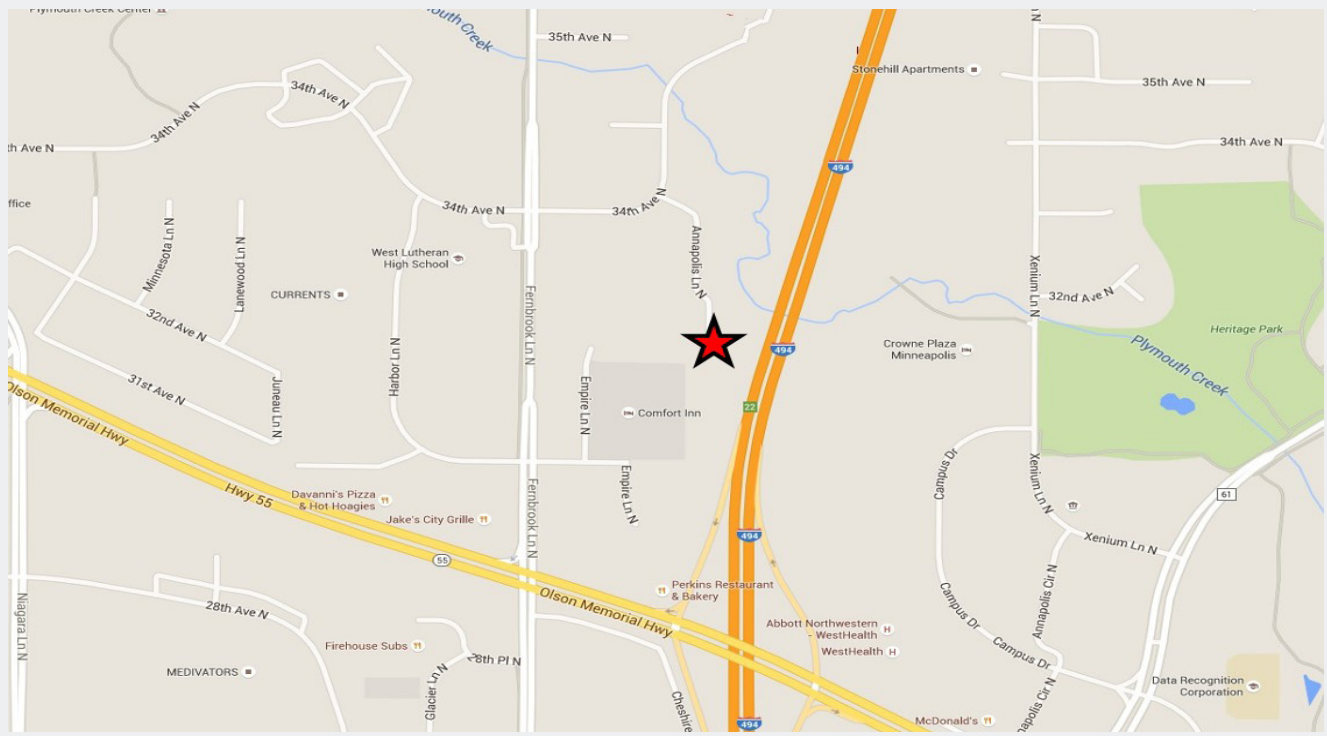
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Annapolis Office Park
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AERIAL & MAP

FOR SALE - 5,888 SF Office Condo



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PROPERTY FACTS

FOR SALE - 5,888 SF Office Condo

BUILDING SIZE	2,944 SF - Main Level <u>2,944 SF - Lower Level</u> 5,888 Total SF
YEAR BUILT	2004
ASSOCIATION	Annapolis Office Park
PID #	22-118-22-23-0029 & 22-118-22-23-0028
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed with Brick
ASSOCIATION DUES	\$700.00 per month
2016 REAL ESTATE TAXES	\$26,185.28
OWNER OCCUPIED OPTION #1	Owner could occupy 1,536 SF (Main Level) and rent out the remaining 1,408 SF (Main Level) & 2,944 SF (Lower Level). Rent Roll available upon request.
OWNER OCCUPIED OPTION #2	Owner could occupy 2,944 SF (Main Level) and rent out 2,944 SF (Lower Level). Rent Roll available upon request.
INVESTMENT OPTION	Tenants to occupy 2,944 SF (Main Level) & 2,944 SF (Lower Level). Rent Roll available upon request.
MAIN LEVEL	9+ offices with windows, large conference room, work & file room, kitchen, bullpen area, mens / womens bathroom and front reception desk / lobby.
LOWER LEVEL	8+ offices, 2 kitchenettes, 2 bathrooms & file / copy room. 2 front desk areas with spacious waiting area. Private back door to nature area

Contact

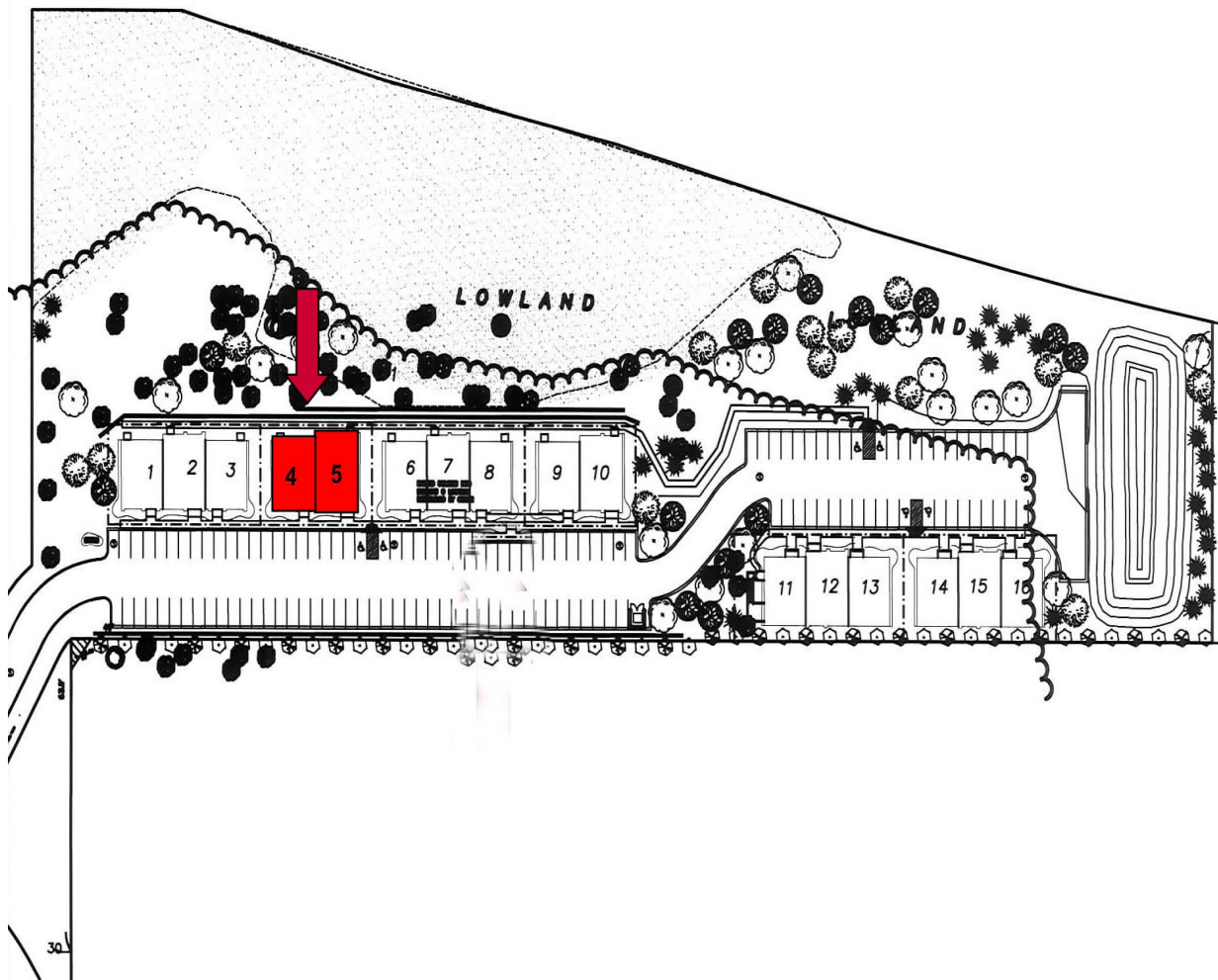
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SITE PLAN

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FLOOR PLAN

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MAIN LEVEL

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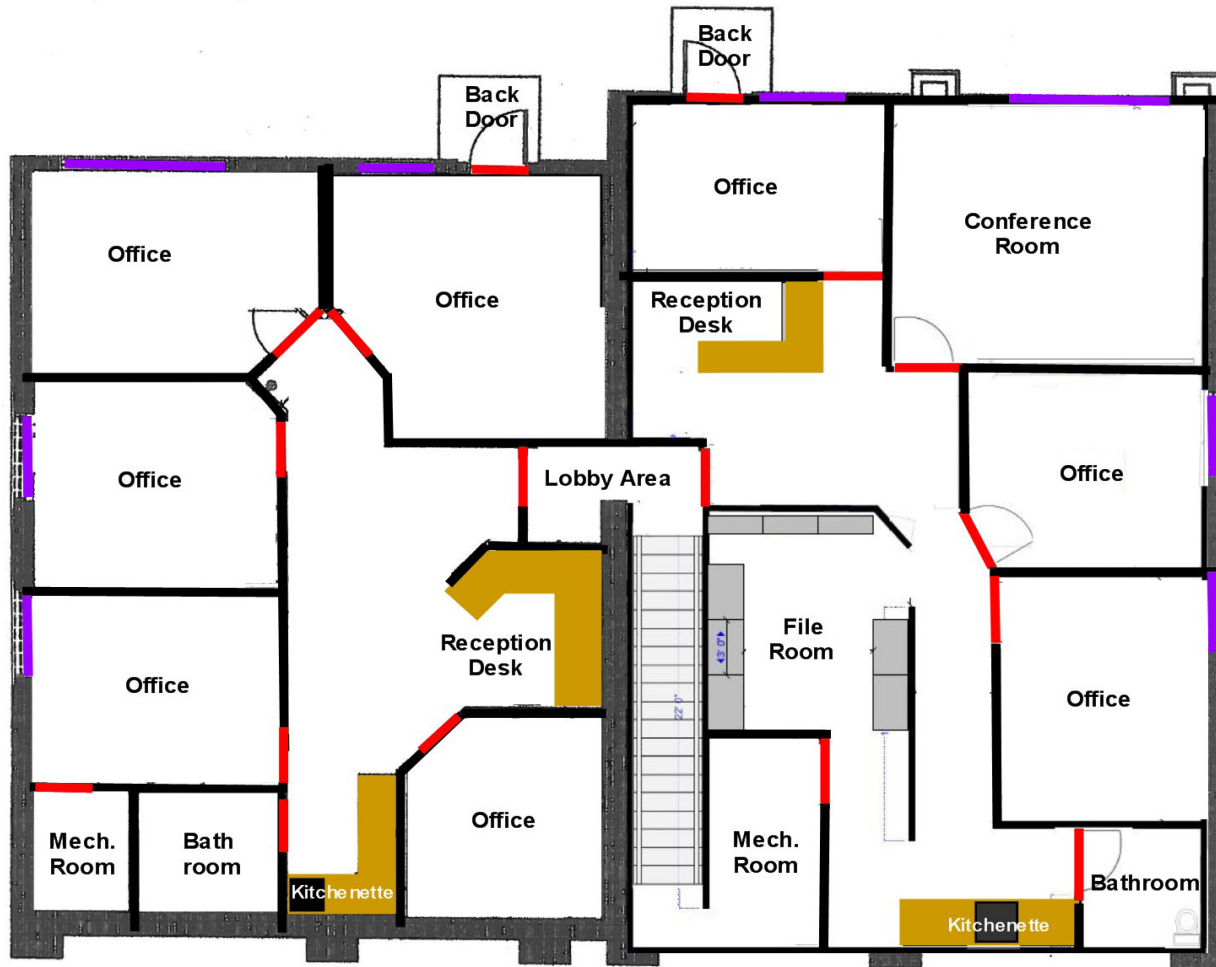
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FLOOR PLAN

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1 LOWER LEVEL FLOOR PLAN
A2 1/4"=1'-0"

LOWER LEVEL

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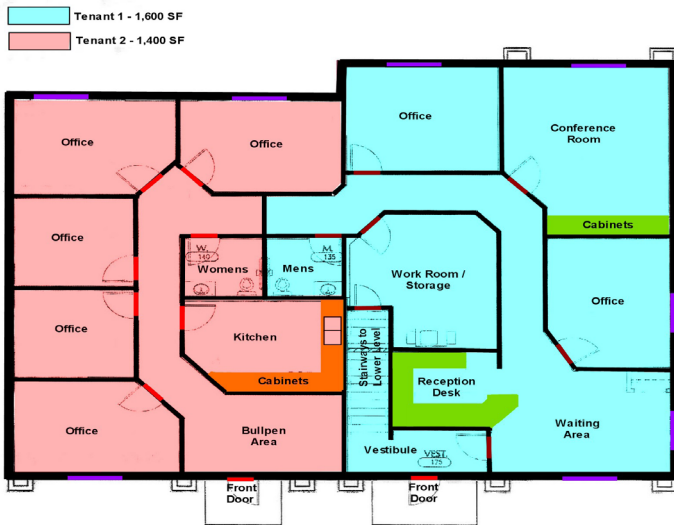
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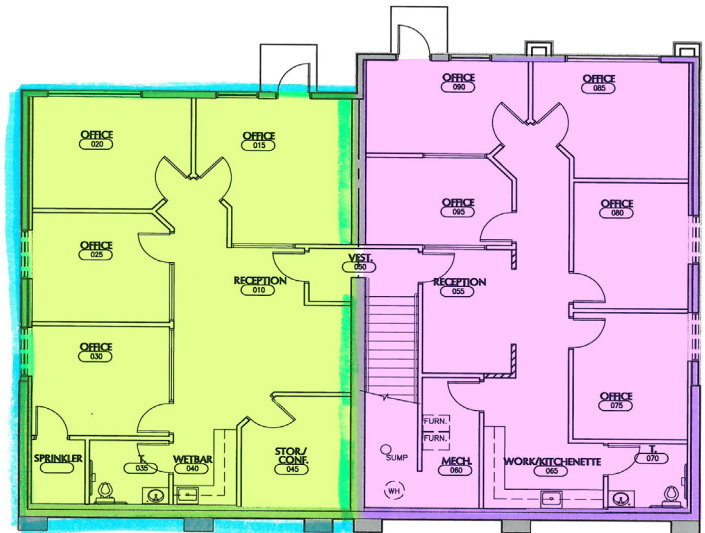
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FOR SALE - 5,888 SF Office Condo

Floor Plan with Tenants (Main Level)



Owner could occupy 1,536 SF (Main Level) and rent out the remaining 1,408 SF (Main Level) & 2,944 SF (Lower Level). Rent Roll available upon request.



FLOOR PLANS

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Conference Room



Office



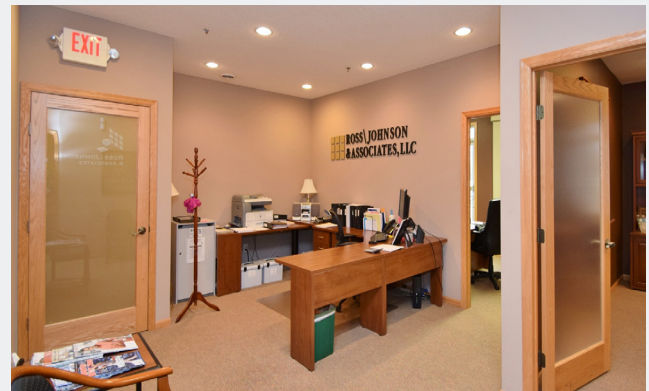
Reception Desk - Lower Level



Office



Waiting Area - Main Level



Reception Desk - Main Level

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 152,742 2015 (Estimate) - 163,111 2020 (Projection) - 173,155 <i>*CoStar Data</i>
AVERAGE HOUSEHOLD INCOME	2015 (Estimate) - \$67,484 2020 (Projection) - \$71,731 <i>*CoStar Data</i>
TRAFFIC	Fernbrook Lane - 14,676 vehicles per day 494 & Hwy. 55 - 48,665 vehicles per day <i>*CoStar Data</i>
CITY OF PLYMOUTH	<p>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.</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 parksPicturesque open spacesStrong neighborhoodsDiverse recreation programsHighly regarded school districtsA variety of local businessesNearby shopping and entertainment districtsEasy 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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