



# OFFICE SPACE AVAILABLE

1700 Niagra Lane N.  
Plymouth, MN 55447

**FOR LEASE**  
**1,185 SF to 1,600 SF Available**



### FEATURES:

- Multiple options "For Lease" in Plymouth.
- Great location near Parkers Lake, minutes from 494.
- Three options available (1,600 SF / 1,416 SF / 1,185 SF).
- New updates throughout the space with additional waiting area & kitchen.
- Suite includes double-sided fireplace in reception area.

**Gross Lease Rate:**  
**\$25.00 / psf Gross**

\* Includes Tax, Cam & Utilities



### SUITE OPTIONS:

- \* Suite A - 1,600 SF (5 offices)
- \* Suite B - 1,185 SF (3 offices)
- \* Suite C - 1,416 SF (4 offices)
- \* Common Bathroom, Kitchen & Lobby.

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### Contact

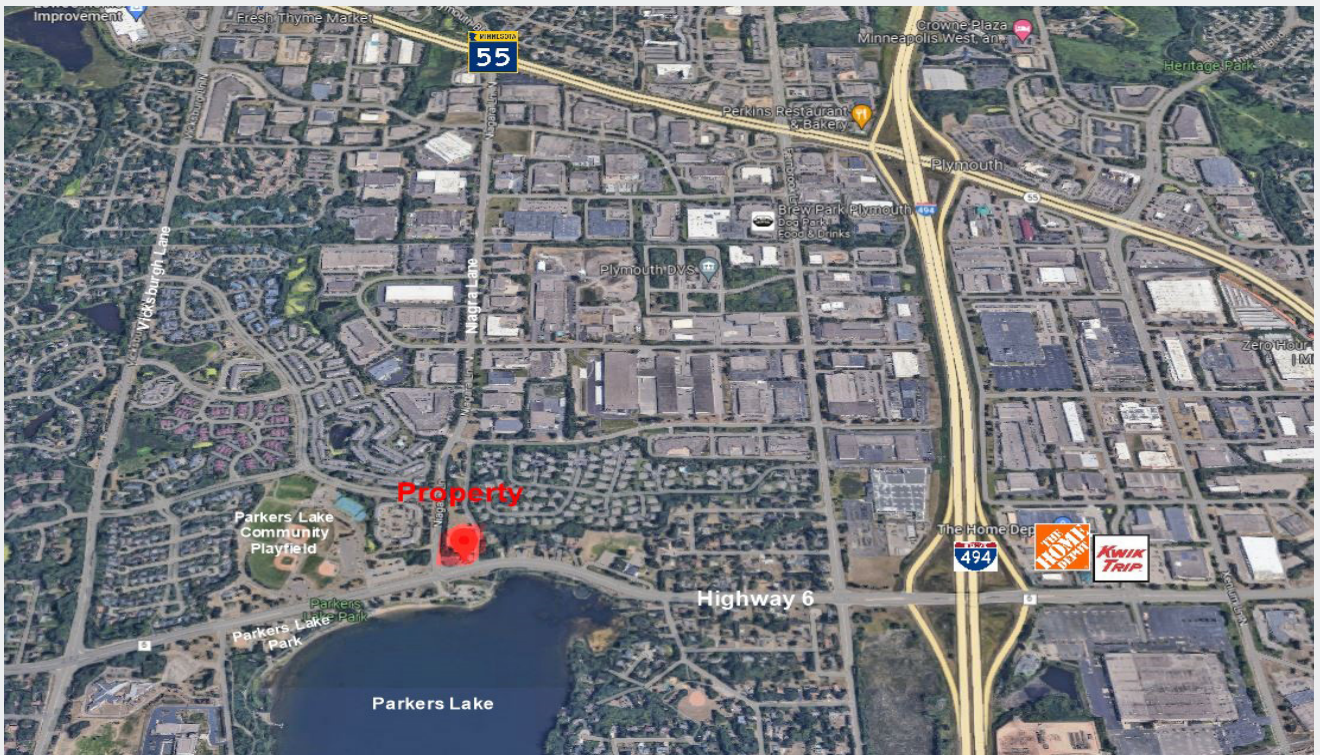
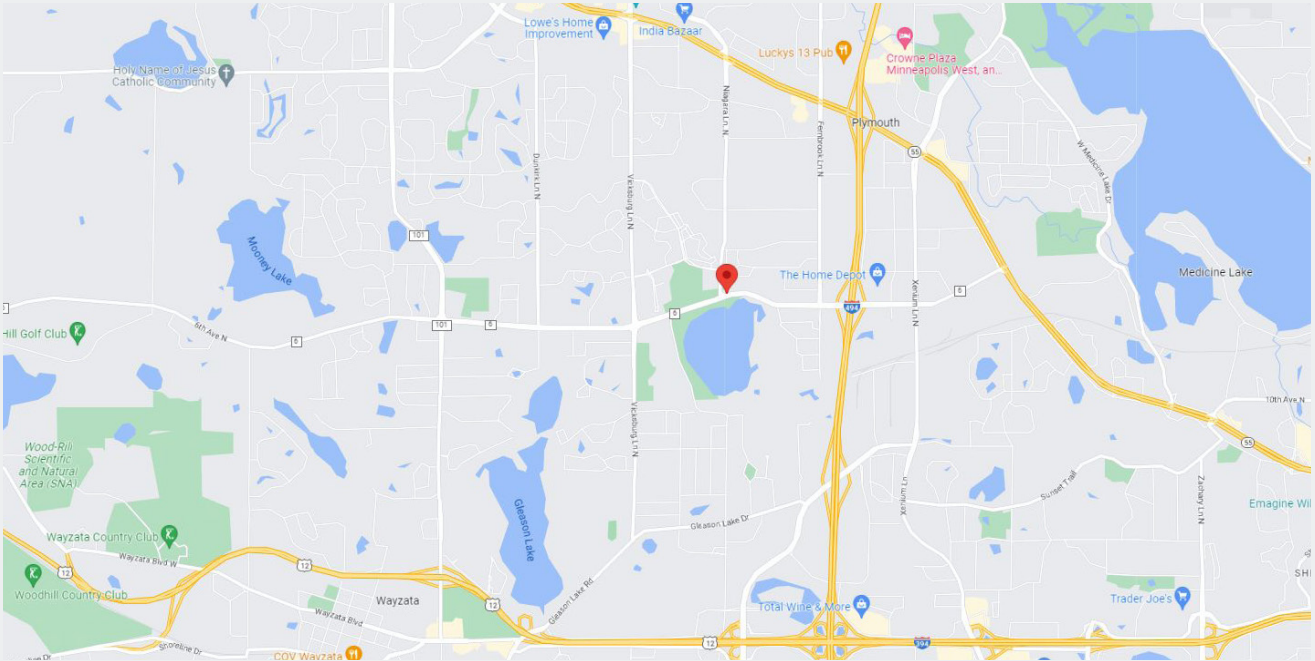
Phone: 763.424.6355  
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**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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**AERIAL & MAP**

**FOR LEASE**  
**1,185 SF to 1,600 SF Available**



**SITE PLAN**

**FOR LEASE**  
**1,185 SF to 1,600 SF Available**



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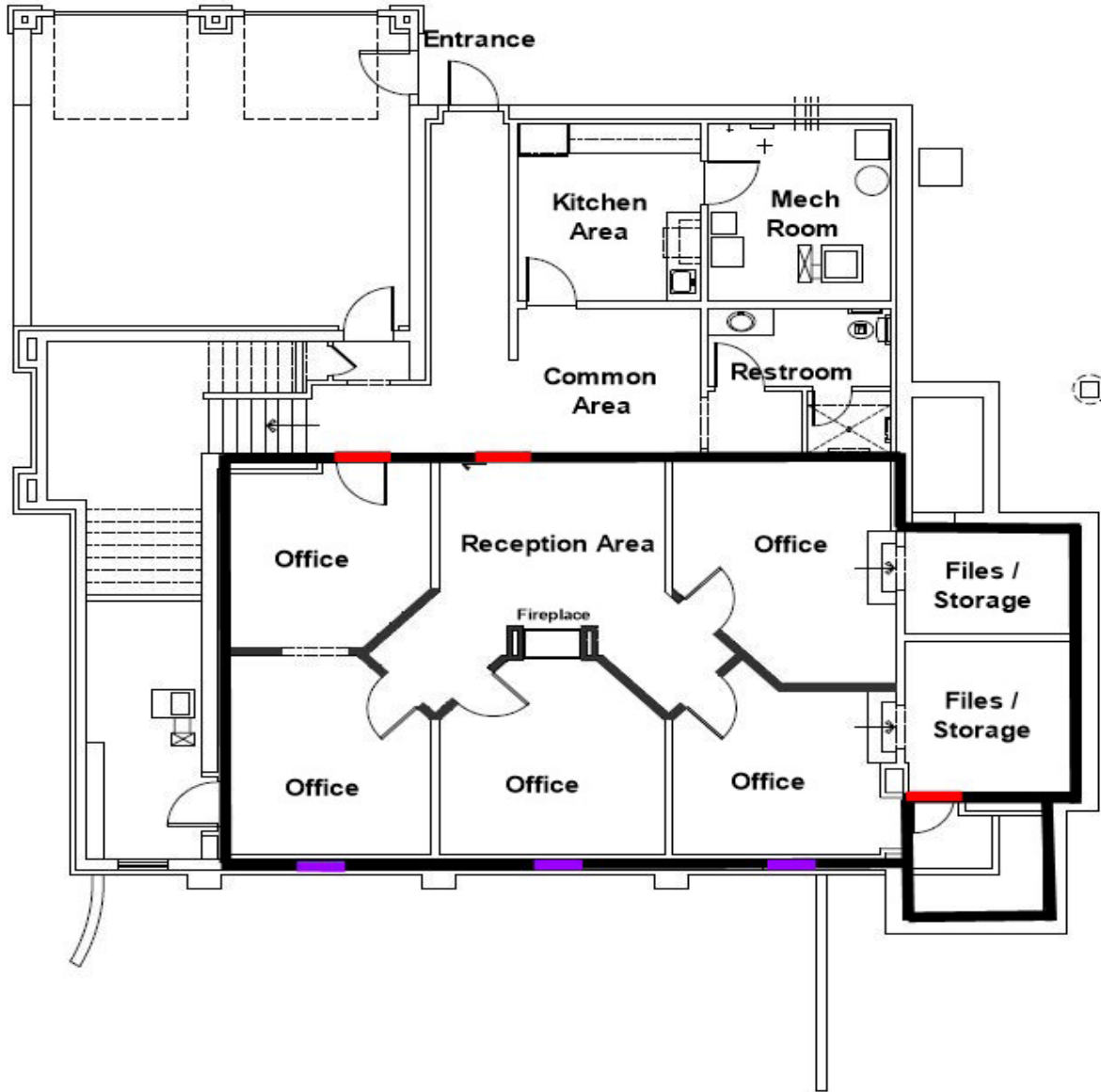


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## FLOOR PLAN OPTION A - 1,600 SF

**FOR LEASE**  
**1,185 SF to 1,600 SF Available**



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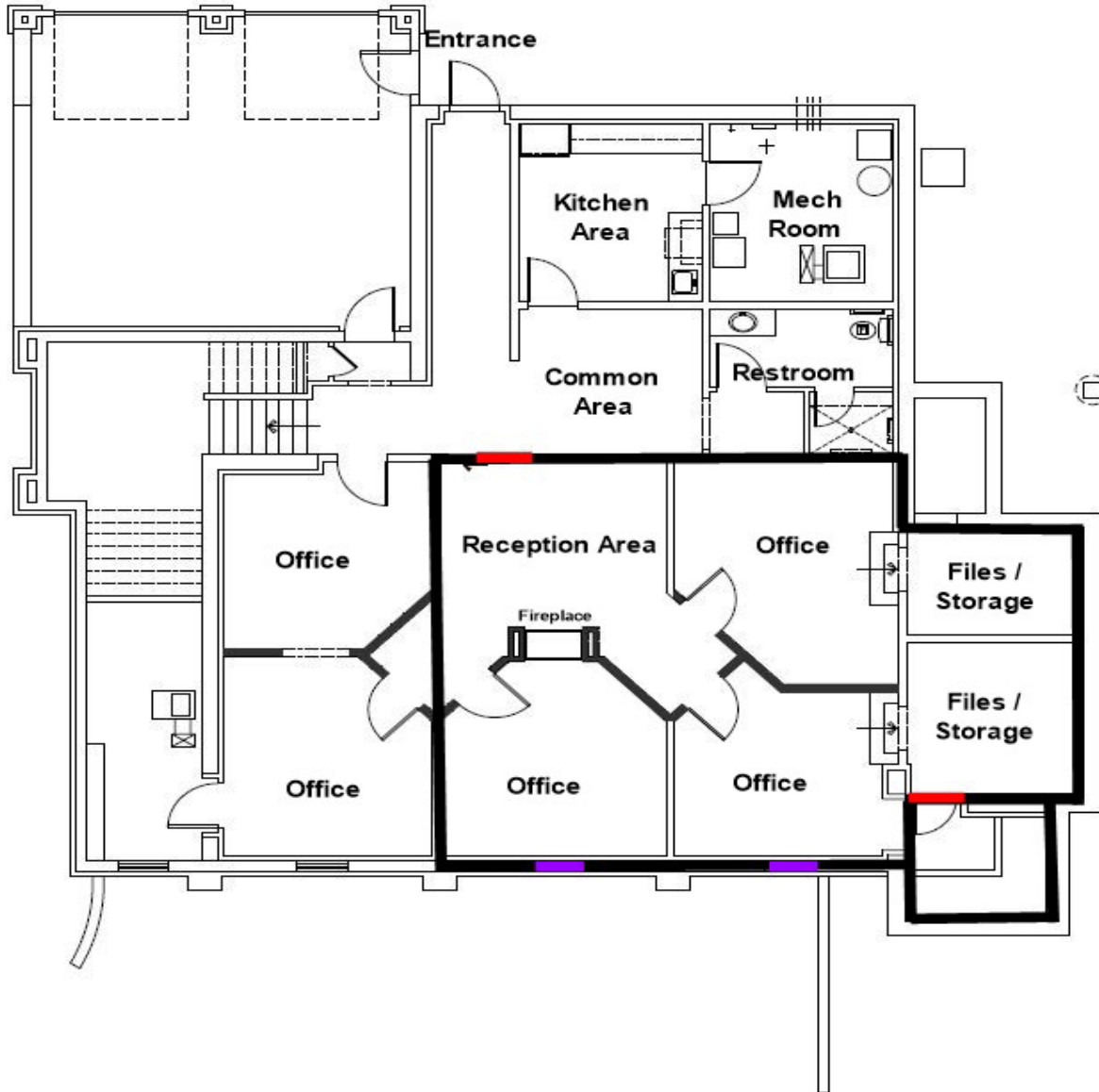
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**FLOOR PLAN  
OPTION B - 1,185 SF**

**FOR LEASE  
1,185 SF to 1,600 SF Available**



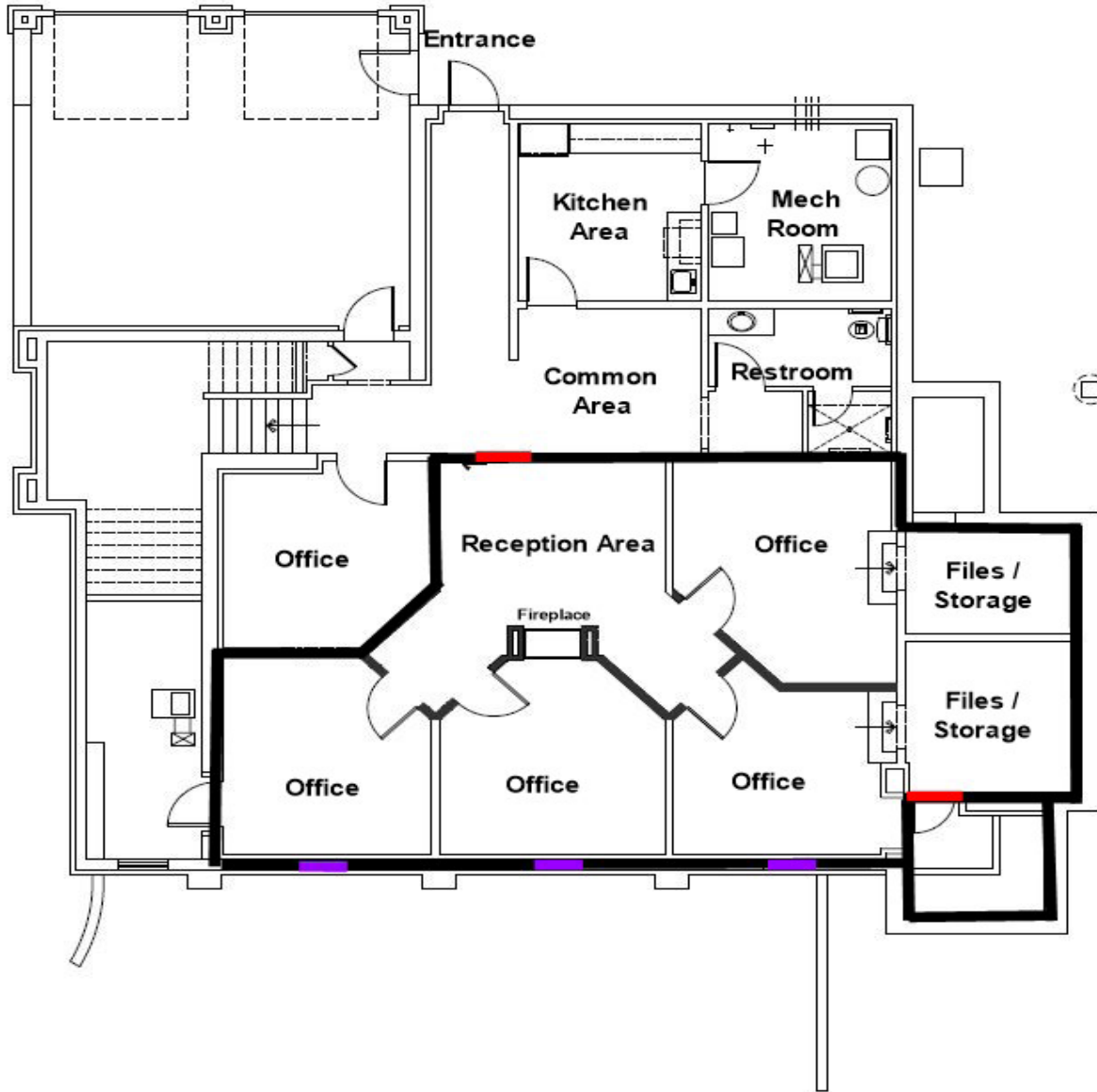


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## FLOOR PLAN OPTION C - 1,416 SF

**FOR LEASE**  
**1,185 SF to 1,600 SF Available**



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**PHOTO GALLERY  
MAIN LEVEL**

**FOR LEASE  
1,185 SF to 1,600 SF Available**





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## CITY OF PLYMOUTH

**FOR LEASE**  
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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.



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