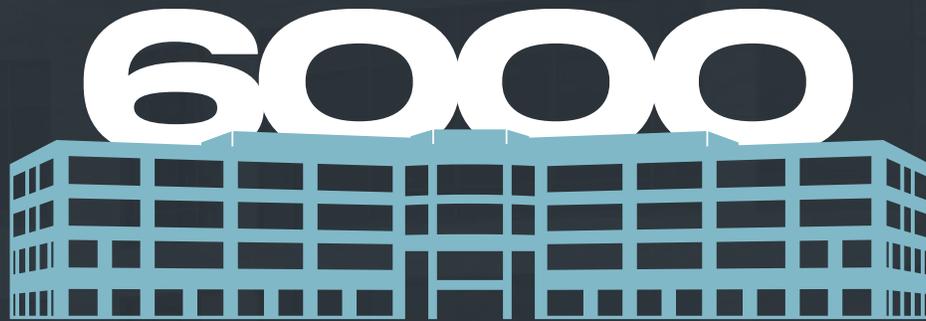


PLYMOUTH, MINNESOTA

Move-in ready office and lab space



NATHAN LANE

AVISON
YOUNG

WELCOME TO 6000 NATHAN.





AN OPPORTUNITY WITH FLEXIBILITY.

This adaptable site offers a mix of existing and future-ready space ideal for retail, lab, indoor parking, and warehouse space currently in development. With flexibility and a strong infrastructure, **6000 Nathan is ready to support a wide range of uses.**



Office space



Laboratory space



Indoor parking



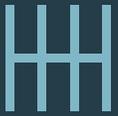
Signage opportunity



Future warehouse space

FUELED BY STRONG FINANCIAL BACKING.

With local ownership and a suite of amenities, 6000 Nathan provides you with the **physical and mental infrastructure** to work at the top of your productivity. Buhl Investors supports 6000 Nathan with a team that knows how to build, reposition, and revitalize spaces with purpose. Their hands-on approach ensures the property evolves with your needs—so you can focus on growing your business, not managing your space.



5.0/1,000 SF parking ratio



State of the art training room



Outdoor patio



Unique branding opportunities



Upgrades on tenant lounge coming soon!





HIGH EXPOSURE.

6000 Nathan is one of the only buildings in the Plymouth area facing Highway 169.

Daily traffic

Nathan Lane	2,158 vehicles per day
Bass Lake Road	21,878 vehicles per day
Highway 169	87,490 vehicles per day

DEMOGRAPHICS.



	1 mi	3 mi	5 mi
Businesses			
Total businesses	287	3,171	9,521
Total employees	7,455	41,766	110,578
Populations			
Households (HH)	2,725	33,227	87,756
Average HH size	2	2	3
Median age	43	38	38
Total current population	6,350	81,073	222,627
Daytime population	10,199	75,639	205,083
Employed population	3,488	44,672	121,074
Income & Spending			
Average HH income	\$114.7K	\$123.3K	\$132.5K
Total consumer spending	\$216M	\$2.75B	\$7.61B



FLOOR PLANS.

**50,000 square feet of warehouse space
& storage for medical devices plus ~2,500
square feet of lab space on first floor.**

In-place lab infrastructure available on
6000 Nathan's lower level.

LOWER LEVEL

19,806 RSF



SUITE 110

17,915 RSF



SUITE 200

39,522 RSF
(demisable)



SUITE 300

40,031 RSF
(demisable)



SUITE 410

41,184 RSF





Lobby renovations and capital improvements



ROBUST INFRASTRUCTURE.

6000 Nathan is equipped with **brand-new HVAC (360 tons), 5,000 Amps of existing power, and three backup generators**, which can be customized to meet tenant-specific requirements for functionality, loading, and operational needs. The facility features a **Vertiv Liebert UPS with a separate power feed and generator support, a Zeks HSF/HSG heatsink compressed air dryer, and an existing lab setup with reverse osmosis and compressed air.** Multiple restrooms throughout the building help minimize SAC/WAC costs for new build-outs.

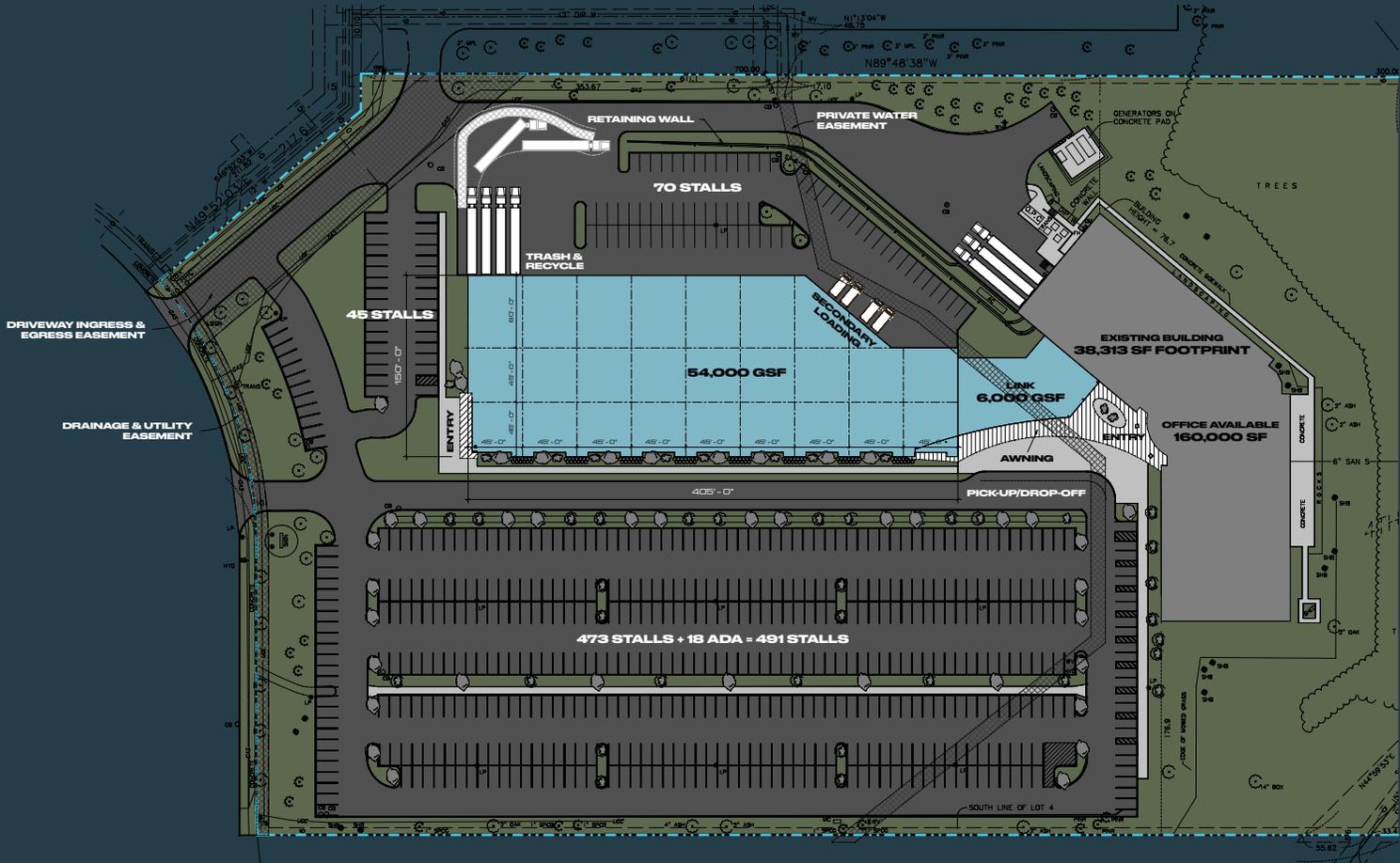


Lab expansion rendering





65k SF of industrial warehouse space to be built in the parking lot



6000 NATHAN LANE NORTH





6000 NATHAN LANE NORTH



DOWNTOWN MINNEAPOLIS

-14 miles, 15-minute drive



EVERYTHING WITHIN REACH.



POINTS OF INTEREST

 HOTELS

 RESTAURANTS

NEARBY RETAIL CENTERS.

6000 Nathan Lane North in Plymouth, MN is ideally situated near **several bustling retail centers, including The Shoppes at Arbor Lakes and Rockridge Center.** Offering a wide variety of dining options—from **Asian fusion at Lat14 to classic American fare at BLVD Kitchen & Bar**—the local area is a vibrant hub for shopping and eating out.

1 THE SHOPPES AT ARBOR LAKES

 9-minute drive | 4.8 miles away

2 BASS LAKE ROAD & INTERSTATE 494

 6-minute drive | 2.4 miles away

3 BASS LAKE ROAD & WEST BROADWAY

 8-minute drive | 2.7 miles away

4 ROCKRIDGE RETAIL CENTER

 6-minute drive | 2.5 miles away

NEARBY TOP-RATED RESTAURANTS.

Bacio

BLVD
kitchen & bar

PINEDA
TACOS

Lat
14
ASIAN
EATERY

Tea House
Restaurant

Samarkand

KYURAMEN
九湯ラーメン

EST. 2006
TBAAR



Sunshine Factory
Bar & Grill

Securitas Technology

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