

**+200,000 SF office
space available**

**1405 Xenium Lane S
Plymouth, MN**

pcc
plymouth corporate center

CBRE

WILDAMERE



property highlights

Centrally situated at the junction of I-494 and Country Rd. 6, Plymouth Corporate Center offers quick access to downtown Minneapolis, North Loop, West End and the South and North Suburban markets. It also provides convenient access to mass transit and is in close proximity to the Luce Line State Trail, regional parks, restaurants, hotels and retail, serving as the perfect destination for today's tenants.

Plymouth Corporate Center provides a unique opportunity to combine first class office space, Class-A amenities and warehouse/tech or Lab space all under one roof. Plymouth Corporate Center offers a range of benefits for tenants, including flexible space utilization and enhanced operational efficiency.



building availabilities

Building Size: 628,436 SF

Total Available: 416, 545 SF

Office: 224, 586 SF

Warehouse: 204,672 SF



building specifications

Parking
4.10/1000

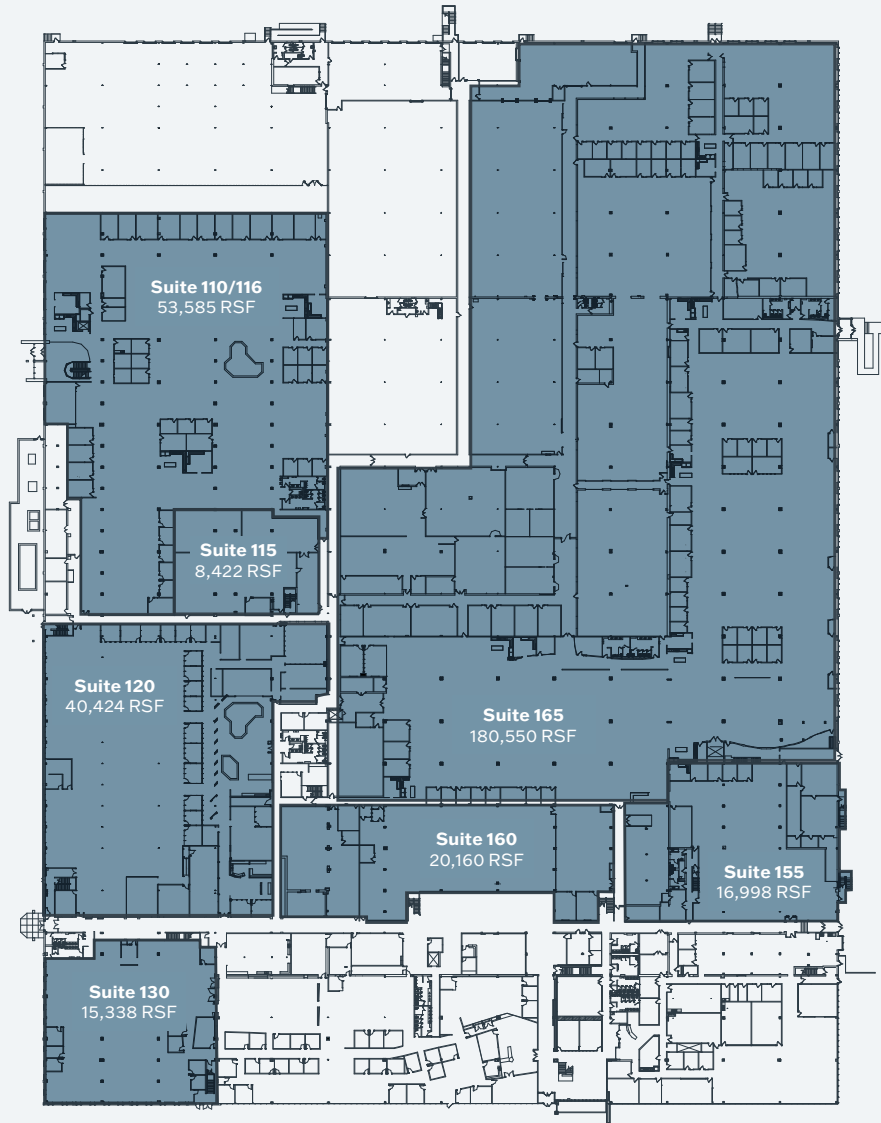
Indoor Parking
38 spaces

Net Rental Rate
Negotiable

**2024 Tax &
Operating Expenses**
\$6.75 SF operating expenses
\$2.75 SF taxes
\$9.50 Total/SF

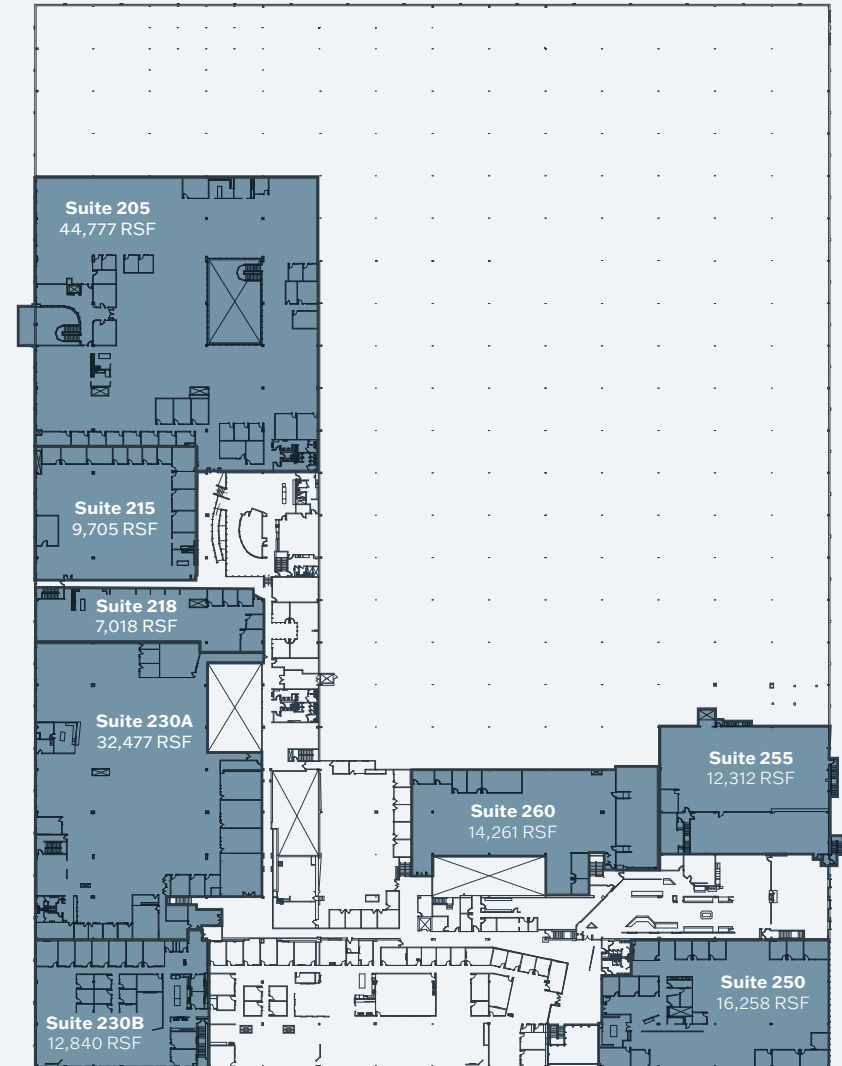
1st floor

335,477 SF

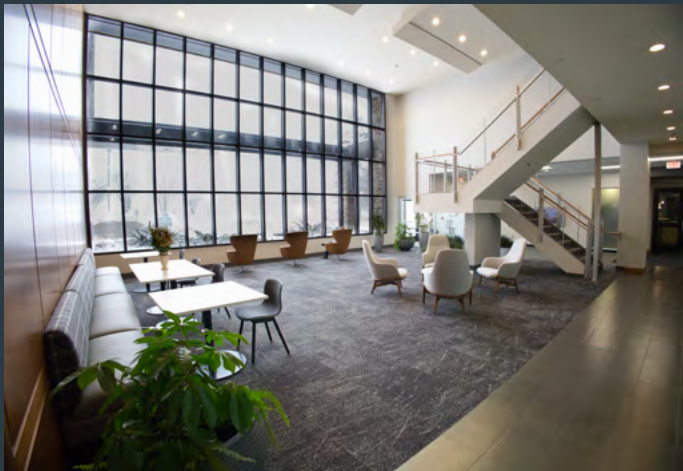


2nd floor

149,648 SF



Contiguous: 192,609 SF | Divisible: 12,840 SF minimum



property features

Ability to accommodate a variety of configurations

Private entrance

Unique skylights throughout that bring in natural light

Suite 120 has interconnecting stairwell between 1st & 2nd floors

Access to Class-A amenities

Convenient and ample parking with indoor parking options available

building amenities

On-site cafeteria

8 Conference rooms

1 Training room

Fitness center

Convenience store

Indoor parking

On-site maintenance

Minutes from downtown &
western suburbs

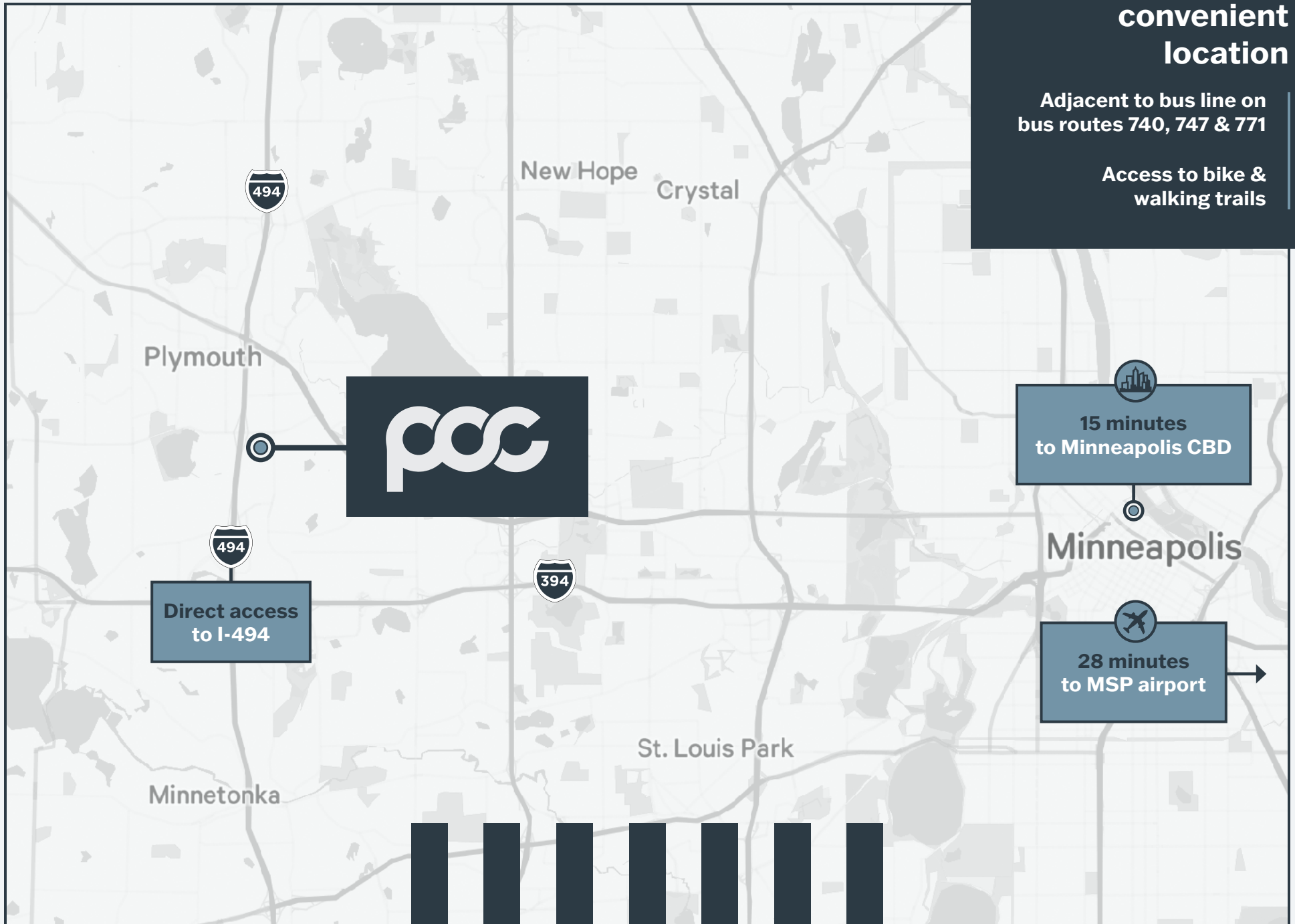
Abundance of nearby
restaurants, hotels & retail



convenient location

Adjacent to bus line on
bus routes 740, 747 & 771

Access to bike &
walking trails



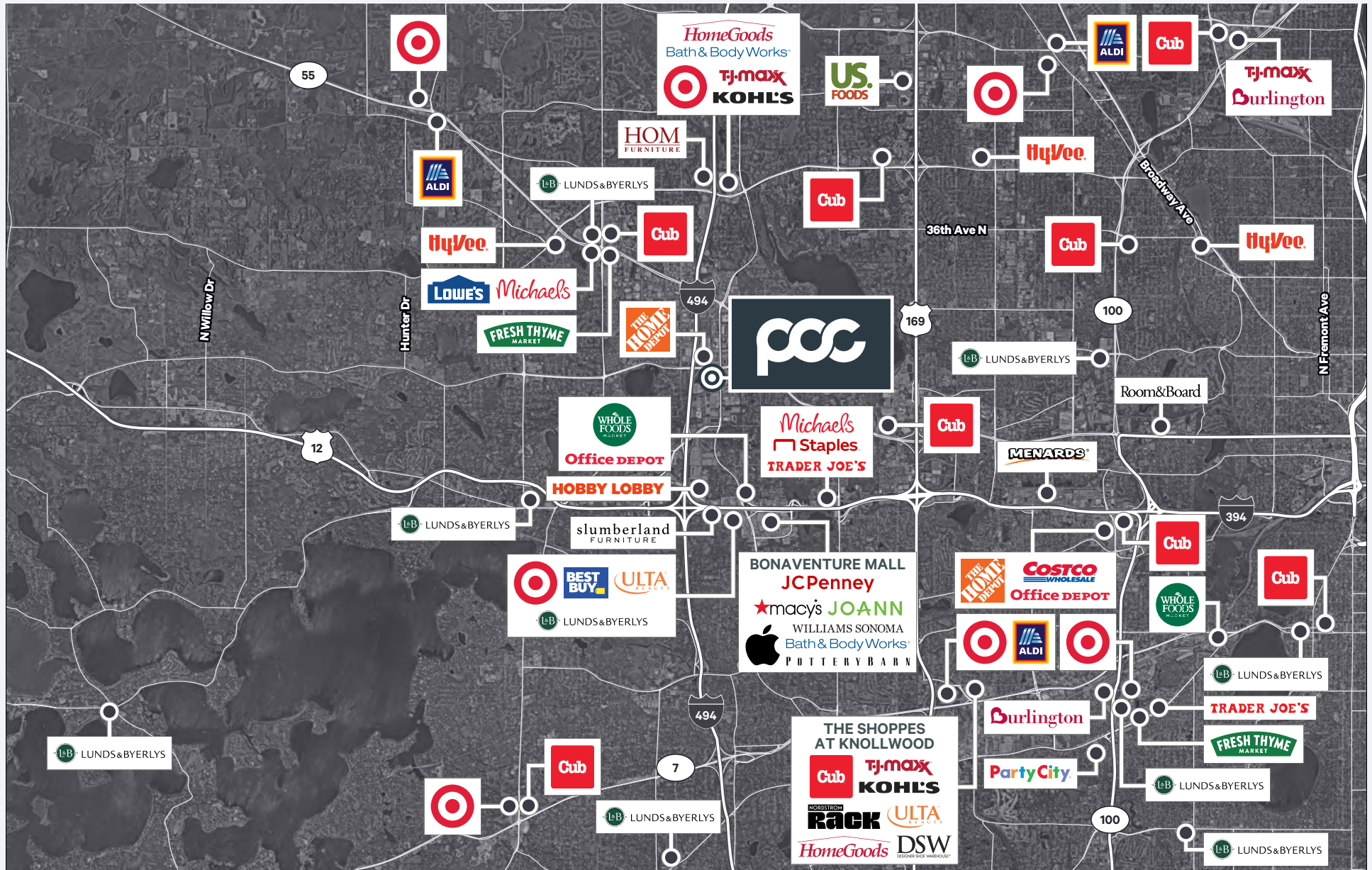
Direct access
to I-494

15 minutes
to Minneapolis CBD

28 minutes
to MSP airport

prime location

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