



 **JLL** SEE A BRIGHTER WAY

For sale or lease

9655 Schmidt Lake Rd
Plymouth, MN 55442

15,127 SF Office/Retail Building Available

Property Map



Building specifications

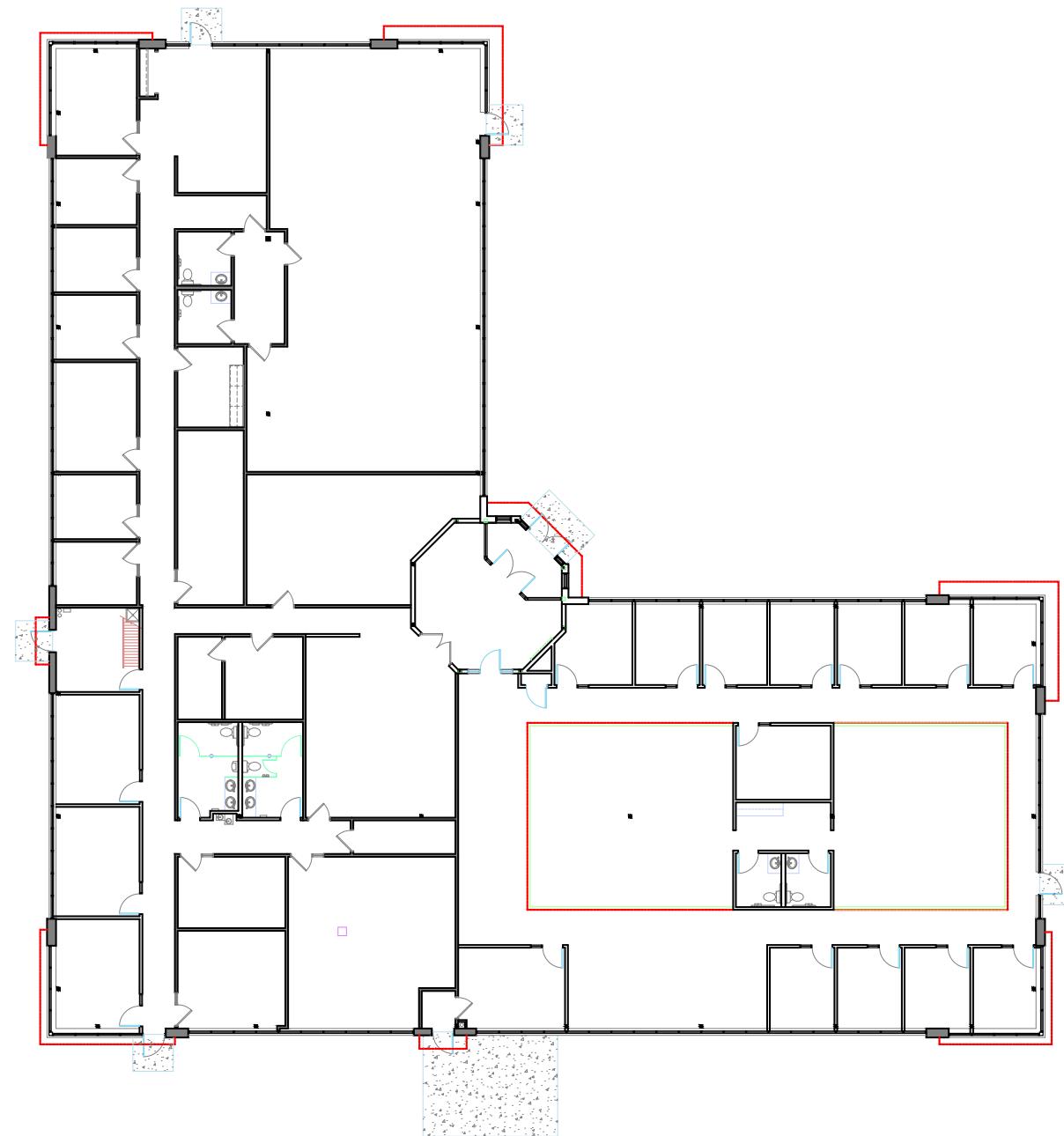
Address	9655 Schmidt Lake Road Plymouth, MN 55442
Sale Price	\$2,990,000
For Lease	7,000 - 13,000 SF Office/Retail
Building Size:	15,127 SF
<p>CAM: \$8.52 PSF Taxes: \$5.11 PSF TOTAL: \$13.63</p>	
<p>1-story office/retail building with Class A finishes</p>	
<p>73 surface parking spaces</p>	
<p>Built in 2006</p>	
<p>Day Care permitted use with condition</p>	
<p>Located in southwest corner of Highway 169 and Schmidt</p>	
<p>Visible to +87,000 vehicles per day</p>	
<p>Exterior and monument signage available</p>	
<p>Dedicated entrance with retail visibility</p>	



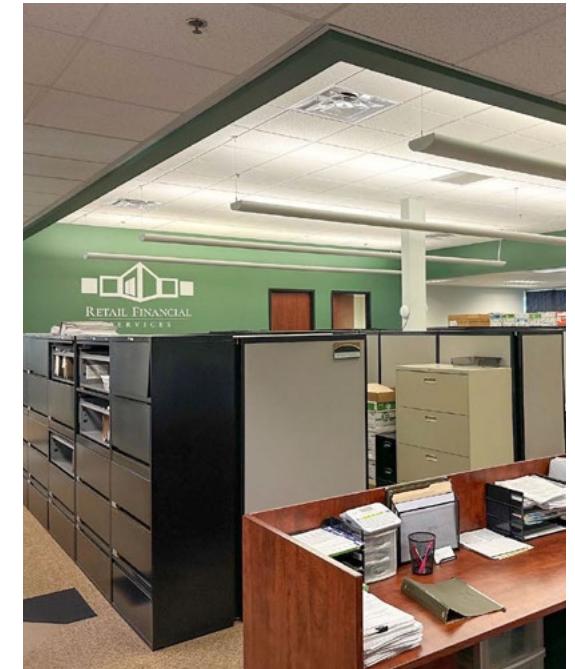
9655 SCHMIDT LAKE ROAD was originally built in 2006. The building contains 15,127 square feet of Class-A office finishes, fulfilling tenant needs with a professional layout and sophisticated design. With a prime location just off Highway 169 and Schmidt Lake Road, the building is highly visible with both commuter and neighborhood traffic moving through the western Twin Cities. In the heart of a busy area in Plymouth, the suburban location is outstanding, making it a high-quality space and a competitively sought-after building.

The project consists of a 4-lane roadway connection between County Road 30 and I-94, a connection across I-94 to Highway 610, and ramps to I-94 Eastbound and from I-94 Westbound to the 610 extension, as shown here.

Floor plan



Property photos





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