 **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

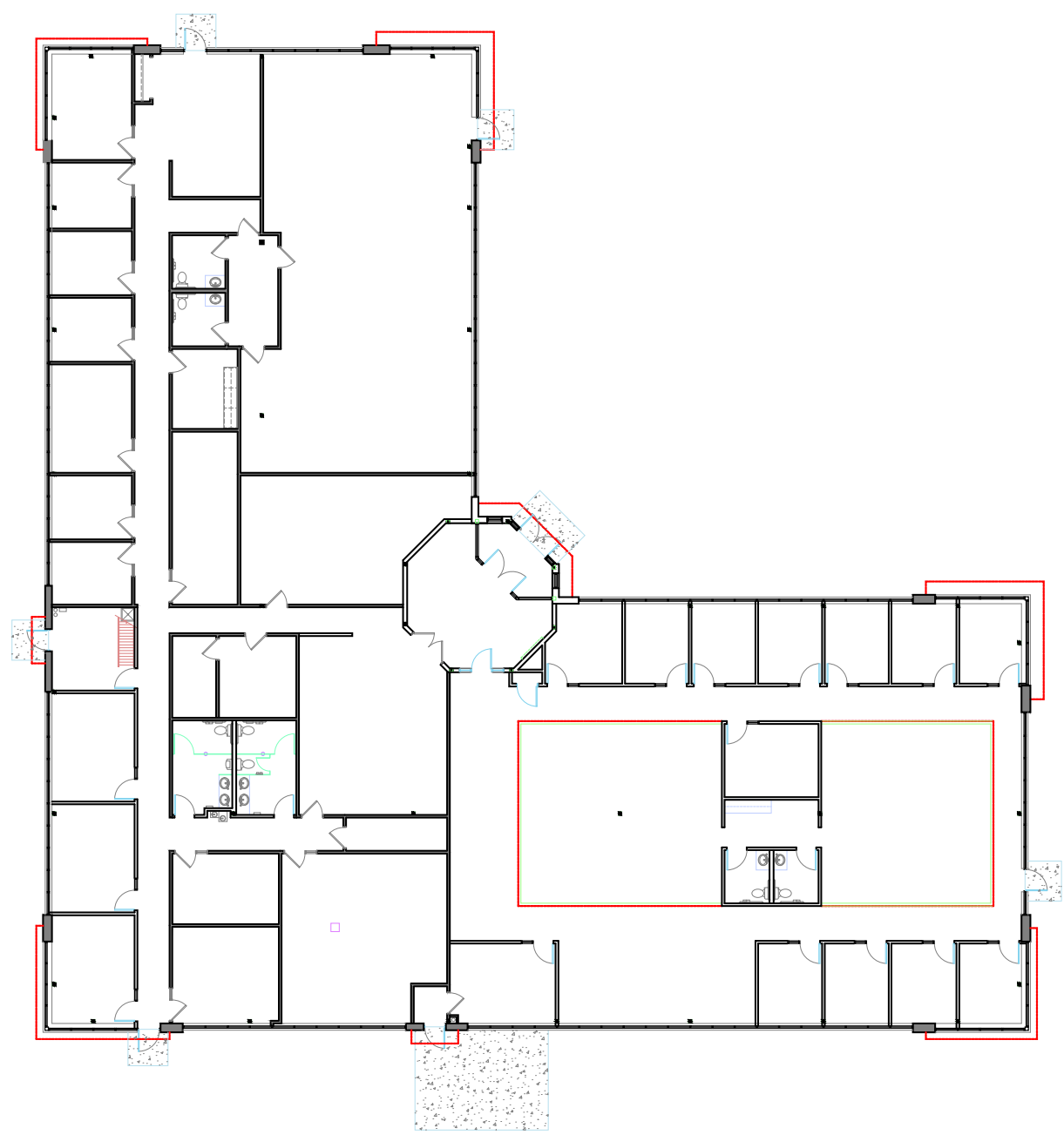
Address	9655 Schmidt Lake Road Plymouth, MN 55442
Sale Price	\$2,990,000
For Lease	7,000 - 13,000 SF Office/Retail
Building Size:	15,127 SF
	CAM: \$8.52 PSF Taxes: \$5.11 PSF TOTAL: \$13.63
1-story office/retail building with Class A finishes	
73 surface parking spaces	
Built in 2006	
Day Care permitted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



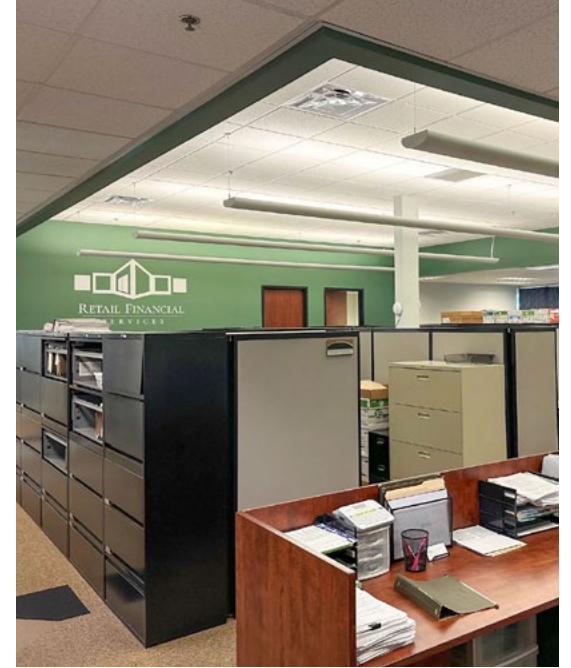
9655 SCHMIDT LAKE ROAD was originally built in 2006. The building contains 15,127 square feet of Class-A office finishes, fulfilling tenant needs with a professional layout and sophisticated design. With a prime location just off Highway 169 and Schmidt Lake Road, the building is highly visible with 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





Chris Garcia, SIOR
Senior Vice President
+1 612 217 5133
christopher.garcia@jll.com

Brent Robertson
Managing Director
+1 612 217 5132
brent.robertson@jll.com



JLL
250 Nicollet Mall
Suite 1000
Minneapolis, MN 55401

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Americas, Inc. License #: CO508577000