

# The Gage Building

10000 Highway 55, Plymouth, MN 55441



1<sup>st</sup> SELECT





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## Property Details

Welcome to the prolific Gage Building, a prime commercial property- located in Plymouth, MN, offering unparalleled access from Highway 169 and Highway 55. Our versatile spaces range from single offices to an entire 16,000 SF floor, catering to businesses of all sizes. With signage opportunities boasting a daily traffic count of 120K, your brand visibility is guaranteed.

The Gage Building is not just about work; it's about lifestyle. Enjoy the tranquility of our exterior patio overlooking a private pond and waterfall, set within beautiful grounds that abut Bassett Creek. Adjacent to the newly built 176-unit Wren on the Creek apartment building by Doran Companies, [www.wrenonthecreek.com](http://www.wrenonthecreek.com), our location offers a vibrant community feel.

### Price: Upon Request

- Easy Highway Access
- Open Floor Plans/Private Offices/Modern Finishes
- On-site Management/Maintenance
- Walk Out Patio overlooking Water Feature and Pond
- Workout Facility

View the full listing here: <https://www.loopnet.com/Listing/10000-Highway-55-Plymouth-MN/32288413/>

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|                          |                    |
|--------------------------|--------------------|
| Rental Rate:             | Negotiable         |
| Min. Divisible:          | 1,000 SF           |
| Property Type:           | Office             |
| Building Class:          | A                  |
| Rentable Building Area : | 72,500 SF          |
| Year Built:              | 1974               |
| Walk Score ®:            | 46 (Car-Dependent) |
| Rental Rate Mo:          | Upon Request       |

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## Listing spaces

### Lower Level

|                  |                  |
|------------------|------------------|
| Space Available: | 2,000 - 4,647 SF |
| Rental Rate:     | Negotiable       |
| Date Available:  | Now              |
| Service Type:    | Triple Net (NNN) |
| Space Type:      | Relet            |
| Space Use:       | Office/Retail    |
| Lease Term:      | Negotiable       |



Restaurant Opportunity!! This spacious commercial suite features a kitchen space ideal for a restaurant or food use. Enjoy an abundance of natural light streaming in through large windows, creating a bright and inviting atmosphere. Step outside onto the private patio to soak up some fresh air and take in the views while customers enjoy the food. With plug and play capabilities, setting up your business is a breeze. Don't miss out on this fantastic retail/office space with all the amenities you need for your business.

### 1st Floor

|                  |                  |
|------------------|------------------|
| Space Available: | 1,000 - 8,500 SF |
| Rental Rate:     | Negotiable       |
| Date Available:  | Now              |
| Service Type:    | Triple Net (NNN) |
| Space Type:      | Relet            |
| Space Use:       | Office           |
| Lease Term:      | Negotiable       |



Prime First Floor Space in Plymouth, MN! This modern office space boasts high ceilings and an abundance of natural light, creating a bright and airy atmosphere. Stay comfortable year-round with central air conditioning. The sleek, modern finishes throughout the space add a touch of luxury to your everyday. Don't miss out on this prime location and all the amenities it has to offer.



## 2nd Floor

|                  |                   |
|------------------|-------------------|
| Space Available: | 7,000 - 14,500 SF |
| Rental Rate:     | Negotiable        |
| Date Available:  | Now               |
| Service Type:    | Triple Net (NNN)  |
| Space Type:      | Relet             |
| Space Use:       | Office            |
| Lease Term:      | Negotiable        |

This Second Floor office space boasts an abundance of natural light, and high ceilings, creating a bright and airy working space. The modern finishes throughout give the office a sleek and contemporary feel. With an open floor plan, this space is perfect for those who need large workspaces. Additionally, the space offers endless possibilities for those looking to start or expand their business.





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## Listing spaces

|           |                  |                  |
|-----------|------------------|------------------|
| 3rd Floor | Space Available: | 3,000 - 6,572 SF |
|           | Rental Rate:     | Negotiable       |
|           | Date Available:  | Now              |
|           | Service Type:    | Triple Net (NNN) |
|           | Space Type:      | Relet            |
|           | Space Use:       | Office           |
|           | Lease Term:      | Negotiable       |

Vanilla Shell. Ready for concept.

|           |                  |                  |
|-----------|------------------|------------------|
| 4th Floor | Space Available: | 2,500 - 4,509 SF |
|           | Rental Rate:     | Negotiable       |
|           | Date Available:  | Now              |
|           | Service Type:    | Triple Net (NNN) |
|           | Space Type:      | Relet            |
|           | Space Use:       | Office           |
|           | Lease Term:      | Negotiable       |



This fully built-out office space located on the 4th floor offers stunning views and an abundance of natural light, creating a bright and inviting atmosphere for your workday. With private offices, high ceilings, and air conditioning, this space provides a comfortable and professional setting for your business needs. Whether you're looking for a quiet space to focus or a place to meet with clients, this office space has everything you need to thrive.

# The Gage Building

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## Property Photos



Primary Photo



Plat Map



# The Gage Building

10000 Highway 55, Plymouth, MN 55441

## Property Photos



Aerial



Interior Photo



# The Gage Building

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## Property Photos



Interior Photo



Building Photo



# The Gage Building

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## Property Photos



Building Photo



Aerial



# The Gage Building

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## Property Photos



Interior Photo



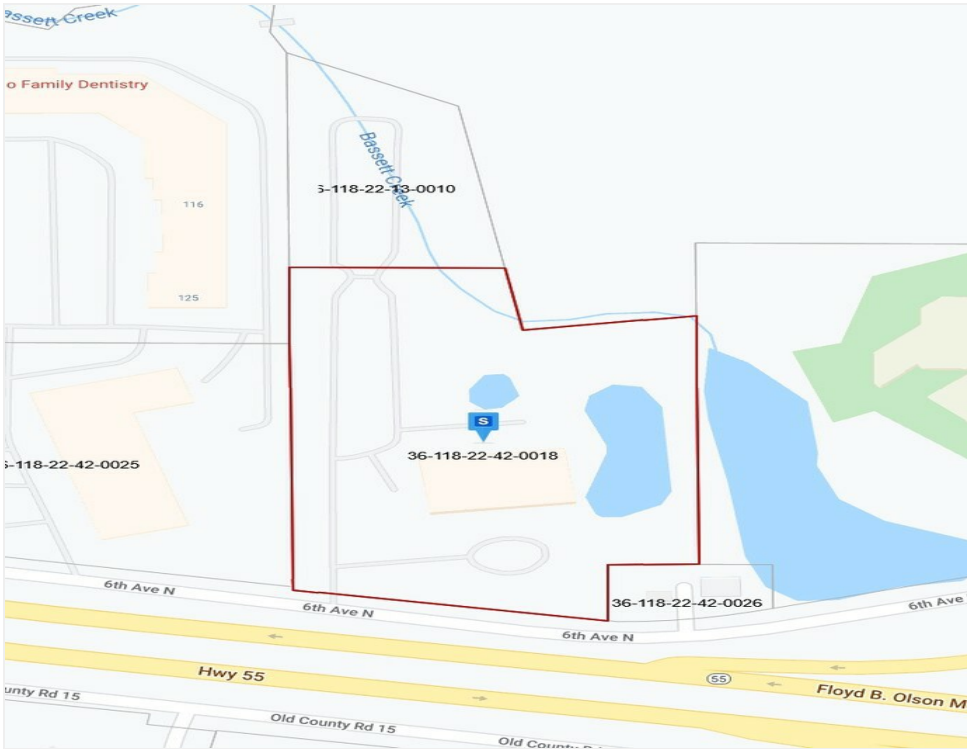
Building Photo



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## Property Photos



Plat Map



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