

WESTPARK PLAZA - 2415 BUILDING 2415 ANNAPOLIS LANE N , PLYMOUTH, MN 55441



360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$7.00 - 14.00 SF/yr (NNN)
Available SF:	4,800 SF
Building Size:	28,032 SF
2025 Tax & CAM:	\$5.99 SF
Year Built:	1974

PROPERTY HIGHLIGHTS

- 2415 Building is a 14' clear building
- Dock (2' docks) and drive-in loading
- Current availability is van height loading and drive-in
- Office - \$14.00 PSF
- Warehouse - \$7.00 PSF
- 2025 Taxes - \$2.84 PSF
- 2025 Estimated CAM - \$3.15 PSF
- 2025 Tax and CAM estimate - \$5.99 PSF
- Park has a combination of 14'-18' clear buildings
- Dock and drive-in loading (14' clear buildings are 2' docks)
- Excellent visibility to 494 (signage opportunity to 494 for all tenants)
- Locally owned and managed
- Over 108,000 vehicles per day on 494

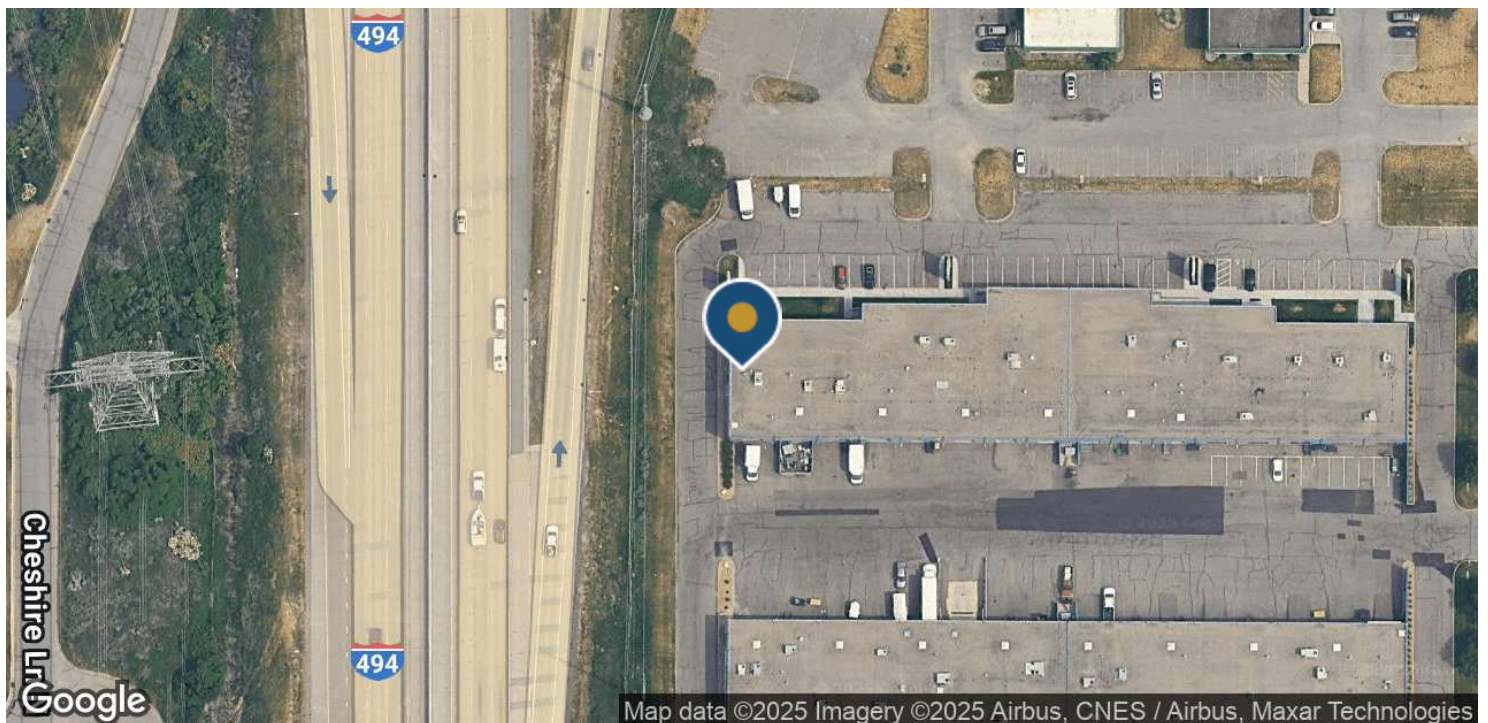
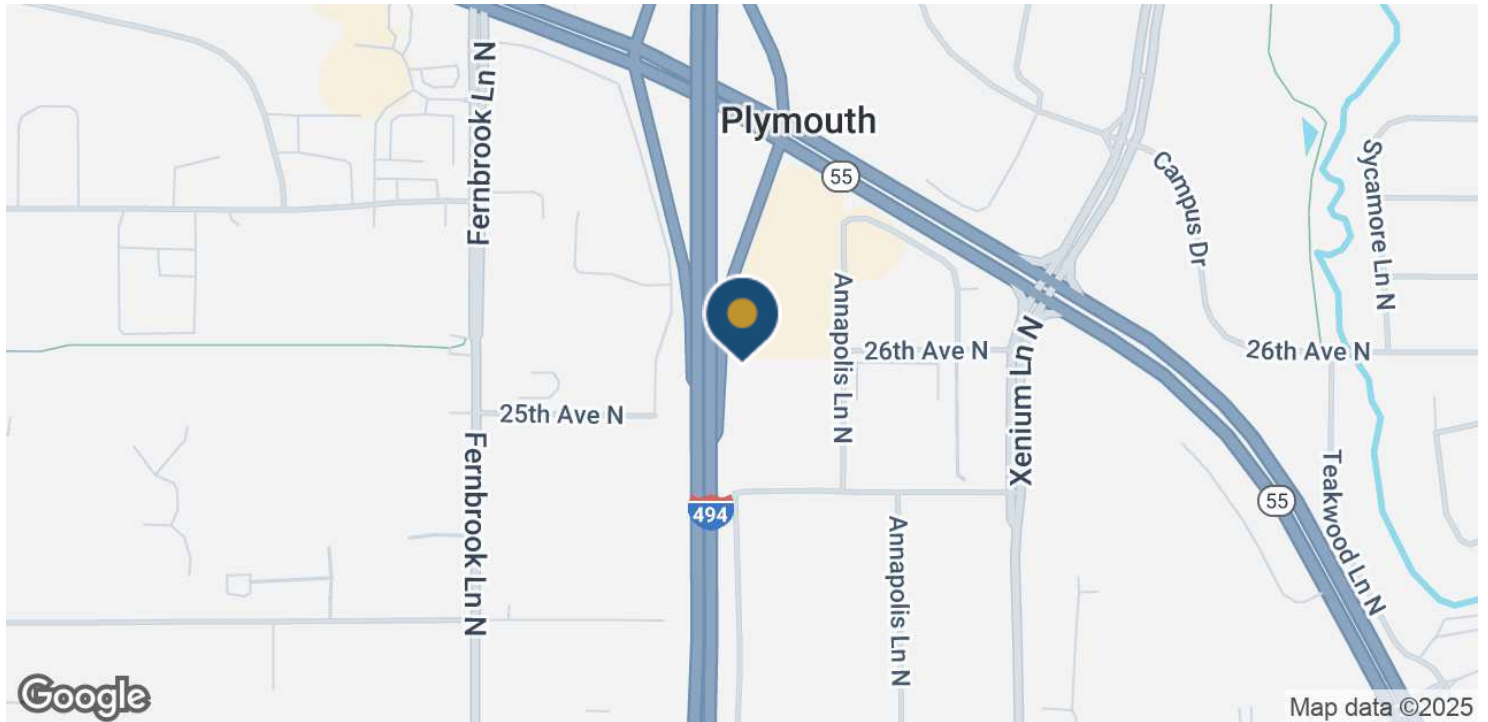
BARRY BIRNBERG

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The information above has been obtained from services we believe to be reliable, however, we accept no responsibility for its correctness.

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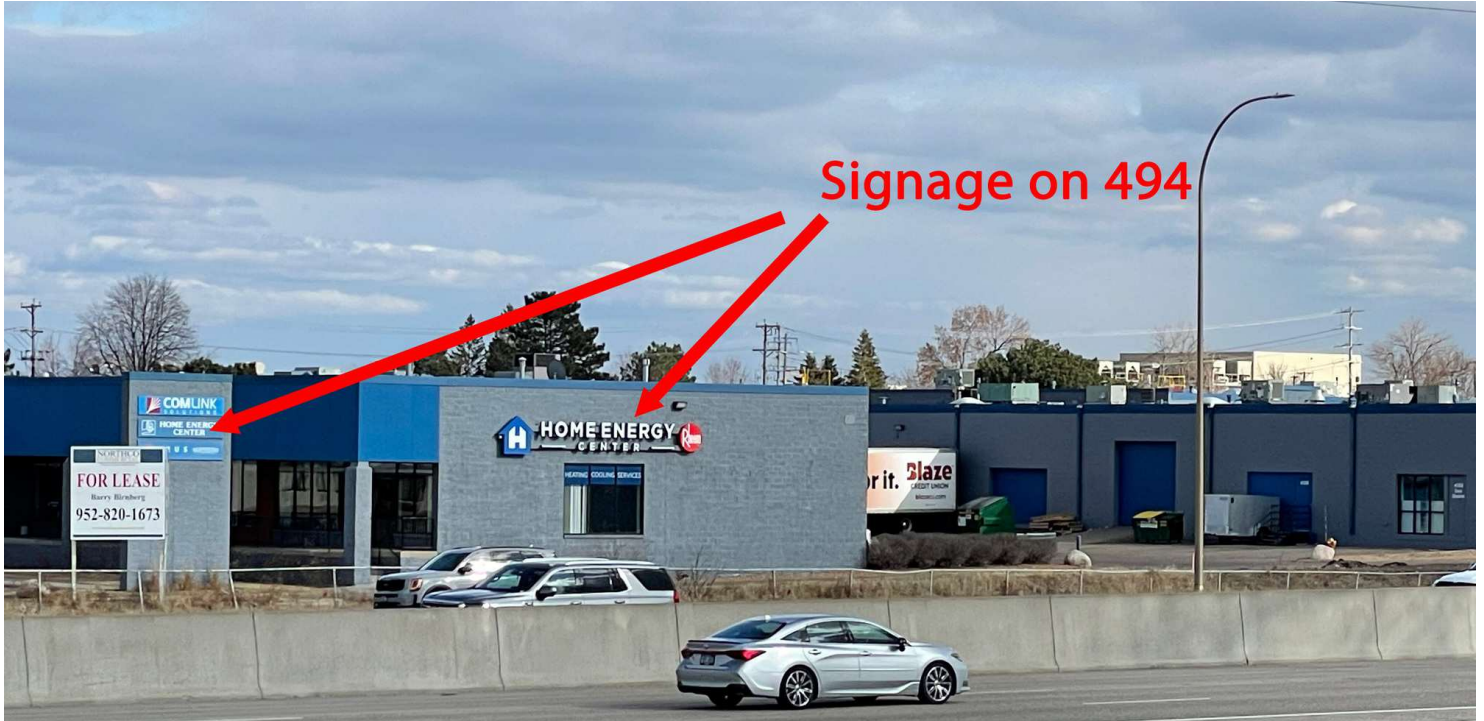
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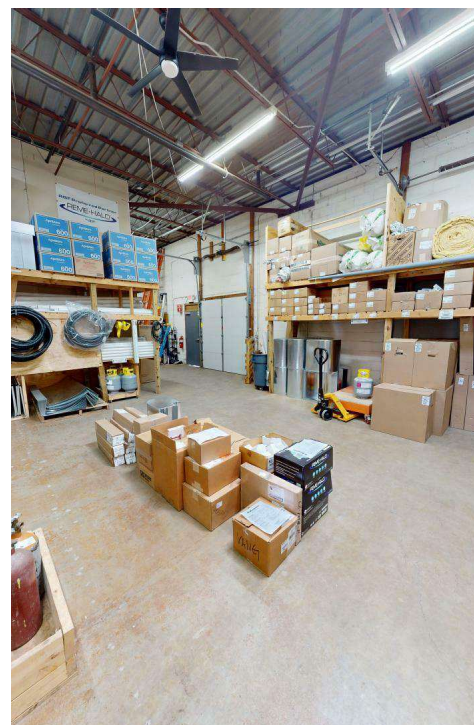
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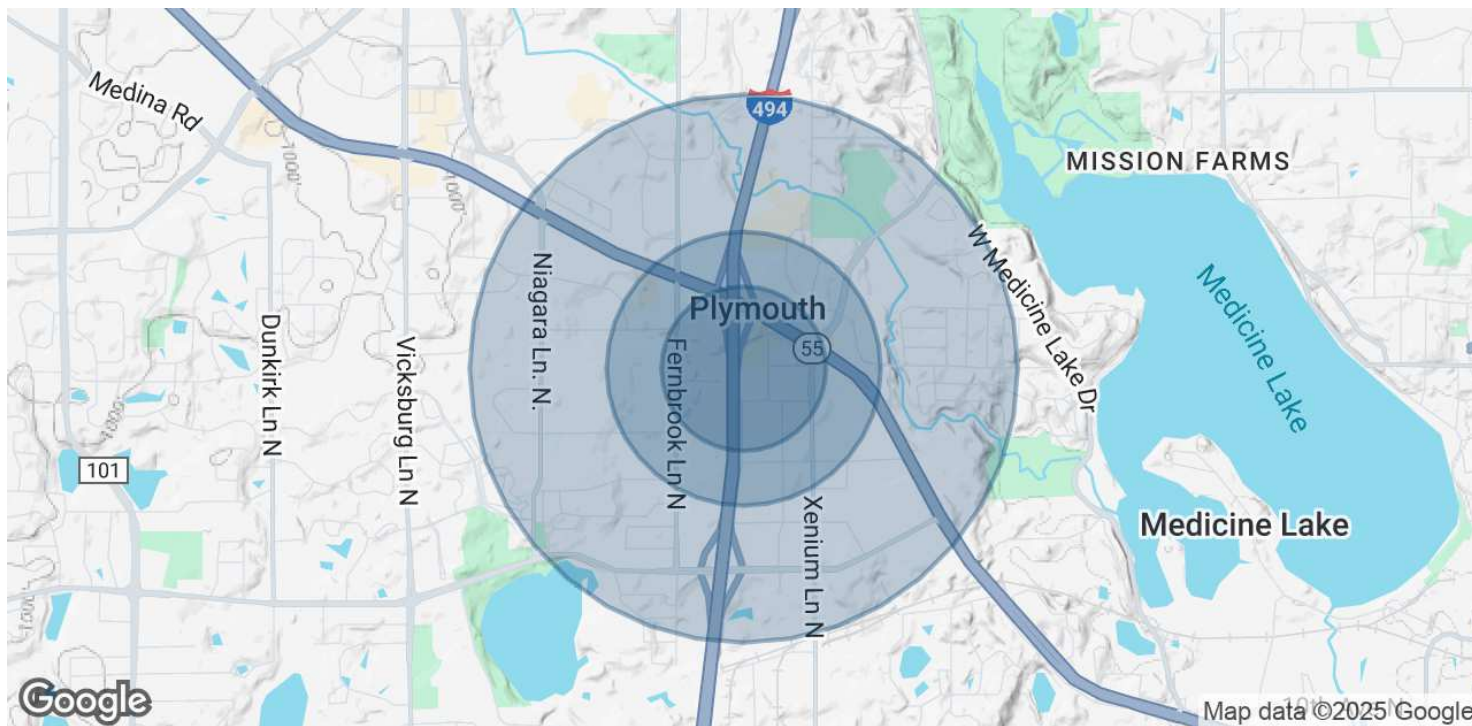
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	23	53	3,998
Average Age	37	41	41
Average Age (Male)	33	38	40
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	19	1,773
# of Persons per HH	3.8	2.8	2.3
Average HH Income	\$106,340	\$123,186	\$146,511
Average House Value	\$433,679	\$439,233	\$446,662

Demographics data derived from AlphaMap

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(NOT TO SCALE)

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2415 ANNAPOLIS LN N, PLYMOUTH SUITE 170- 4,800 SF SF

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