



# Office/Industrial Space for Lease

## Paul Bickford

Vice President  
+1 952 897 7732  
paul.bickford@colliers.com

## Rob Brass

Vice President  
+1 952 897 7757  
rob.brass@colliers.com

## Andrew Odney

Senior Vice President  
+1 952 897 7709  
andrew.odney@colliers.com

1600 Utica Avenue S Ste 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com  
mnshowroom.com

Owned by  
**Washington Capital**  
MANAGEMENT, INC.

## Annapolis Business Centre 13705 26th Ave N, Plymouth

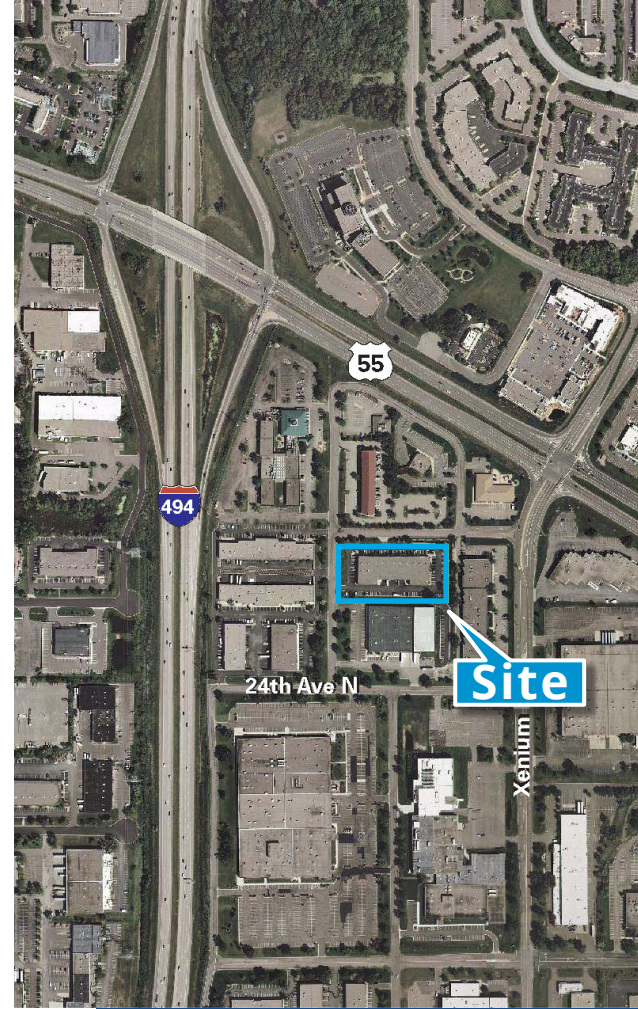
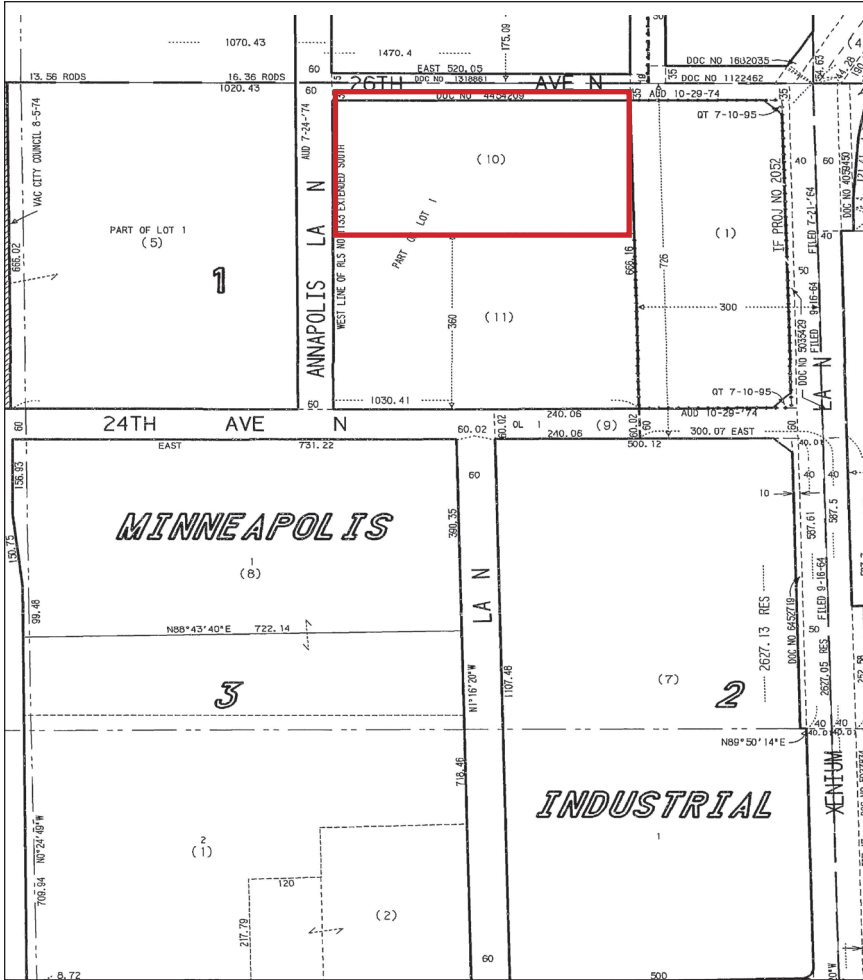
### Building Amenities

- > 35,168 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-2, General Industrial
- > Built in 1995
- > 16' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 106 parking stalls - 3.01/1000
- > Great access to I-494 & Hwy 55
- > Near many area amenities
- > Individual signage for each suite

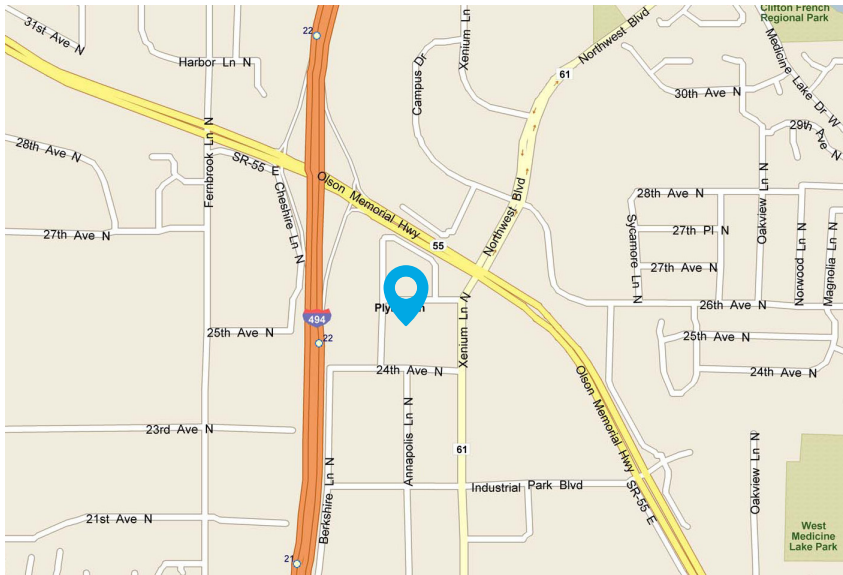
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# For Lease

## Annapolis Business Centre > Plat



## Map



### Contact us:

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### Colliers

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# Annapolis Business Centre

13705 26th Avenue N | Plymouth, MN 55441

## Property Address:

13705 26th Avenue N  
Plymouth, MN 55441

## Currently Available:

### Suite 116

2,363 SF Total  
1,083 SF Office  
1,280 SF Whse  
• One (1) Dock

## Parking:

106 stalls or 3.01/1000

## Year Built:

1995

## Clear Height:

16'

## Zoning:

I-2, General Industrial

## Building Square Feet:

35,168 SF total

## Net Rental Rates:

\$13.00 PSF Office  
\$13.00 PSF Tech  
\$ 7.00 PSF Warehouse

## 2024 Est. CAM & RE Tax:

\$2.79 PSF CAM  
\$4.21 PSF RE Taxes  
\$7.00 PSF Total

## Amenities:

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Ample parking with approximately 3 stalls per 1,000 SF
- Great access to I-494 & Hwy 55
- Near many area amenities



## For leasing information, contact:

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952 897 7732

paul.bickford@colliers.com

**Rob Brass**

952 897 7757

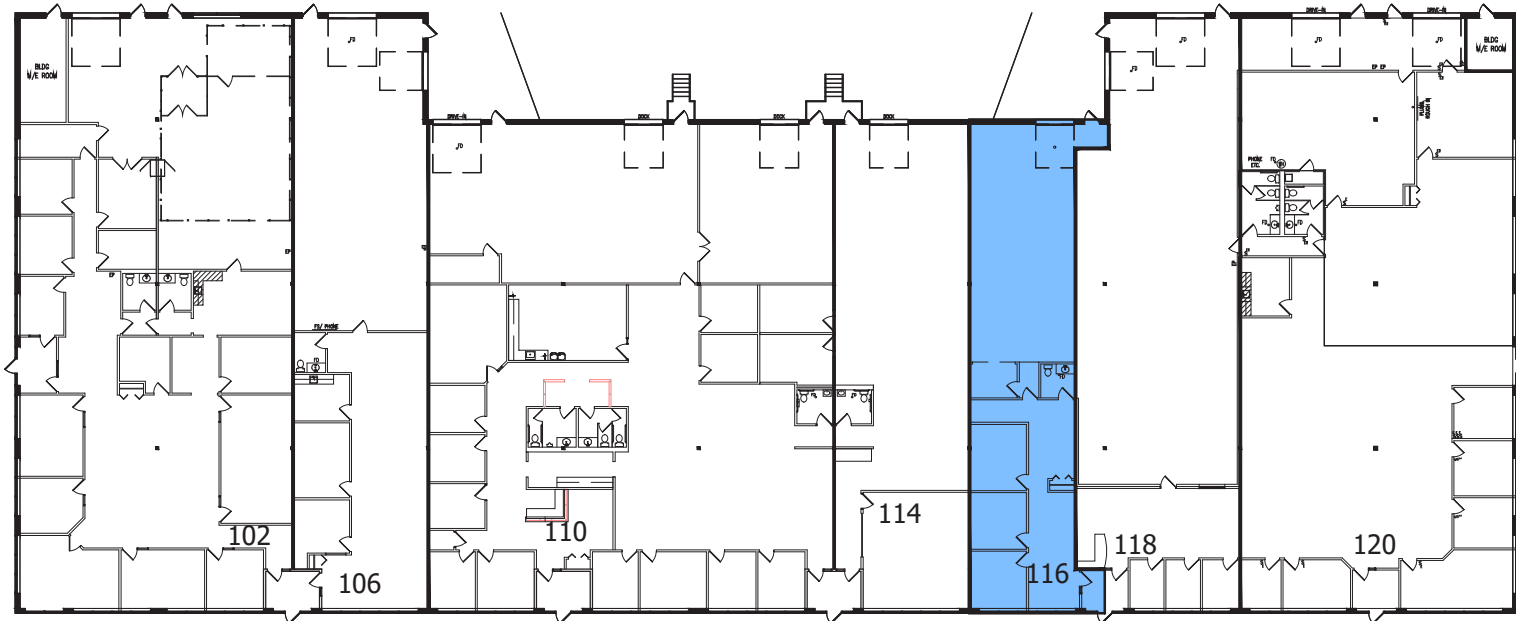
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www.colliers.com



SUITE 102  
NEUROTRONIC

SUITE 106  
J.F. AHERN COMPANY

SUITE 110  
J.F. AHERN COMPANY

SUITE 114  
J.F. AHERN COMPANY

SUITE 116  
VACANT  
OFFICE 1,083 S.F.  
TECH TBD S.F.  
WAREHOUSE 1,255 S.F.  
BLDG M/E 25 S.F.  
TOTAL 2,363 S.F.  
EXP:

SUITE 118  
MIDWEST CLEAR BRA LLC

SUITE 120  
UNIVERSAL GRANITE &  
MARBLE OF MN

\* RENT ROLL S.F., ROLL TO S.F. BELOW.

1 BUILDING KEY PLAN  
1 14.0001436.000/ TTL

09/06/24 NORTH  
NOT TO SCALE

LEASED & MANAGED BY:

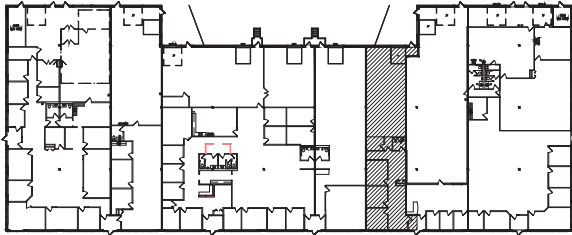


**ANNAPOLIS BUSINESS CENTRE**  
13705 26TH AVENUE NORTH  
PLYMOUTH, MINNESOTA

**NELSON**  
1201 Marquette Avenue South - Suite 200  
Minneapolis, MN 55403  
Phone: (612) 822-1211  
Fax: (612) 822-1006

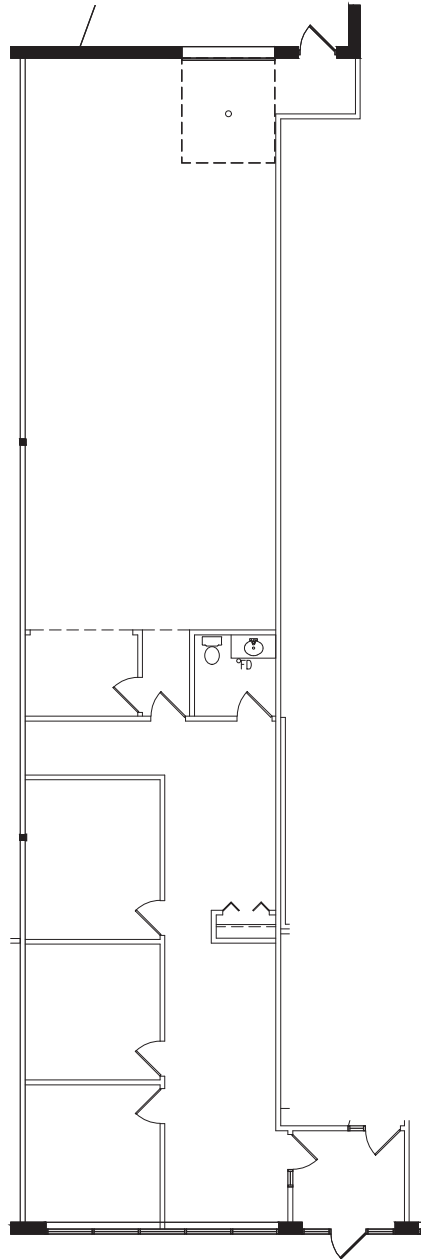
# SQUARE FOOTAGE SUMMARY

OFFICE	1,083 S.F.
WAREHOUSE	1,255 S.F.
BLDG M/E	25 S.F.
TOTAL	2,363 S.F.



## KEY PLAN

NOT TO SCALE



## FLOOR PLAN - SUITE 116

14.0001436.000/ TTL

09/06/24

SCALE: 1/16" = 1'-0"



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