



FOR LEASE

# The Gage Building

10000 HWY 55 PLYMOUTH, MN 55441



THE  
BROOKSHIRE  
COMPANY

# Property Highlights

Located in Plymouth with direct access to Highway 169 and Highway 55, the Gage Building offers convenience and flexibility for businesses of all sizes, with individual office options supported by office zoning within a new PUD that allows mixed-use flexibility for ground-floor users. The building features open floor plans and private offices with modern finishes, bright interiors with abundant natural light, onsite management, access to a mixed commercial kitchen, and mature landscaping throughout the site. Positioned along key commuter routes with strong traffic counts, the property provides close proximity to established retail, service amenities, and major employment centers, while Bassett Creek access adds a natural connection to the environment.

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## Full-Floor Availability (Up to 12,400 SF)

Flexible layouts for teams of any size.

## Prominent Highway Signage

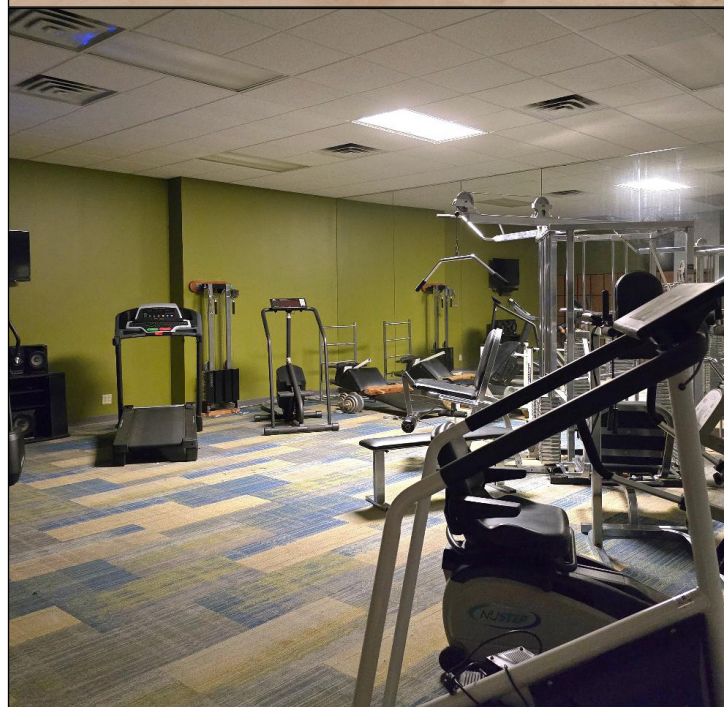
Visibility to more than 120,000 vehicles

## Walkout Patio + Pond & Waterfall

A unique outdoor setting overlooking private water features.

## On-site Fitness Suite

Ground-floor fitness space with modern amenities.



# Proximity



15 min drive to downtown Minneapolis  
 <30 min drive to MSP Airport

SHOPS <2 MIN DRIVE <10 MIN WALK  
 WATERFORD PARK PLAZA



Cub Foods



Fuego Mexican Restaurant



Thai Table Restaurant



Poke House & Tea Bar



Arby's



Charcuterie Bar

<10 MIN DRIVE

GOLDEN VALLEY SHOPPING CENTER



Jersey Mike's Sub



Starbucks



Chipotle



Kitchen and Rail



Culvers



Lat 14 Asian Eatery



Jimmy Johns



Noodles and Company



Subway

# Floor plan

## FLOOR 1

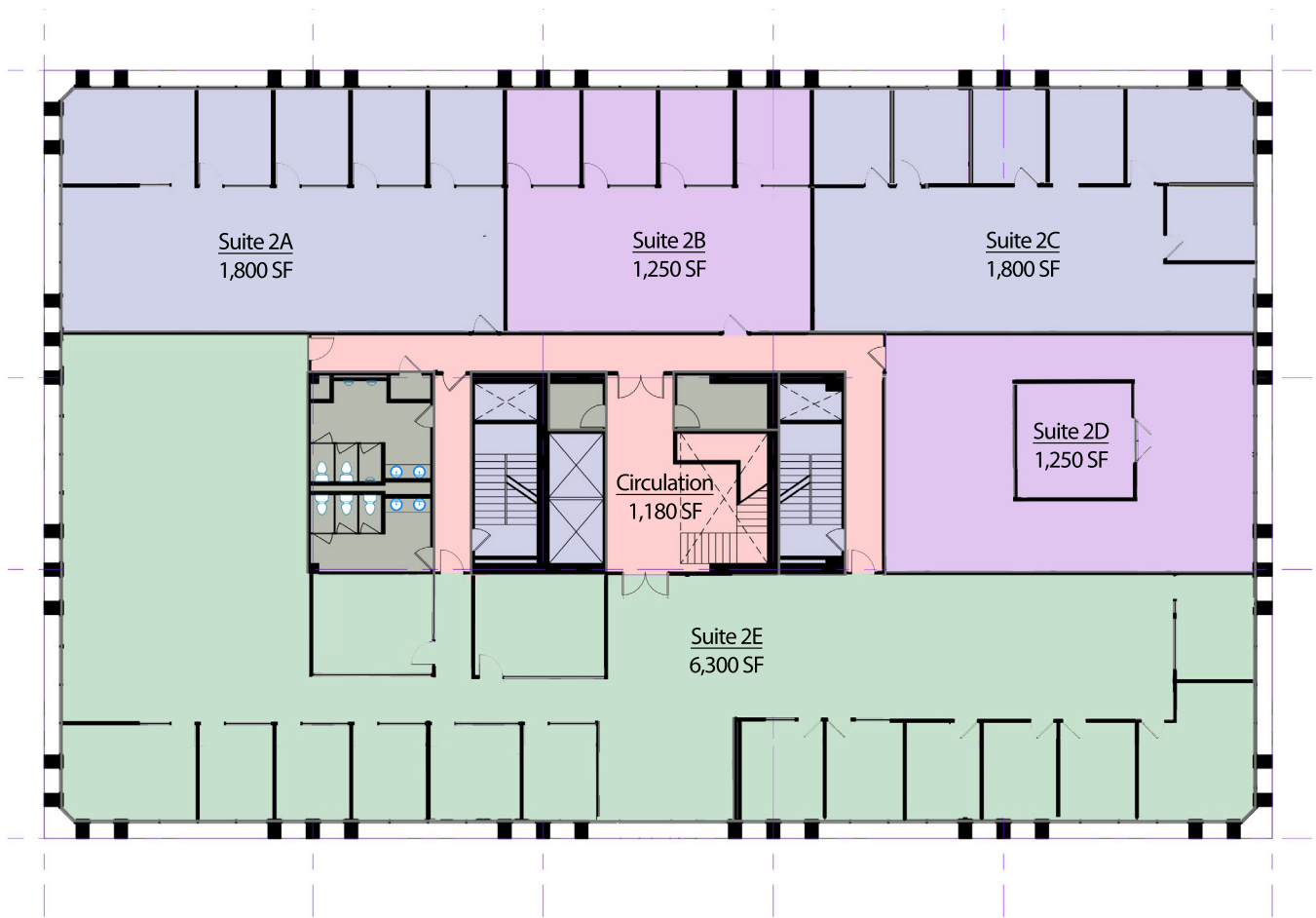


**Suites can be leased individually or combined, with first-floor availability ranging from approximately 1,500-9,190 SF.**

\$28-\$34/SF Full Service Gross, subject to lease term and deal structure.

# Floor plan

## FLOOR 2

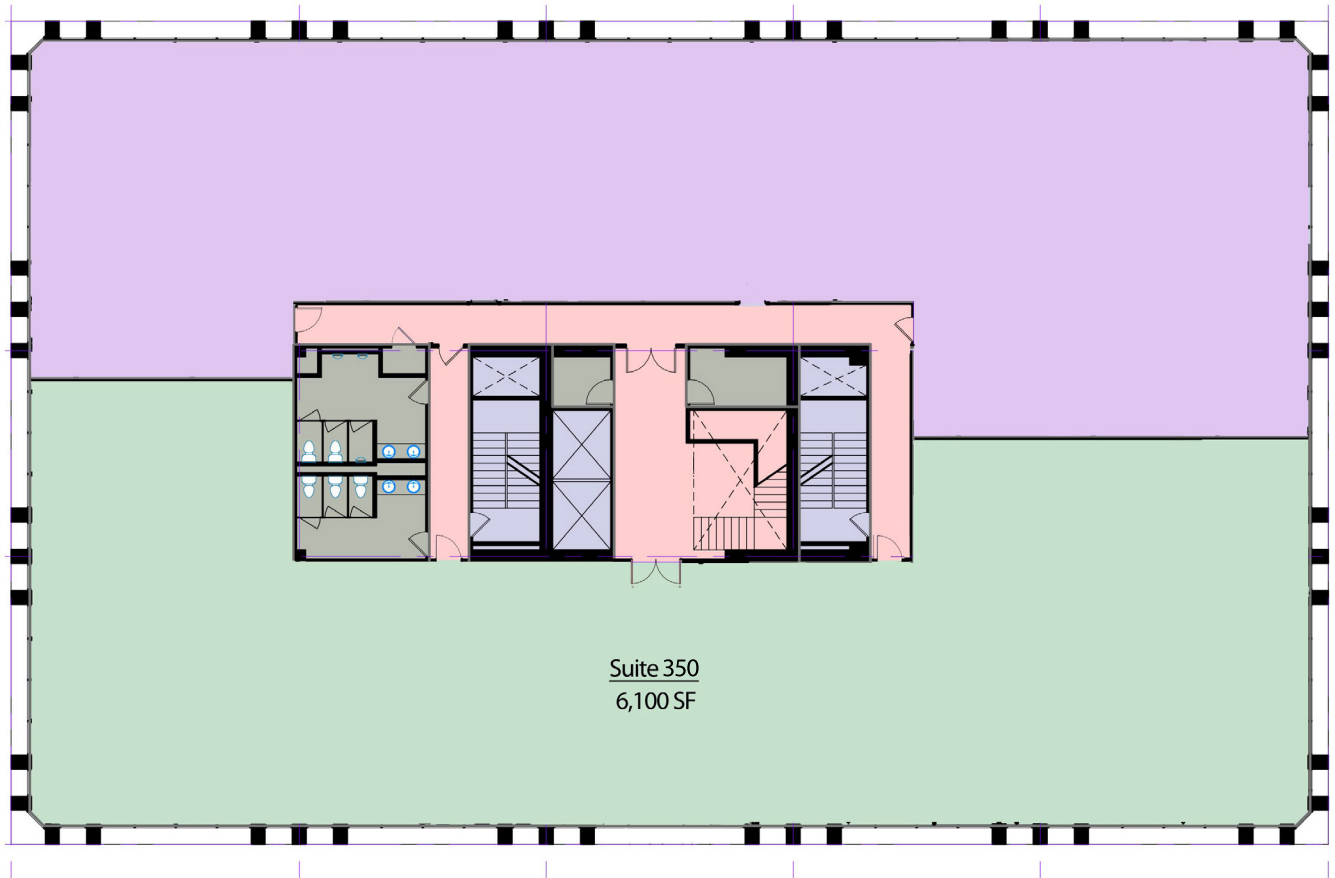


**Suites can be leased individually or combined, with second-floor availability ranging from approximately 1,250-12,400 SF.**

\$18–\$24/SF Full Service Gross, subject to lease term and deal structure.

# Floor plan

## FLOOR 3



***Suites can be leased individually or combined,  
with third-floor availability up to 6,100 SF.***

Negotiable pricing\* Shell space, will require full build out.

# Floor plan

**FLOOR 4**

**SUITE 400**



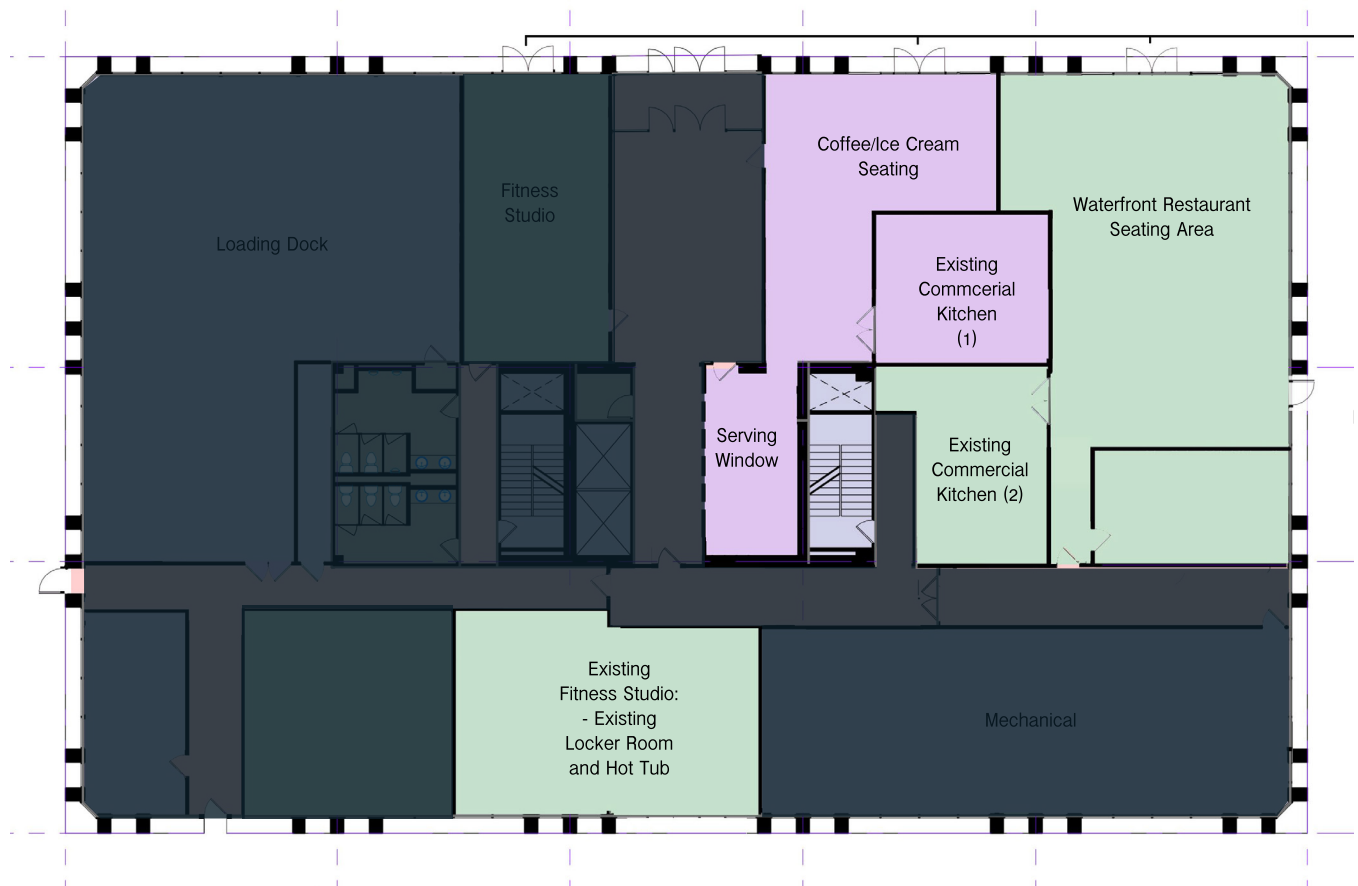
***Suites can be leased individually or combined,  
with fourth-floor availability up to 5,500 SF.***

\$18–\$24/SF Full Service Gross, subject to lease term and deal structure.

# Floor Plan

## CREEK LEVEL

- COMMERCIAL KITCHEN/RESTAURANT SPACE AVAILABLE
- ON-SITE FITNESS SUITE WITH LOCKER ROOM



Rental rate negotiable.  
*Exact square footage to be finalized; currently estimated at approximately 6,000 SF.*



# We Help Companies Succeed and Communities Thrive®



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