

6000 NATHAN LANE

PLYMOUTH, MN

58,000 SF AVAILABLE
UNIQUE SUBLEASE OPPORTUNITY

SUBLEASE INFORMATION

Available Suites	Suite 250 - 18,000 RSF Suite 400 - 38,871 RSF
Term	Through January 31, 2028
Gross Rent	\$19.00 PSF
Building Size	182,500 SF
Furniture	Available (Hayworth)
Site	26 acres overlooking wetlands

PROPERTY HIGHLIGHTS

- On-site micro-market cafe and lounge
- Fitness center
- 2 sets of restrooms per floor
- 10' finished ceiling height
- 3 stairwells per floor
- Flexible floorplates with a great window line
- Shared loading dock





ON-SITE MICRO-MARKET
CAFE AND TENANT LOUNGE
+ OUTDOOR SEATING



FITNESS CENTER +
LOCKERS & SHOWERS





WHAT'S NEARBY

BASS LAKE ROAD & BROADWAY

Chipotle	Starbucks
Subway	Target
DQ Grill and Chill	Walgreens
Buffalo Wild Wings	Anytime Fitness
Arby's	Cub Foods
Noodles + Company	ALDI

BASS LAKE ROAD & I-494

Culver's	The Original Pancake House
Caribou Coffee	Yu Fong Chinese
McDonald's	Hilton Garden Inn
Core Power Yoga	Holiday Station
Bruegger's Bagels	Pizza Hut
Rusty Taco	CVS
Jimmy John's	Snap Fitness

THE SHOPPES OF ARBOR LAKES

Whole Foods	Caribou Coffee
Pittsburgh Blue	Cherry Berry
Trader Joe's	Costco
Biaggi's	Dave & Buster's
P.F. Changs	TGI Fridays
Potbelly	Chick-fil-A
Granite City	Benihana
Hong Thai	Holiday Inn
Firehouse Subs	Dick's Sporting Goods



ARBOR LAKES



PIKE LAKE

EAGLE LAKE



BEAUTIFUL VIEWS OF SURROUNDING WETLANDS



IMMEDIATE PARKING + HWY 169 ACCESS

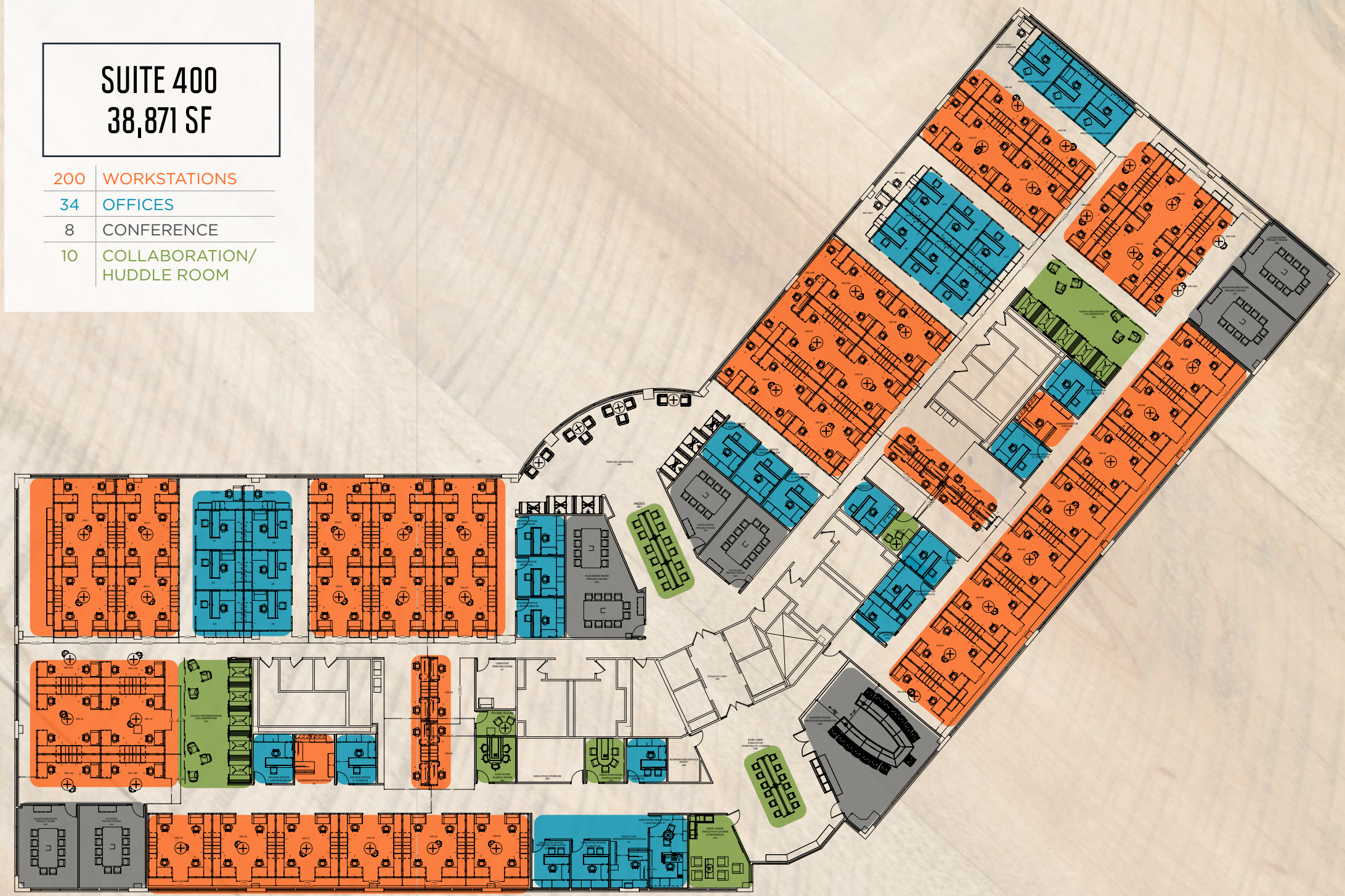


BASS LAKE RD



SUITE 400 38,871 SF

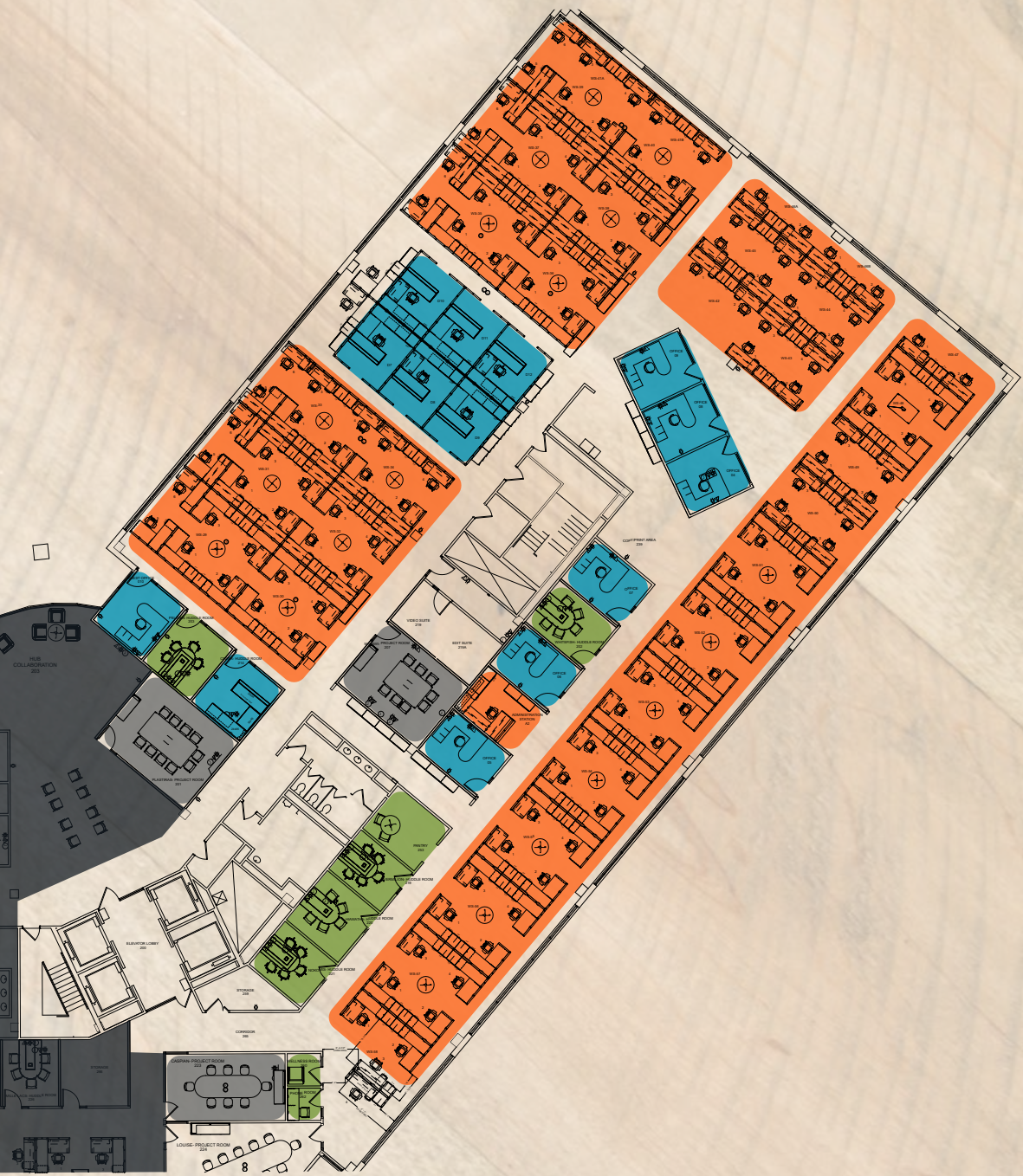
200	WORKSTATIONS
34	OFFICES
8	CONFERENCE
10	COLLABORATION/ HUDDLE ROOM





SUITE 250 20,000 SF

123	WORKSTATIONS
14	OFFICES
3	CONFERENCE
8	COLLABORATION/ HUDDLE ROOM



6000 NATHAN LANE

PLYMOUTH | MINNESOTA



**CUSHMAN &
WAKEFIELD**

BOB REVOIR

+1 952 893 7586

BOB.REVOIR@CUSHWAKE.COM

SAM GLEASON

+1 952 241 1111

SAM.GLEASON@CUSHWAKE.COM

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.