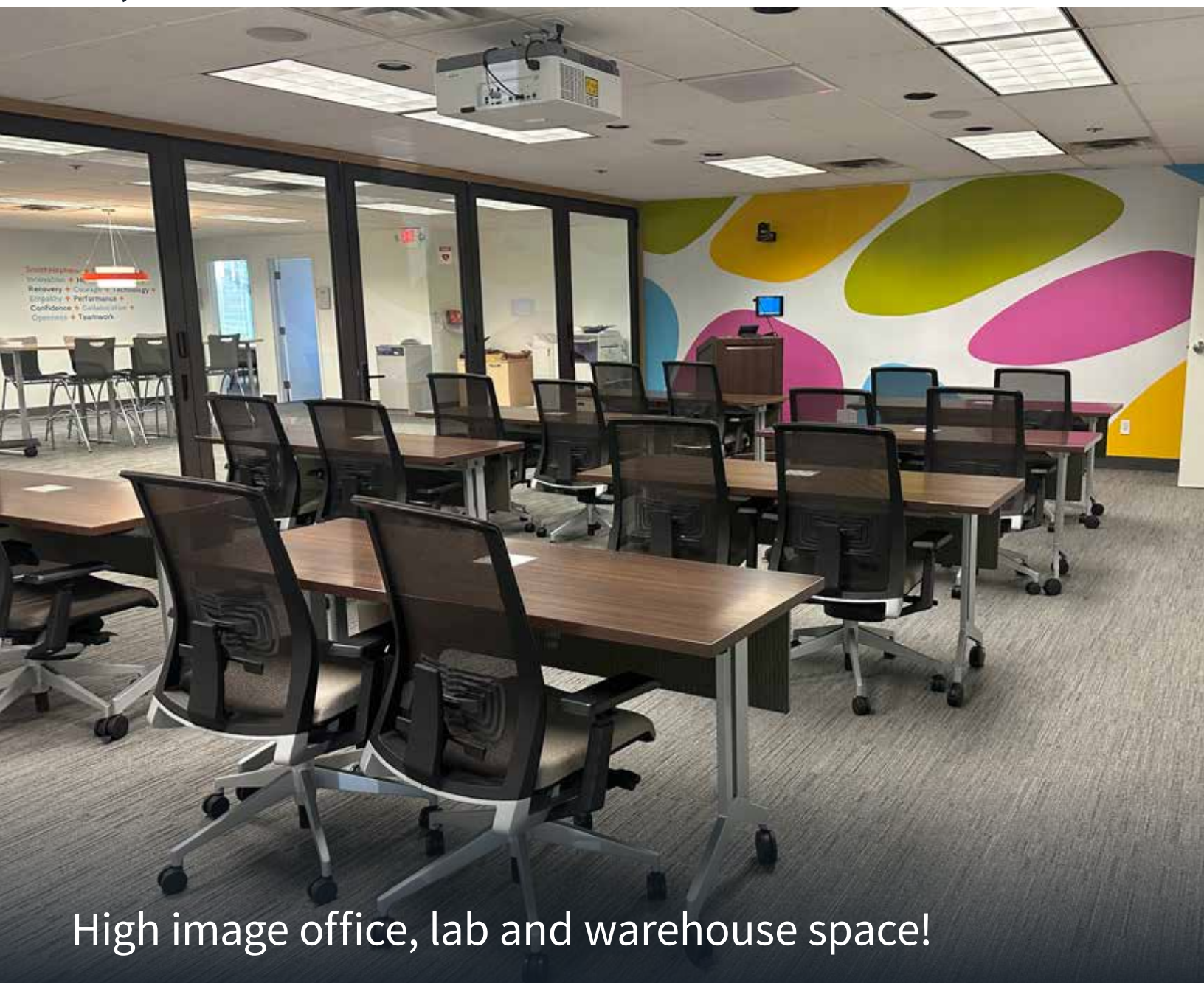


For sublease

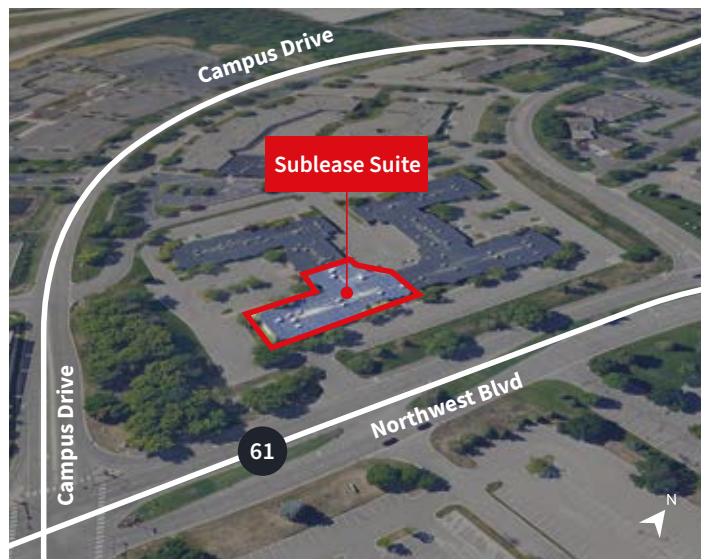
Northwest Business Campus
2905 Northwest Blvd
Plymouth, MN 55441
17,749 SF available



High image office, lab and warehouse space!

For sublease

JLL is pleased to present a unique sublease opportunity at 2905 Northwest Blvd in Plymouth, MN. Situated directly off of Hwy 55 and within minutes of downtown Minneapolis the location provides one-of-a-kind access to premier amenities and a high quality labor force. The sublease offers high quality office, lab and warehouse space along with an on-site patio.



Property Overview and Amenities

Building features

- Clear height: 12'
- For parking: 334 surface stalls
- Loading: One (1) 8' x 10' drive-in door
- Available: 3/1/2024
- Lease expiration: 8/31/2026
- A/C in warehouse
- Class a office finishes

Amenities

- Located in close proximity to multitude of retail, medical, office, restaurant, and hotel accommodations

84,765 SF

Building SF

1985

Year built

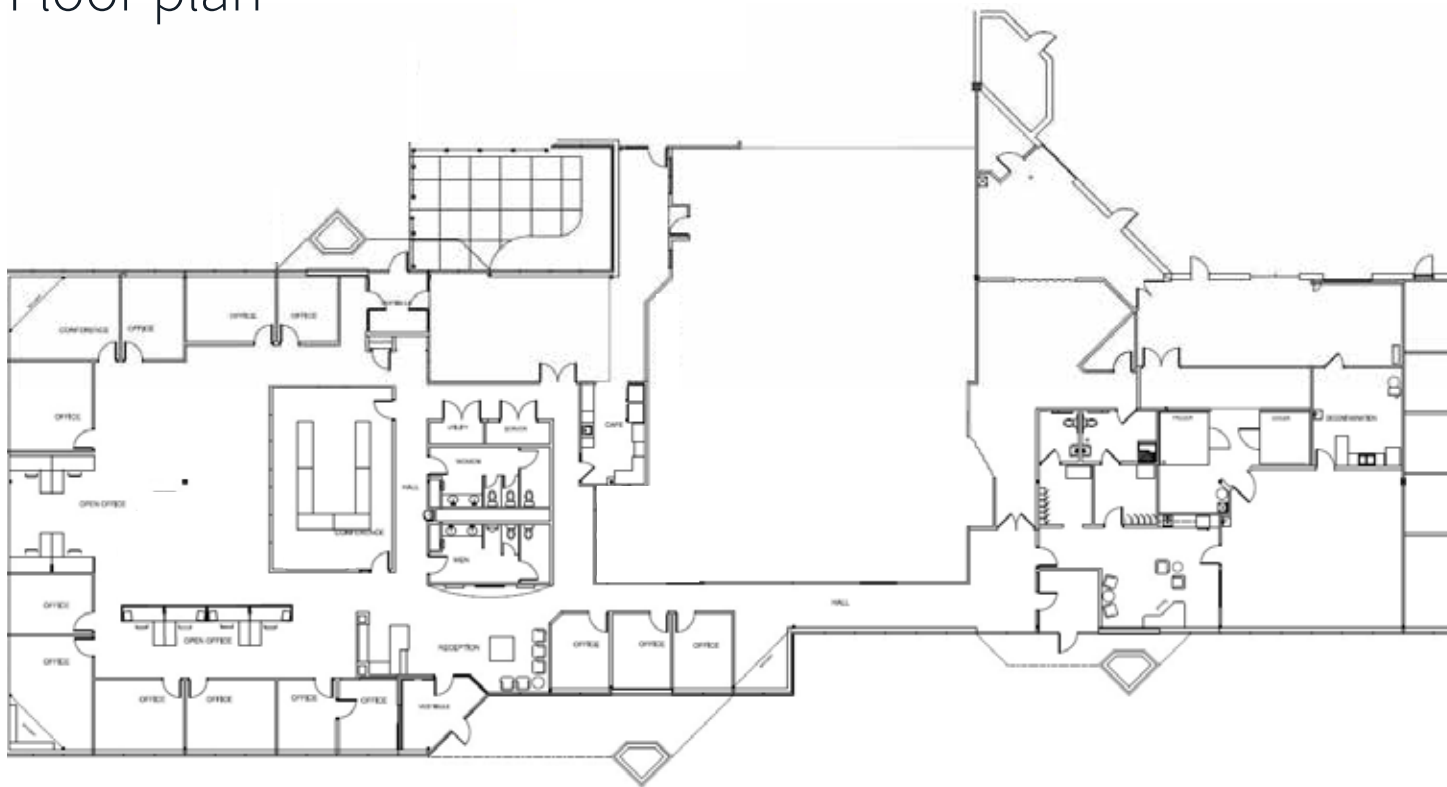
Negotiable

Rent rate

\$8.54 SF (2024)

Tax/CAM

Floor plan



9,234 SF

Office Space breakdown

3,062 SF

Lab

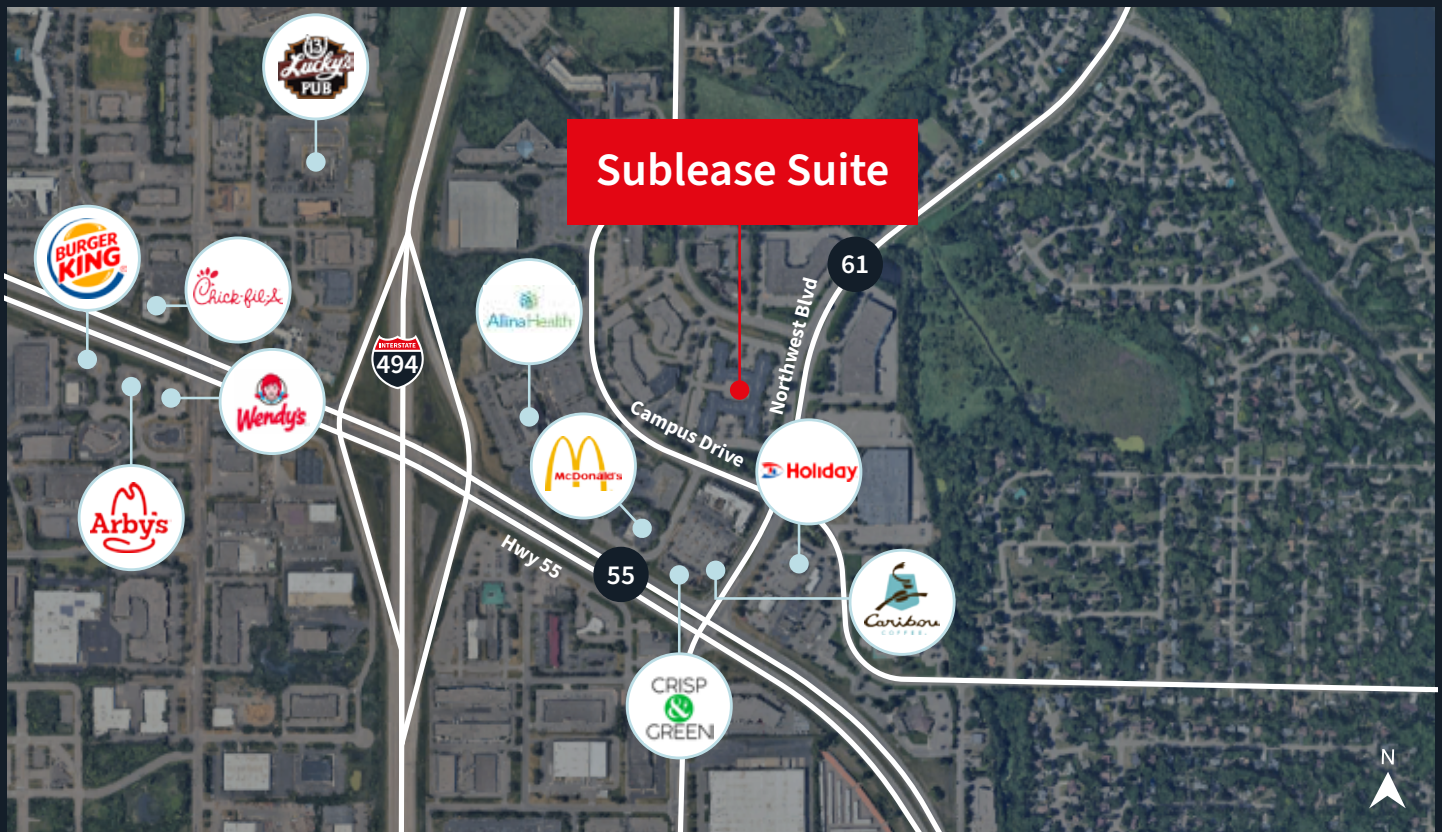
5,453 SF

Warehouse

	1 mile	3 miles	5 miles
Estimated population	5,022	67,146	173,701
Estimated households	2,222	28,685	72,880
Est. Average HH income	\$127,838	\$136,298	\$128,423

Sublease available

17,749 SF



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