



FOR LEASE

2,944 SF AVAILABLE

ANNAPOLIS OFFICE PARK
3380 ANNAPOLIS LANE N,
PLYMOUTH, MN 55447



CHAD WEEKS
612.619.9911
cweeks@arrowcos.com



JEFF PENFIELD
612.325.2067
jpenfield@arrowcos.com

Base Rent: \$16.00 / psf

\$4.43 / psf Tax
\$2.82 / psf Cam

(Tenant to pay pro-rata share of utilities)

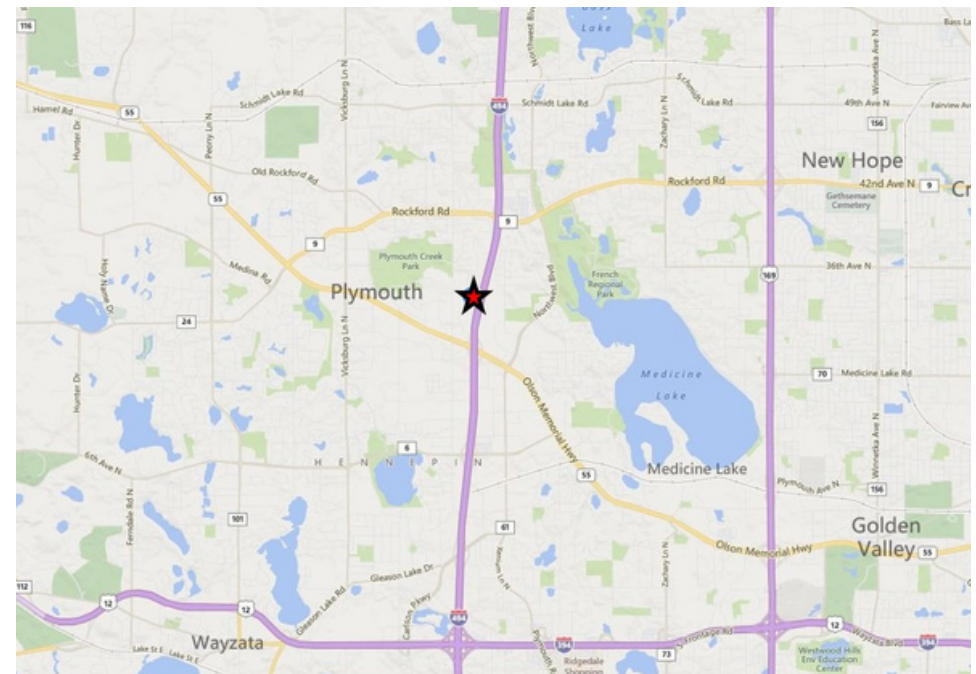
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HIGHLIGHTS

ANNAPOLIS OFFICE PARK
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PLYMOUTH, MN 55447



- Bright, Professional Lower level End-Cap Office Condo Available
- Attractive, well-maintained office condominium complex offering a professional setting with mature landscaping and a scenic natural environment. The condo features 6 private offices, large conference room, open office area, two kitchenettes, two restrooms, a dedicated file/copy room, and a spacious waiting/reception area. A private rear entrance opens directly to the surrounding nature area, creating a peaceful setting for employees and clients. The combination of a professional office environment, attractive surroundings, ample parking, and convenient access makes this an excellent opportunity for a wide variety of office users.



ARROW REAL ESTATE CORP.
7365 KIRKWOOD COURT N., SUITE 335
MAPLE GROVE, MN 55369
(763) 424 - 6355
WWW.ARROWCOS.COM

FEATURES

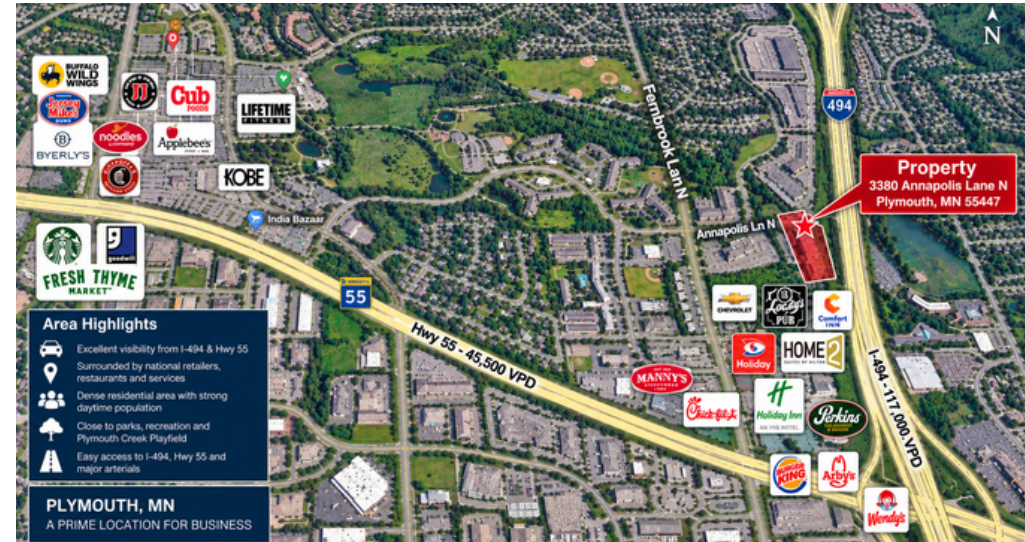


ANNAPOLIS OFFICE PARK
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- 2,944 SF Office Condo
- Lower Level End-cap Suite with Abundant Natural Light
- 6 Private Offices with windows
- Large Conference room
- Open Office Area
- File Room
- Spacious waiting area for couches / chairs
- (2) Kitchenette with sink
- (2) Private Restrooms
- Professional Office Environment
- Convenient Access to I-494 via Hwy. 55
- Ample Surface Parking

IDEAL USERS:

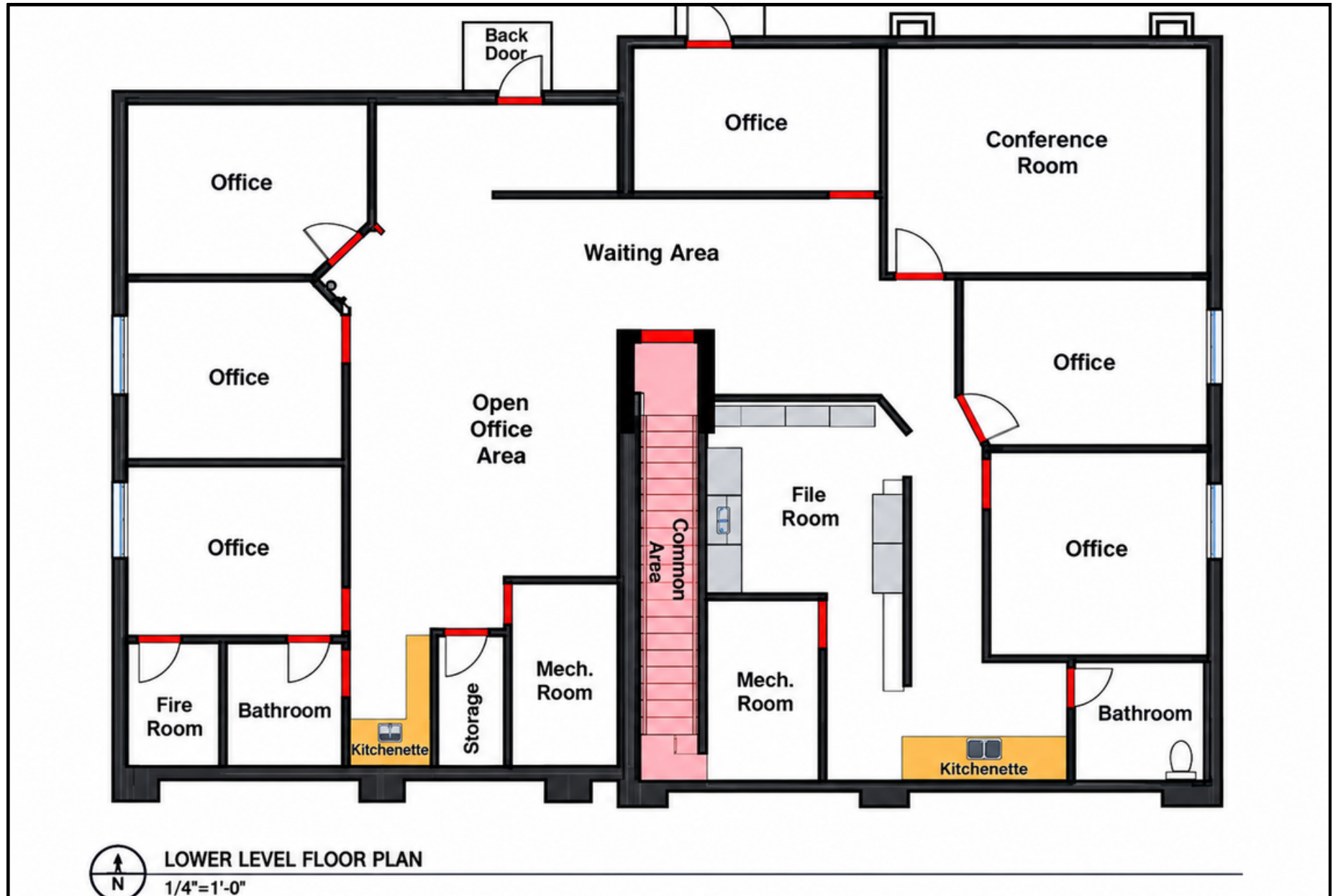
- Financial Services
- Insurance Agencies
- Real Estate Firms
- Legal Professionals
- Consultants
- Medical or Wellness Practices
- General Office Users



FLOORPLAN



ANNAPOLIS OFFICE PARK
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PHOTOS



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PLYMOUTH

CITY INFORMATION



ANNAPOLIS OFFICE PARK
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PLYMOUTH, MN 55447

PLYMOUTH IS ONE OF THE TWIN CITIES' MOST DESIRABLE AND AFFLUENT SUBURBS, LOCATED JUST 12 MILES NORTHWEST OF DOWNTOWN MINNEAPOLIS. THE CITY OFFERS A HIGHLY EDUCATED WORKFORCE, STRONG HOUSEHOLD INCOMES, AND EXCELLENT ACCESS VIA I-494, HIGHWAY 55, HIGHWAY 169, AND I-394.

HOME TO A DIVERSE MIX OF CORPORATE, MEDICAL, TECHNOLOGY, AND PROFESSIONAL SERVICE EMPLOYERS, PLYMOUTH PROVIDES A STRONG DAYTIME POPULATION AND CONSUMER BASE THAT SUPPORTS A THRIVING BUSINESS ENVIRONMENT. COMBINED WITH EXCEPTIONAL SCHOOLS, ABUNDANT PARKS AND TRAILS, AND A HIGH QUALITY OF LIFE, PLYMOUTH CONTINUES TO ATTRACT BOTH BUSINESSES AND RESIDENTS SEEKING LONG-TERM GROWTH AND STABILITY.

WHY PLYMOUTH?

- AFFLUENT AND HIGHLY EDUCATED DEMOGRAPHICS
- STRONG BUSINESS AND EMPLOYMENT BASE
- EXCELLENT REGIONAL ACCESSIBILITY
- HIGH HOUSEHOLD INCOMES AND CONSUMER SPENDING
- CONSISTENTLY RANKED AMONG MINNESOTA'S PREMIER COMMUNITIES

PLYMOUTH OFFERS THE IDEAL BLEND OF ECONOMIC STRENGTH, ACCESSIBILITY, AND QUALITY OF LIFE, MAKING IT A PREMIER DESTINATION FOR COMMERCIAL INVESTMENT AND BUSINESS GROWTH.

