

9900 13TH AVENUE NORTH, PLYMOUTH, MN 55441

**FOR LEASE**



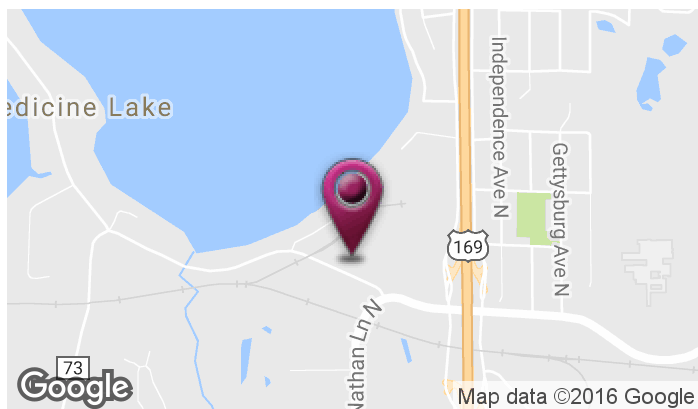
## OFFERING SUMMARY

**Lease Rate:** \$14.50 SF/yr (Gross)

**Year Built:** 1969

**Building Size:** 136,267 SF

**Renovated:** 2012



- Easy access to Hwy 169, Hwy 55, I-394, and I-494
- Close proximity to Minneapolis, Golden Valley, St Louis Park, and New Hope
- Lake views
- Ample free parking is available
- Custom build-outs available

**JGM PROPERTIES**  
1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

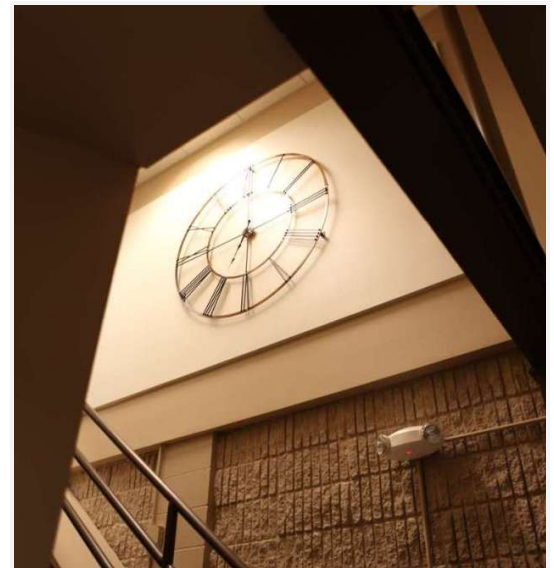
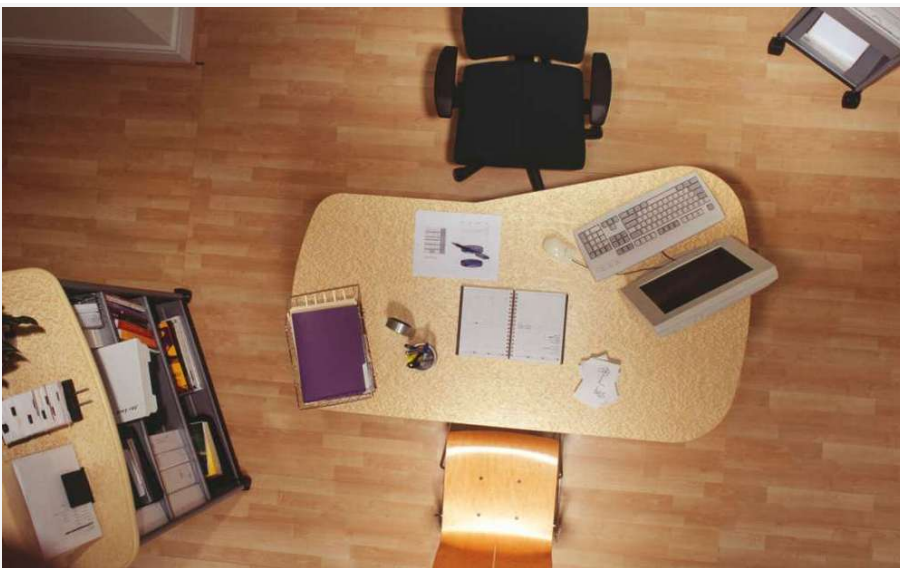
For More Information Contact:

**ELI RUSSELL**  
612.290.1037

elir@jgmproperties.com

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## PROPERTY OVERVIEW

The spaces range from 200-20,000 square feet and, can include based on your custom preferences, office, warehouse, creative loft, fitness area, studio, and/or storage spaces. The Medicine Lake Property truly is one of our most versatile locations. We are happy to custom build any type or size of space you can dream up and are even able to knock down or add walls to get you the configuration you need.

## LOCATION OVERVIEW

The building is easily accessible from Highway 169 (on the city's eastern border), Highway 55, I-394, and I-494. It is also just three miles away from I-94. Plymouth is located within five miles of Golden Valley, New Hope, Maple Grove, and St Louis Park. It is also only fifteen miles west of downtown Minneapolis.

## PROPERTY HIGHLIGHTS

Easy access to Hwy 169, Hwy 55, I-394, and I-494

Close proximity to Minneapolis, Golden Valley, St Louis Park, and New Hope

Lake views

Ample free parking is available

Custom build-outs available



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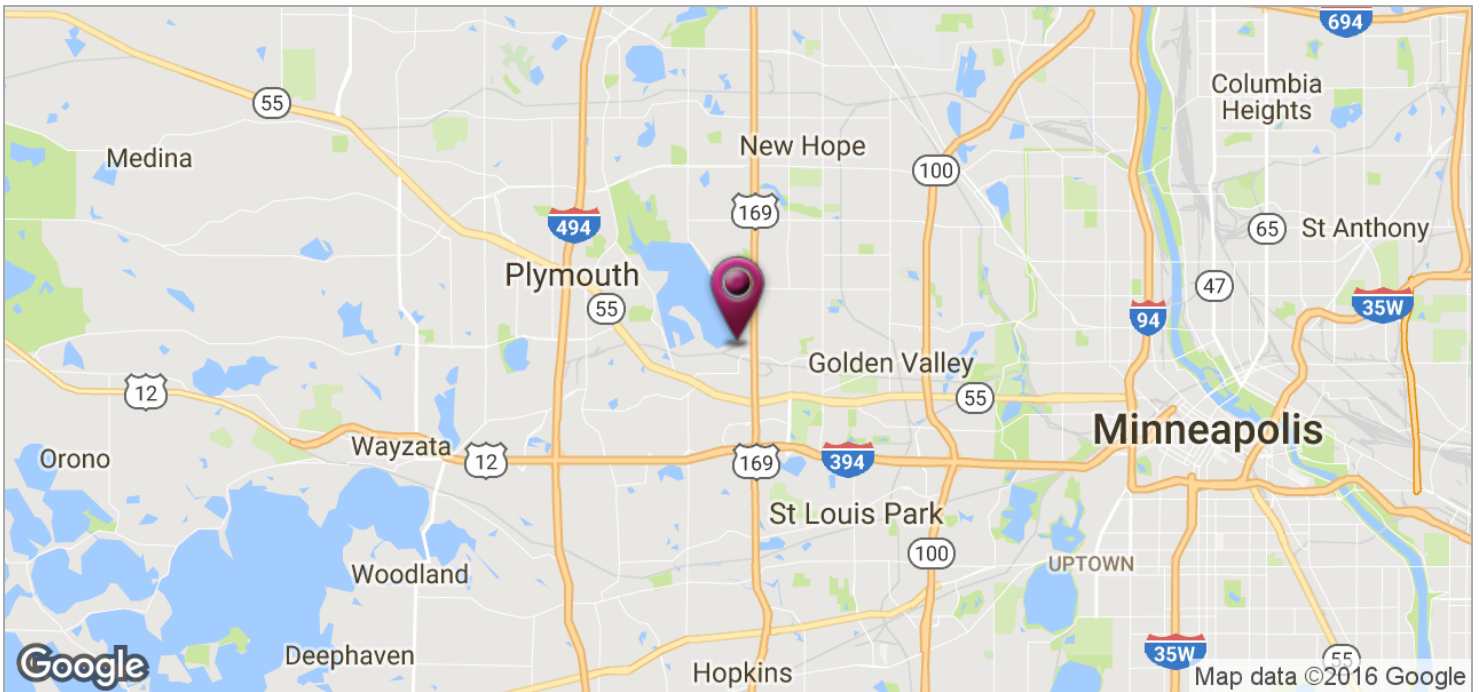
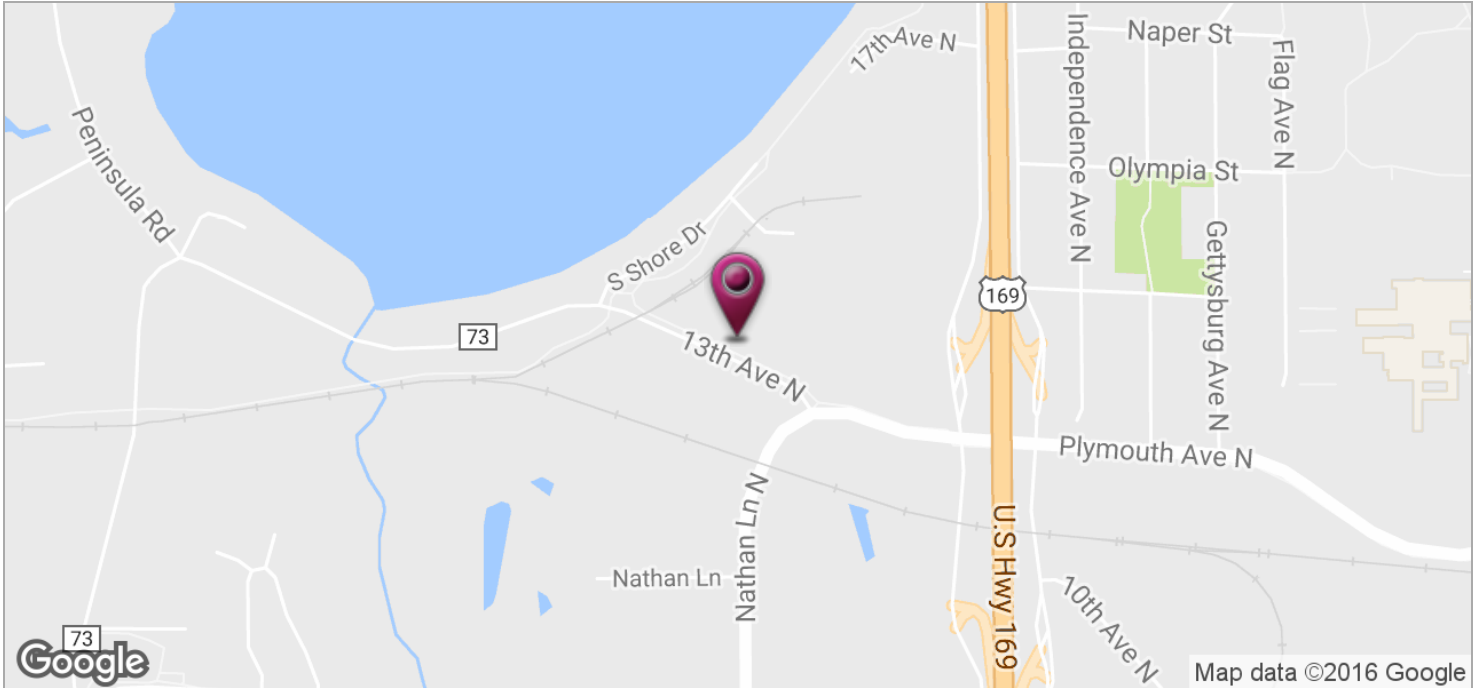
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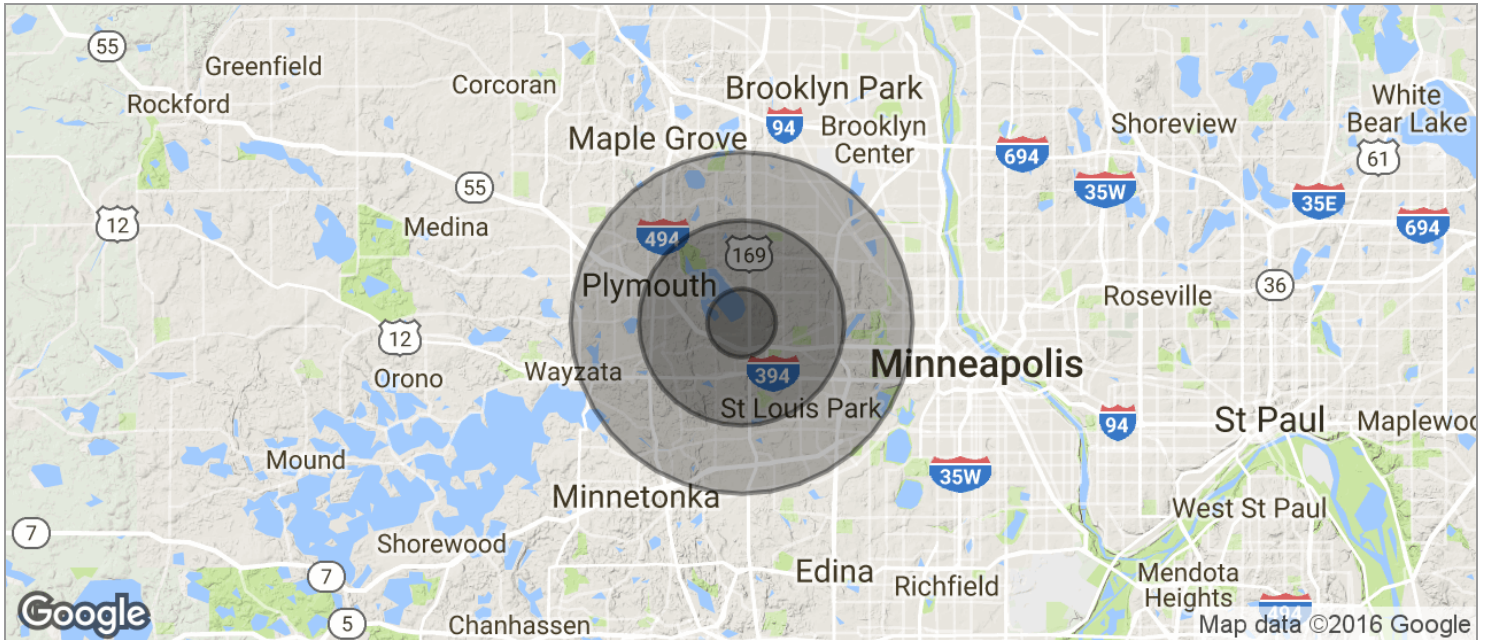
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	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>			
TOTAL POPULATION	5,730	68,291	211,265
MEDIAN AGE	39.1	40.0	38.8
MEDIAN AGE (MALE)	38.5	39.1	37.8
MEDIAN AGE (FEMALE)	39.3	40.5	39.7
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	2,397	30,225	93,152
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$92,837	\$85,662	\$82,352
AVERAGE HOUSE VALUE	\$358,290	\$291,109	\$296,651

\* Demographic data derived from 2010 US Census

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