

FOR LEASE

Owned and Operated by



Plymouth Ponds I

3555 Holly Lane, Plymouth, MN

38,255 SF Available



Property Highlights

- Convenient location near Plymouth City Center and retail development
- Quick access to Highway 55 and I-494
- Master-planned Business Park consisting of seven 24' clear buildings totaling more than 700,000 sf and one 18' clear, 83,000 sf showroom building



LEASING INFO & CONTACT

Brent Masica
Jason Meyer

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+1 952 820 8735 / jason.j.meyer@cushwake.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



Property Highlights

Building:	76,463 SF Total	2025 Tax/CAM:	\$4.05 PSF Tax
Premises:	38,255 SF Total		<u>\$2.25 PSF CAM</u>
Clear Height:	24'		\$6.30 PSF Total
		Lease Rates:	Negotiable

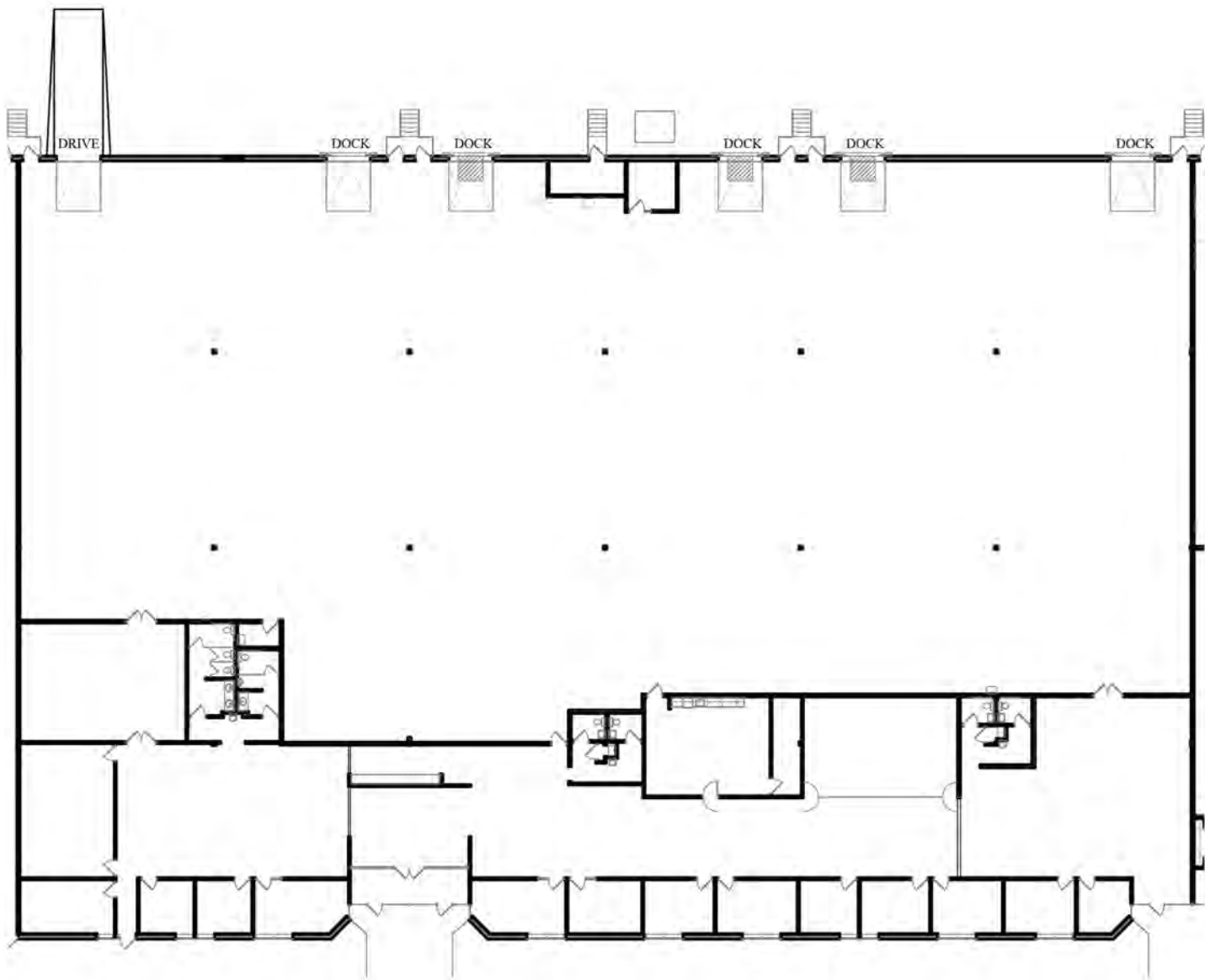
Vacancies

Suite	Total	Office	Warehouse	Mechanical	Loading	Space Notes
30	38,255 SF	11,612 SF	26,643 SF	188 SF	5 docks 1 drive-in	• Updated office finishes with glass walls

SUITE 30

11,612 SF Office
26,643 SF Warehouse
188 SF Mechanical
38,255 SF Total

5 docks | 1 drive-in

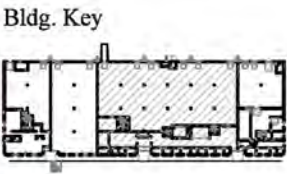
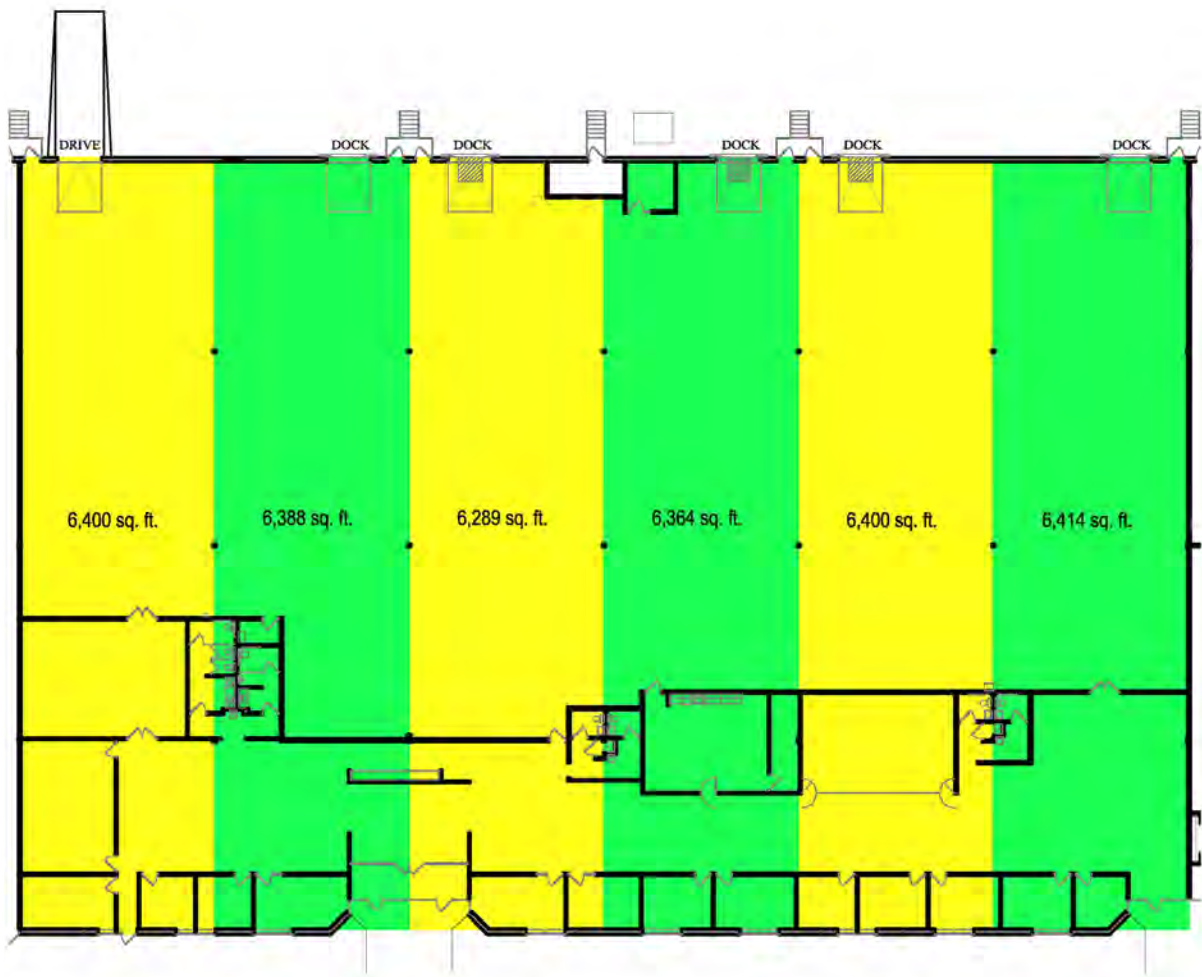


10125 Crosstown Circle, Suite 225
Eden Prairie, MN 55344

Plymouth Ponds Business Park I

Suite 30
3555 Holly Lane North
Plymouth, MN 55447

Listing Contacts:
Jason Meyer: (952) 82
Brent Matica: (952) 89

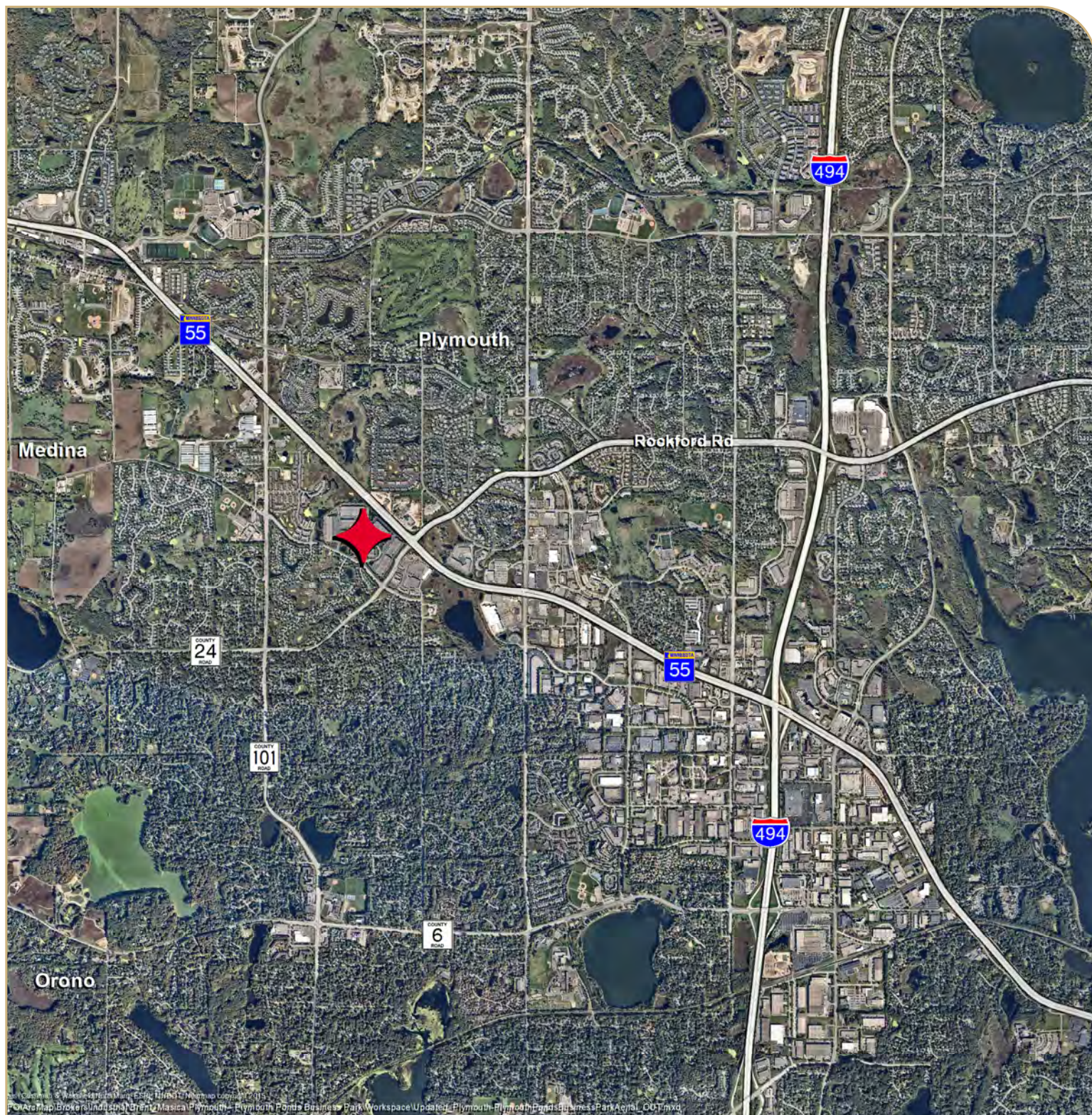


Building Plan
Scale: 1"=30'-0"

Square Footage:

Office	= 11,612 sq. ft.
Whse.	= 26,643 sq. ft.
Total	= 38,255 sq. ft.





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