

Plymouth Business Center

3800 Annapolis Lane, Plymouth, MN



FOR LEASE



12 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Suite 155 - 25,171 SF - available 2/1/2027
- Suite 170 - 58,971 SF - available 2/1/2027
- Suites 155 & 170 - 84,142 SF - available 2/1/2027
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock and drive-in loading
- Landmark visibility provides outstanding corporate identity and easy recognition for visiting clientele
- Exceptional access to I-494 via Highway 55 on the south and Rockford Road on the north
- Area amenities include childcare, retail shops, hotels

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BUILDING INFORMATION

Building Size	84,142 SF
Year Built	1986
Clear Height	18'
Sprinklers	Yes
Lease Rates	Negotiable
Parking	74 stalls
2026 Tax & Cam	\$3.50 PSF Tax \$2.44 PSF CAM \$5.94 PSF Total

Property Information

- 12 building development totaling over 700,000 sf
- Expansion capabilities within the complex
- Locally owned, professionally maintained and operated
- Excellent access to I-494 via Highway 55 & Rockford Road
- Area Amenities include childcare, retail shops, hotels and restaurants

Space Available

Suite	Total SF	Office SF	Tech SF	Warehouse SF	Loading	Availability
155	25,171	7,321	0	17,850	3 dock doors	2/1/2027
170	58,971	19,086	37,309	2,576	7 dock doors 1 drive-in	2/1/2027
155 & 170	84,142	26,407	0	20,426	10 dock doors 1 drive-in	2/1/2027

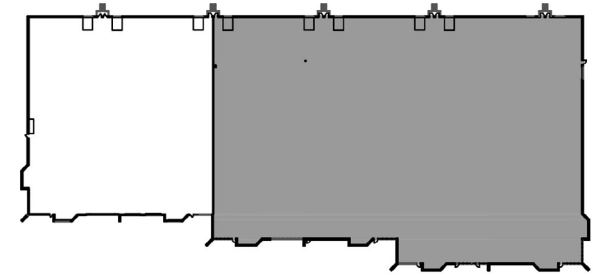
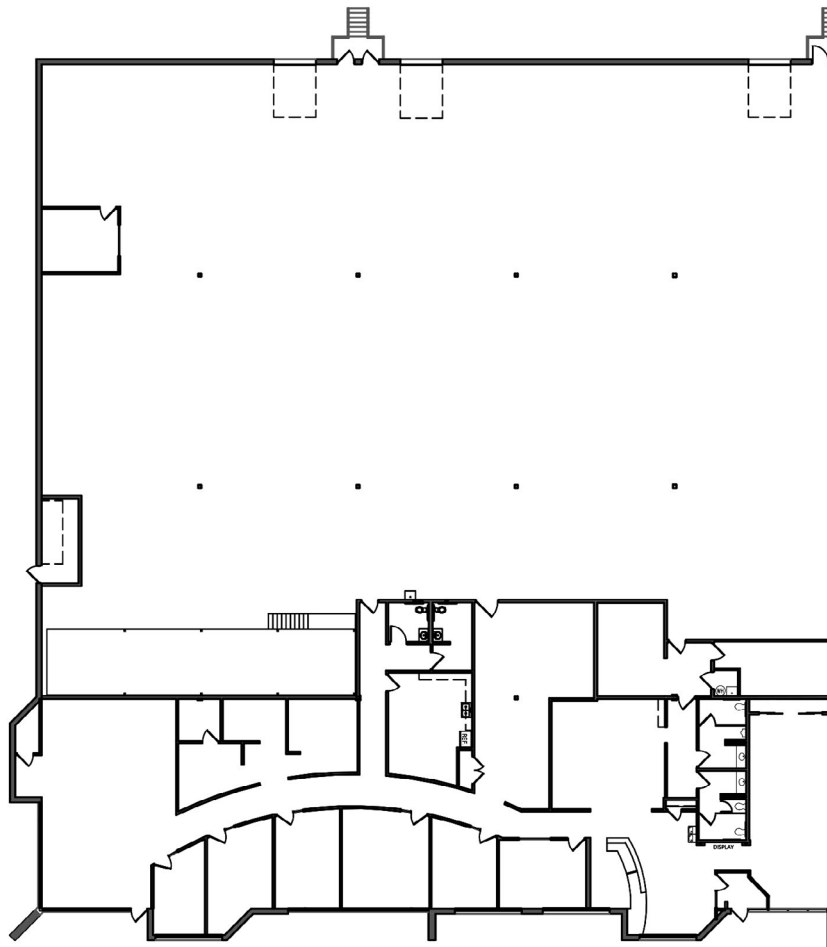
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Suite 155



AVAILABLE

SUITE 155

OFFICE	=	7,321 S.F.
WAREHOUSE	=	17,850 S.F.
TOTAL	=	25,171 S.F.

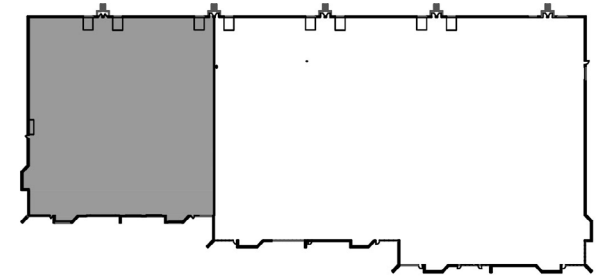
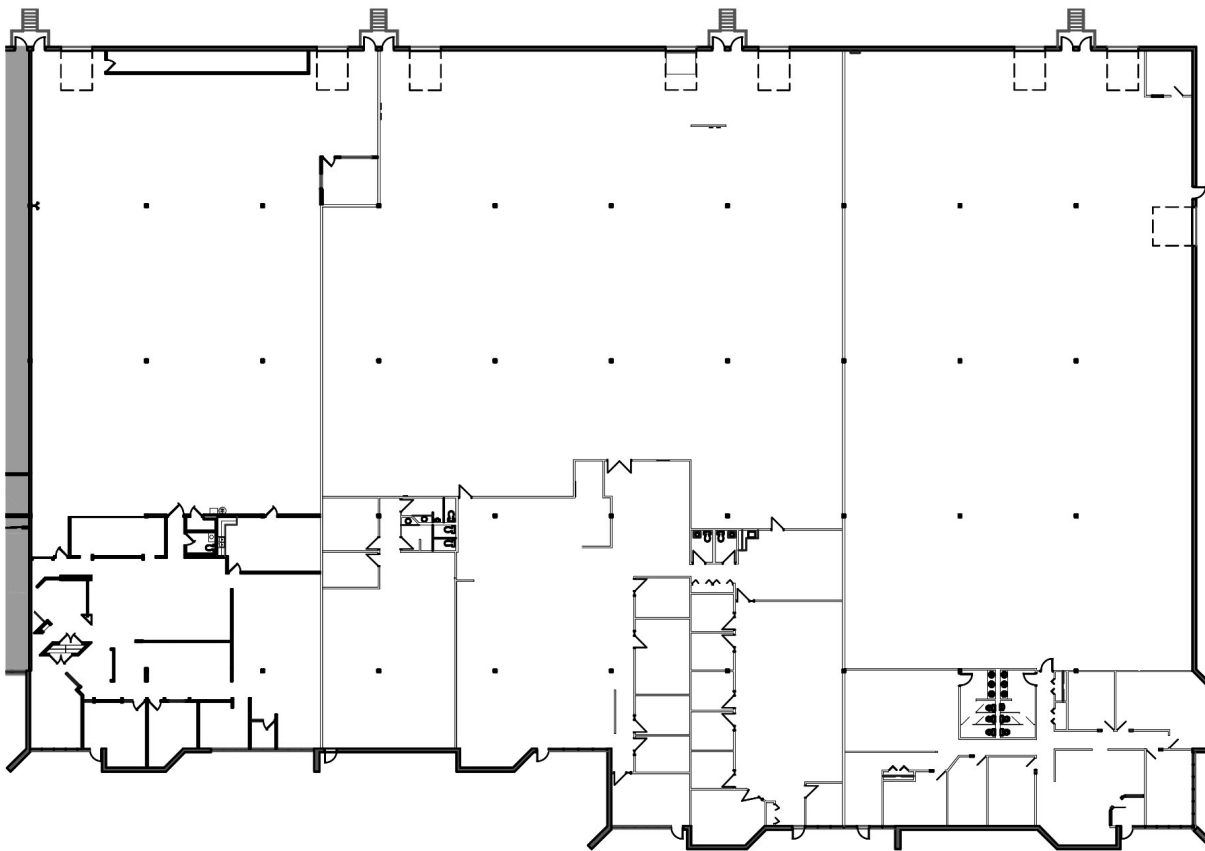
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Suite 170



AVAILABLE

SUITE 170

OFFICE	=	19,086 S.F.
TECH	=	37,309 S.F.
WAREHOUSE	=	2,576 S.F.
TOTAL	=	58,971 S.F.

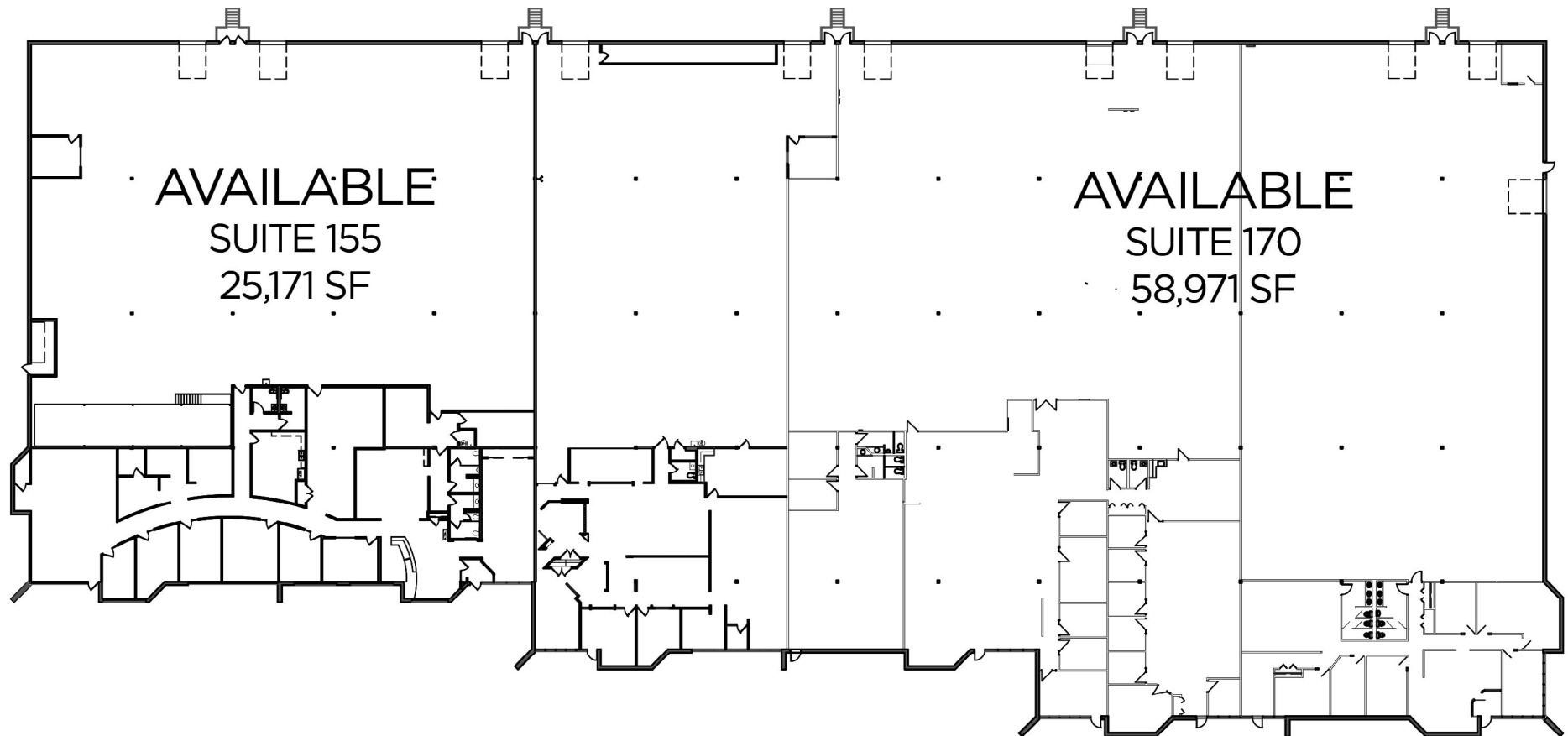
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Suite 155 & 170



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