



# Office/Industrial Space for Lease

## Paul Bickford

Vice President  
+1 952 897 7732  
paul.bickford@colliers.com

## Rob Brass

Senior Vice President  
+1 952 897 7757  
rob.brass@colliers.com

1600 Utica Avenue S Ste 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com  
mshowroom.com

Owned by  
**Washington Capital**  
MANAGEMENT, INC.

## Parkers Lake Pointe II 14505 21st Avenue N, Plymouth

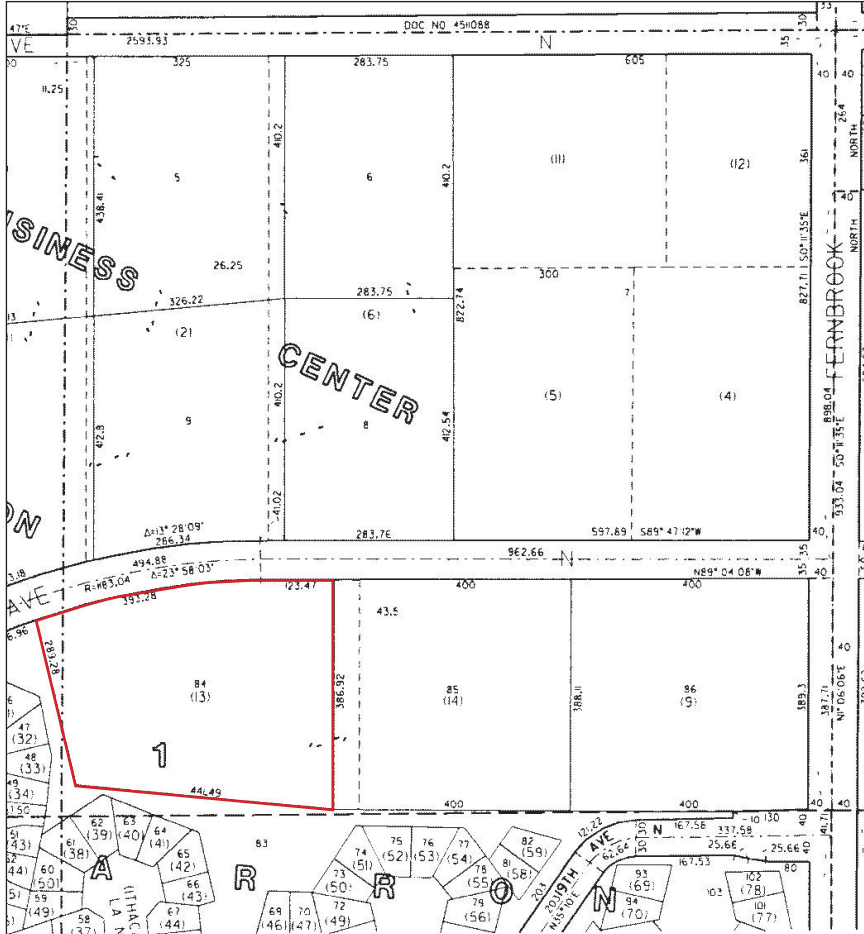
### Building Amenities

- > 47,192 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-1, Light Industrial
- > Built in 1988
- > 14' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 120 parking stalls - 2.54/1000
- > Great access to Hwy 55 & I-494
- > Near many area amenities
- > Individual signage for each suite

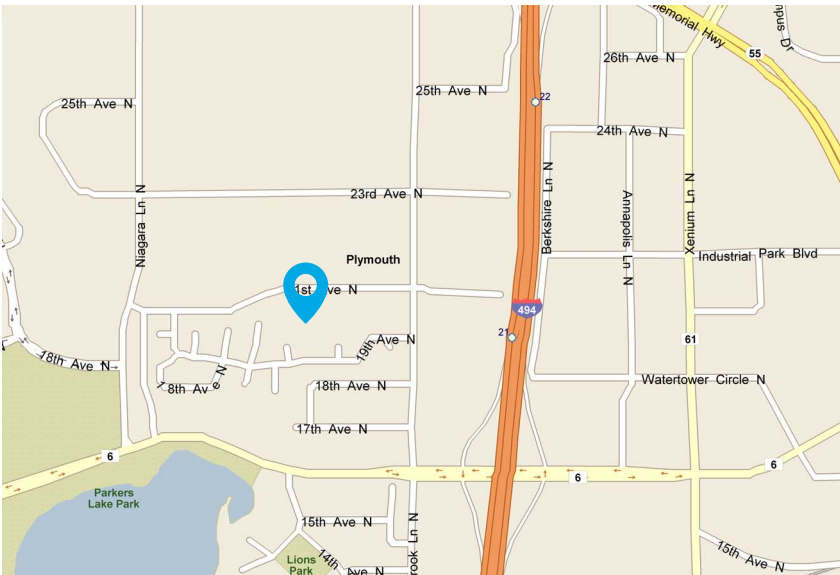
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# For Lease

## Parkers Lake Pointe II > Plat



## Map



Contact us:

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mnshowroom.com

# Parkers Lake Pointe II

14505 21st Avenue N | Plymouth, MN 55447

## Property Address:

14505 21st Avenue N  
Plymouth, MN 55447

## Building Square Feet:

47,192 SF Total

## Currently Available:

### Suite 206/210

9,067 SF Total  
6,703 SF Office  
2,364 SF Warehouse  
• Two (2) drive-ins

## Parking:

120 stalls or 2.54/1000

## Year Built:

1988

## Clear Height:

14'

## Zoning:

I-1, Light Industrial

## Net Rental Rate:

\$13.00 PSF Office  
\$13.00 PSF Tech  
\$ 7.50 PSF Warehouse

## 2026 Est CAM/RE Taxes:

\$2.43 PSF CAM  
\$3.88 PSF RE Taxes  
\$6.31 PSF Total

## Amenities:

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Great access to Hwy 55 & I-494
- Near many area amenities



## For leasing information, contact:

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952 897 7732

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Colliers International | Minneapolis-St. Paul  
1600 Utica Ave S Ste 300, St. Louis Park, MN 55416  
www.colliers.com

SUITE 222  
VENPRO

SUITE 221  
RUDIE CONSULTINGH, LLC

SUITE 216  
BENCO DENTAL

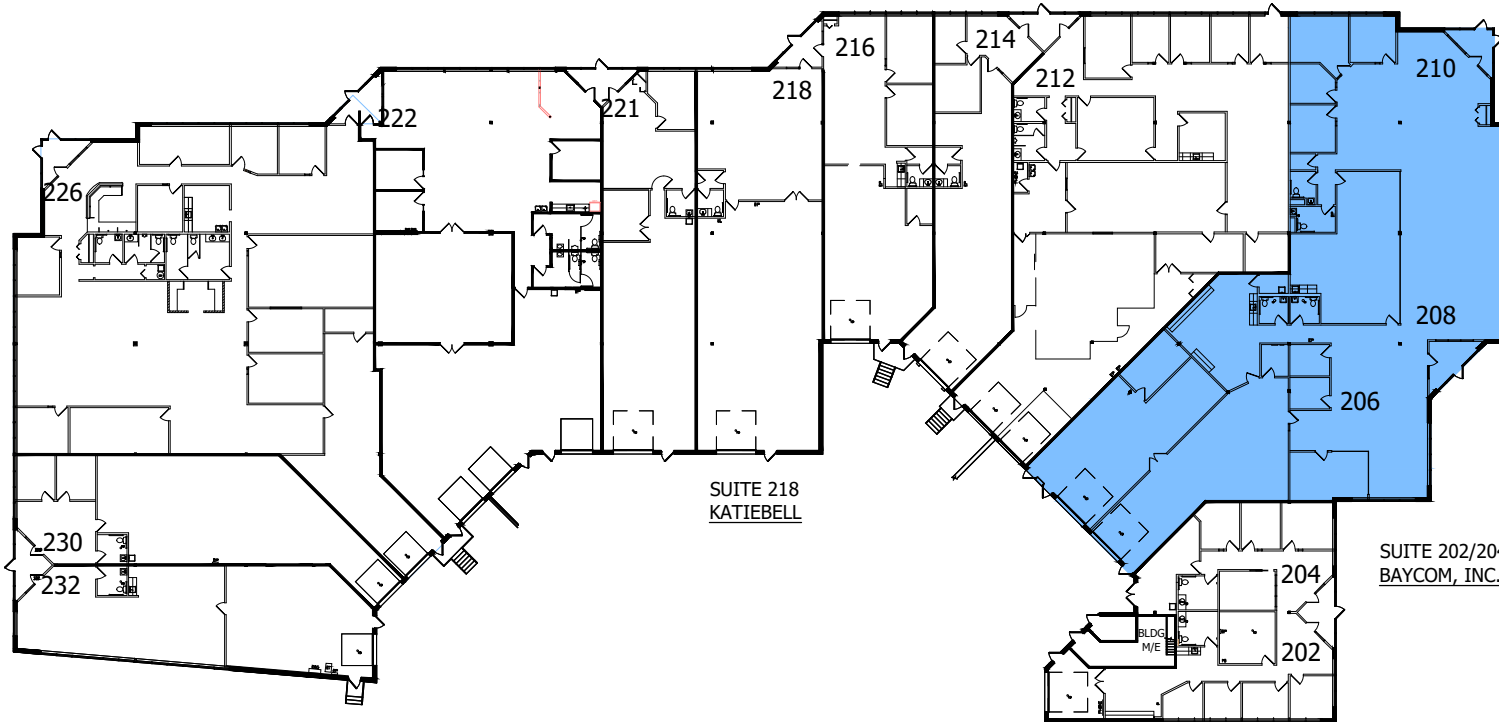
SUITE 214  
BUGG PRODUCTS

SUITE 212  
CATH CONCEPTS

SUITE 226  
APPLE ROOFING

SUITE 230  
BUGG PRODUCTS

SUITE 232  
BUGG PRODUCTS



SUITE 210	
VACANT	
OFFICE	2,919 S.F.
TECH	0 S.F.
WAREHOUSE	0 S.F.
BLDG M/E	21 S.F.
TOTAL	2,940 S.F.
EXP:	

SUITE 206/208	
VACANT	
OFFICE	3,784 S.F.
TECH	0 S.F.
WAREHOUSE	2,300 S.F.
BLDG M/E	43 S.F.
TOTAL	6,127 S.F.
EXP:	

SUITE 202/204  
BAYCOM, INC.

SUITE 218  
KATIEBELL

1  
1

# BUILDING KEY PLAN

24.0001759.000/ TTL

01/27/2026

NOT TO SCALE



LEASED & MANAGED BY:



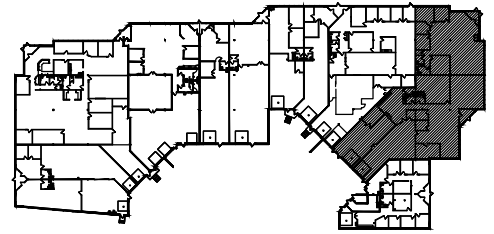
**PARKERS LAKE POINTE II**  
14505 21ST AVENUE NORTH  
PLYMOUTH, MINNESOTA

**NELSON**

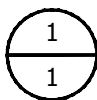
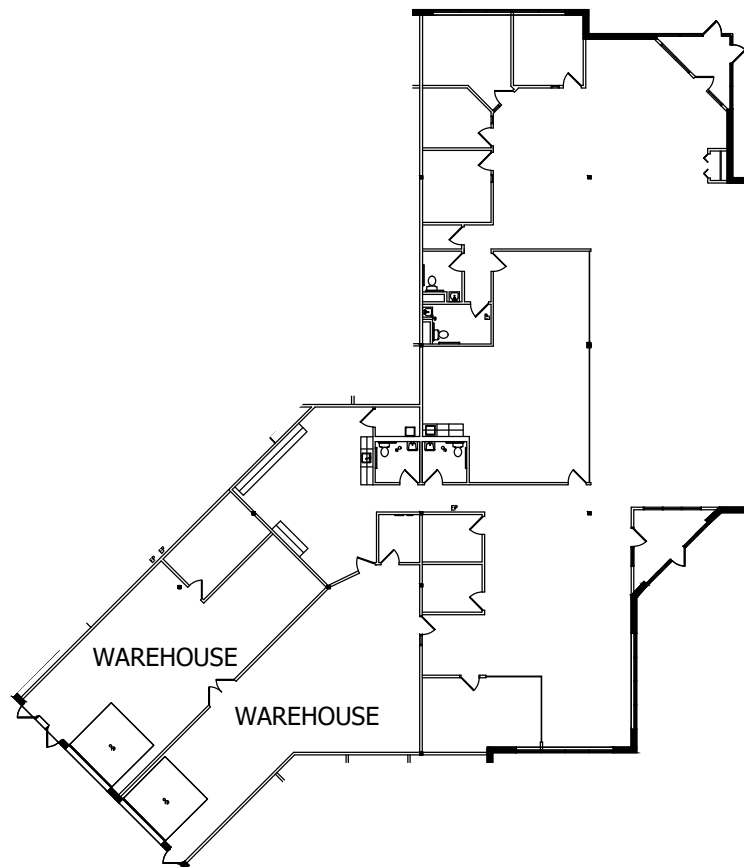
901 Marquette Avenue South - Suite 2850  
Minneapolis, MN 55402  
Contact: Tiffany Townsend  
Phone: (612) 370-1594

# SQUARE FOOTAGE SUMMARY

OFFICE	6,703 SF
WAREHOUSE	2,300 SF
BLDG M/E	64 SF
TOTAL	9,067 RSF



## KEY PLAN



## FLOOR PLAN - SUITES 206 & 210

24.0001759.000 / TTL

07/10/24

SCALE: 1/32"=1'-0"



LEASED & MANAGED BY:



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