



Office/Industrial Space for Lease

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Owned by
Washington Capital
MANAGEMENT, INC.

Polaris Business Centre I 2355 Polaris Lane N, Plymouth

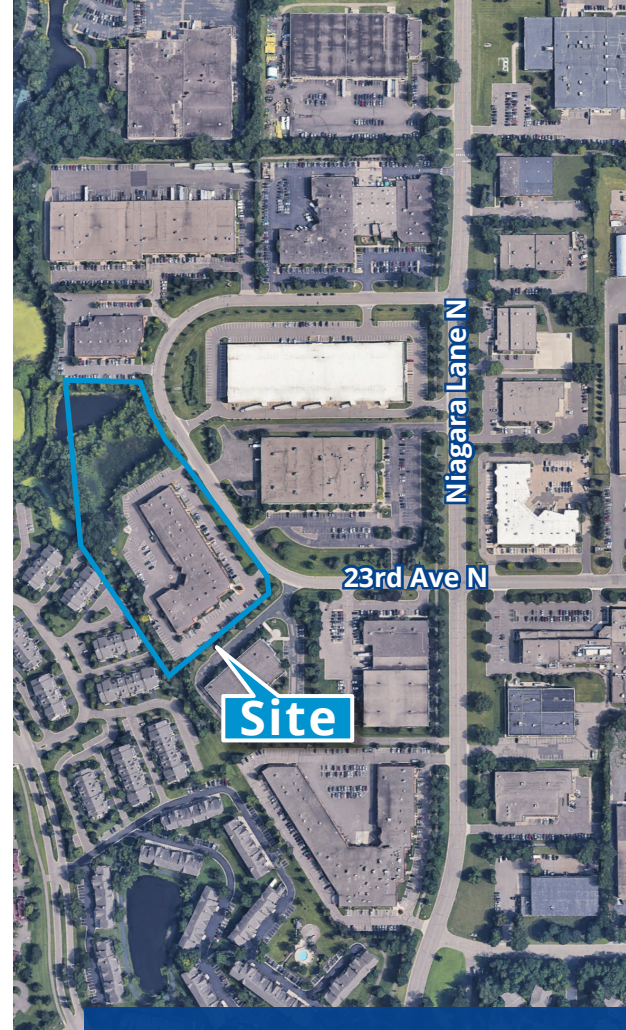
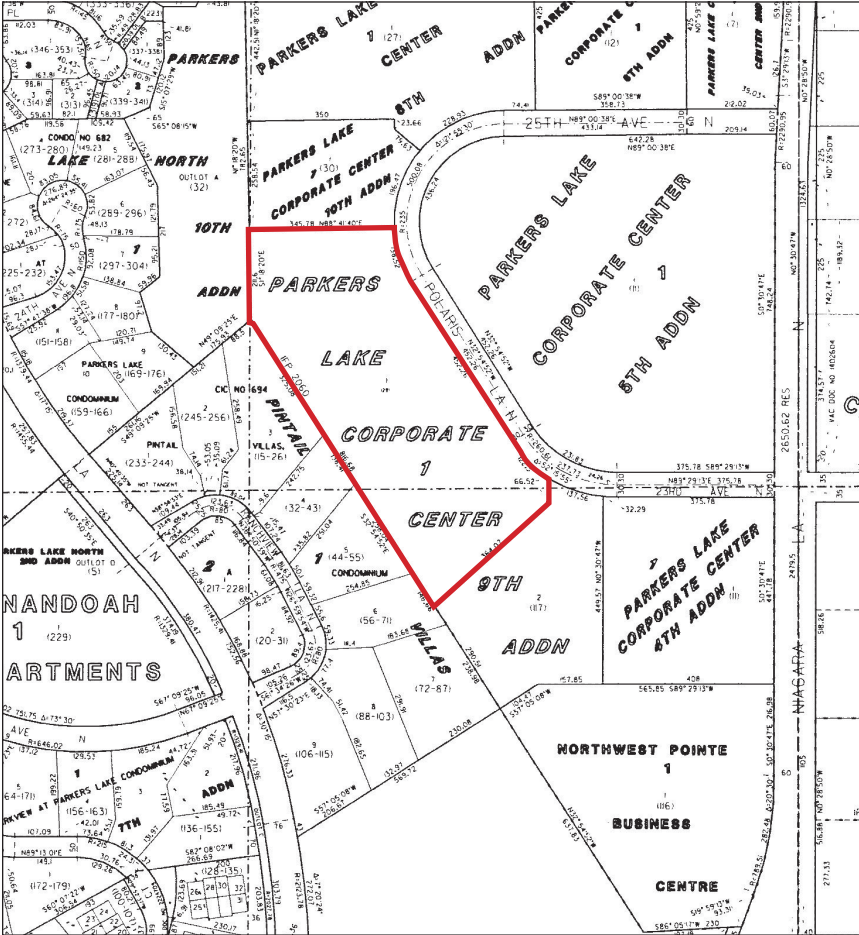
Building Amenities

- > 52,151 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned PUD, Planned Unit Development
- > Built in 1998
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 150 parking stalls - 2.88/1000
- > Great access to I-494 & Hwy 55
- > Near many area amenities
- > Individual signage for each suite

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For Lease

Polaris Business Centre | > Plat



Contact us:

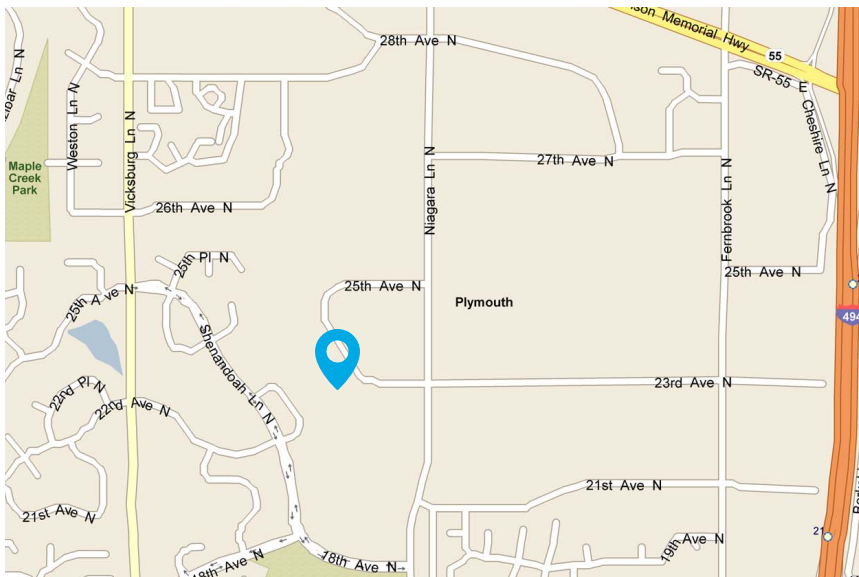
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Map



Colliers

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Polaris Business Centre I

2355 Polaris Lane N | Plymouth, MN 55447

Property Address:

2355 Polaris Lane N
Plymouth, MN 55447

Building Square Feet:

52,151 SF Total

Currently Available:

Suite 100

16,329 SF Total
14,845 SF Office/Tech/Cleanroom
1,484 SF Warehouse
• Five (5) drive-ins (4 are glassed in)

Parking:

150 stalls or 2.88/1000

Year Built:

1998

Clear Height:

18'

Zoning:

PUD, Planned Unit Development

Net Rental Rate:

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

2026 Est CAM/RE Taxes:

\$2.44 PSF CAM
\$3.87 PSF RE Taxes
\$6.31 PSF Total

Amenities:

- Class 10,000 cleanroom available
- 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 169
- Near many area amenities



For leasing information, contact:

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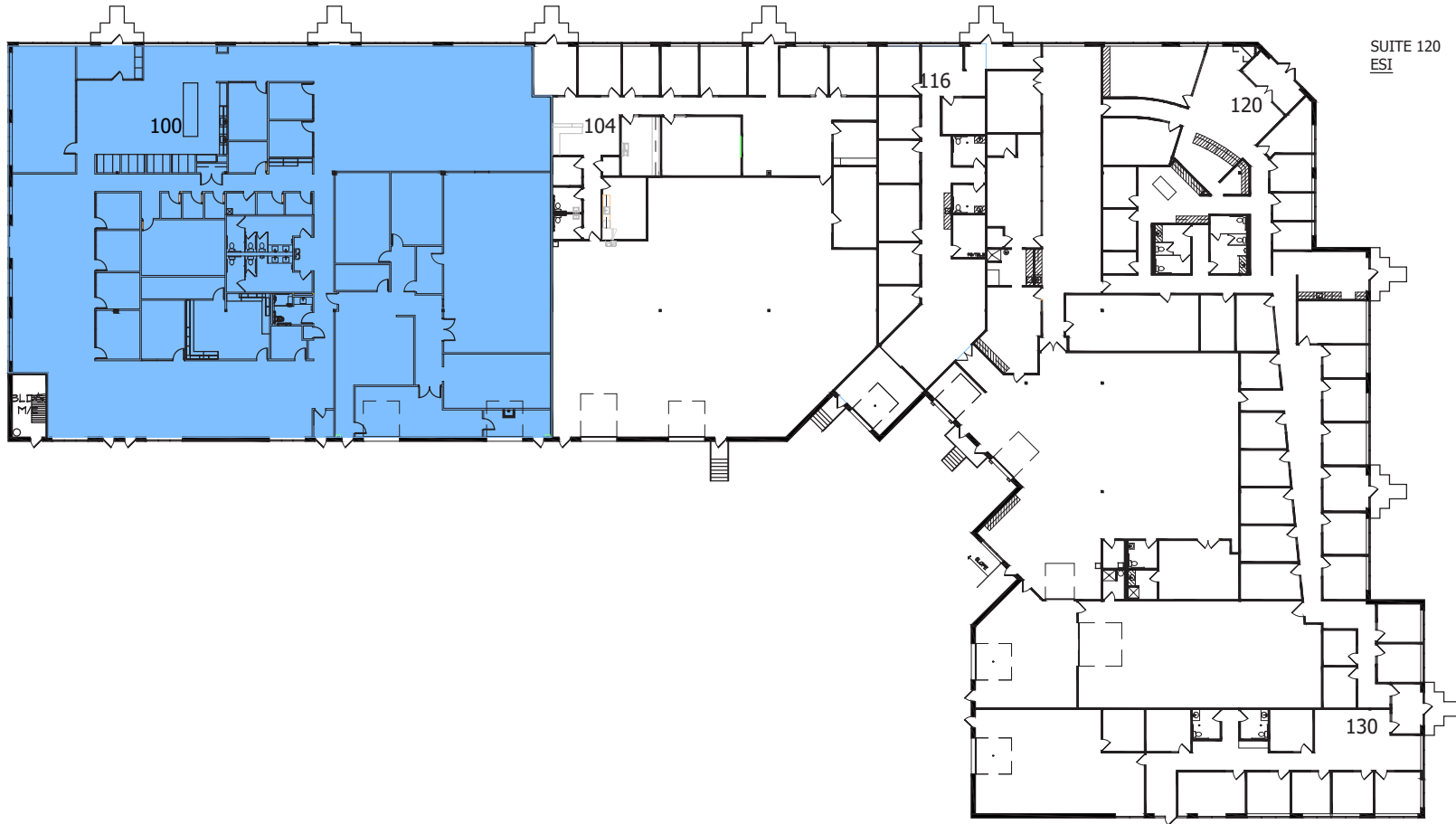
SUITE 100
 VACANT
 OFFICE 14,845 S.F.
 TECH 0 S.F.
 WAREHOUSE 1,428 S.F.
 BLDG M/E 56 S.F.
 TOTAL 16,329 S.F.
 EXP: --

SUITE 104
 UNITED OPERATIONS, INC.

SUITE 116
 ESI

SUITE 120
 ESI

SUITE 130
 PILATES MN LLC



1
 1

BUILDING KEY PLAN

14.0001450.000/ TTL

01/27/2026

NOT TO SCALE



LEASED & MANAGED BY:



POLARIS BUSINESS CENTRE
 2355 POLARIS LANE NORTH
 PLYMOUTH, MINNESOTA



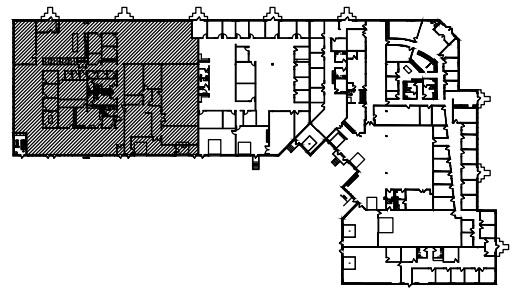
901 Marquette Avenue South - Suite 2850
 Minneapolis, MN 55402
 Contact: Tiffany Townsend
 Phone: (612) 370-1594

SQUARE FOOTAGE SUMMARY

OFFICE
WAREHOUSE
BLDG M/E
TOTAL

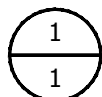
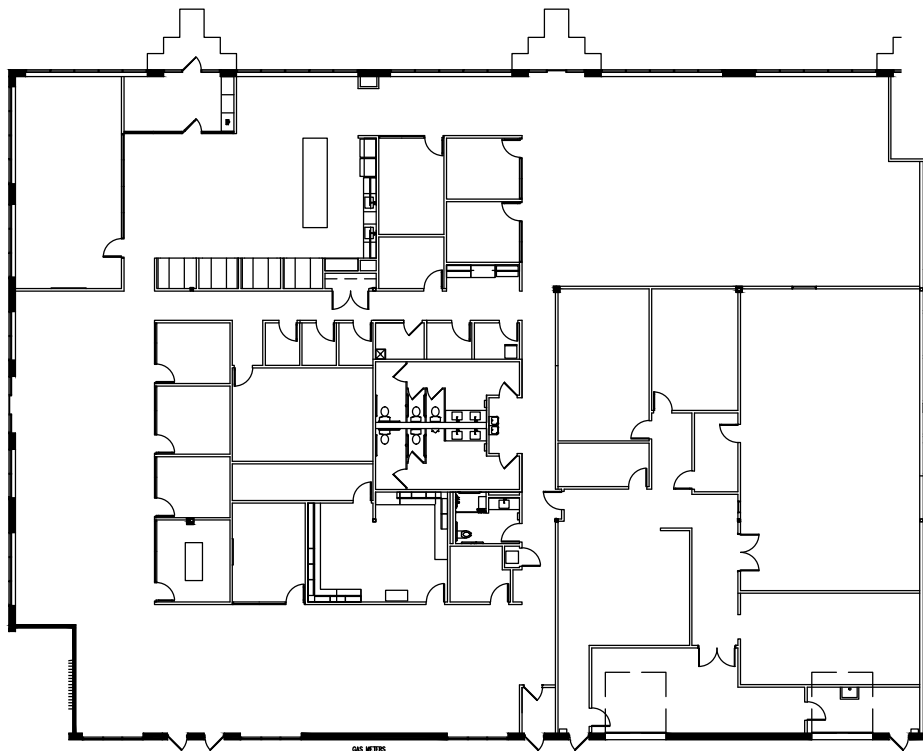
14,845 SF
1,428 SF
56 SF

16,329 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 100

24.0001760.000

09-19-24

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



LEASED & MANAGED BY:



POLARIS BUSINESS CENTRE

2355 POLARIS LANE NORTH
PLYMOUTH, MN

NELSON

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