

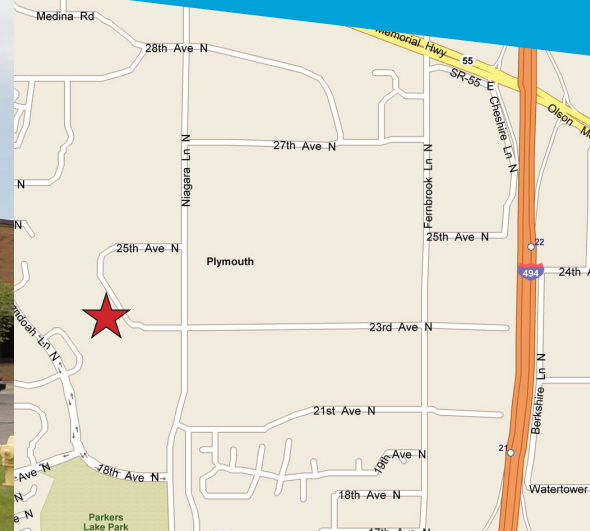
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Polaris Business Centre I

2355 Polaris Lane N | Plymouth, MN 55447



Accelerating success.



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 & Highway 55
- > Near many area amenities
- > Individual signage for each suite

CONTACT US

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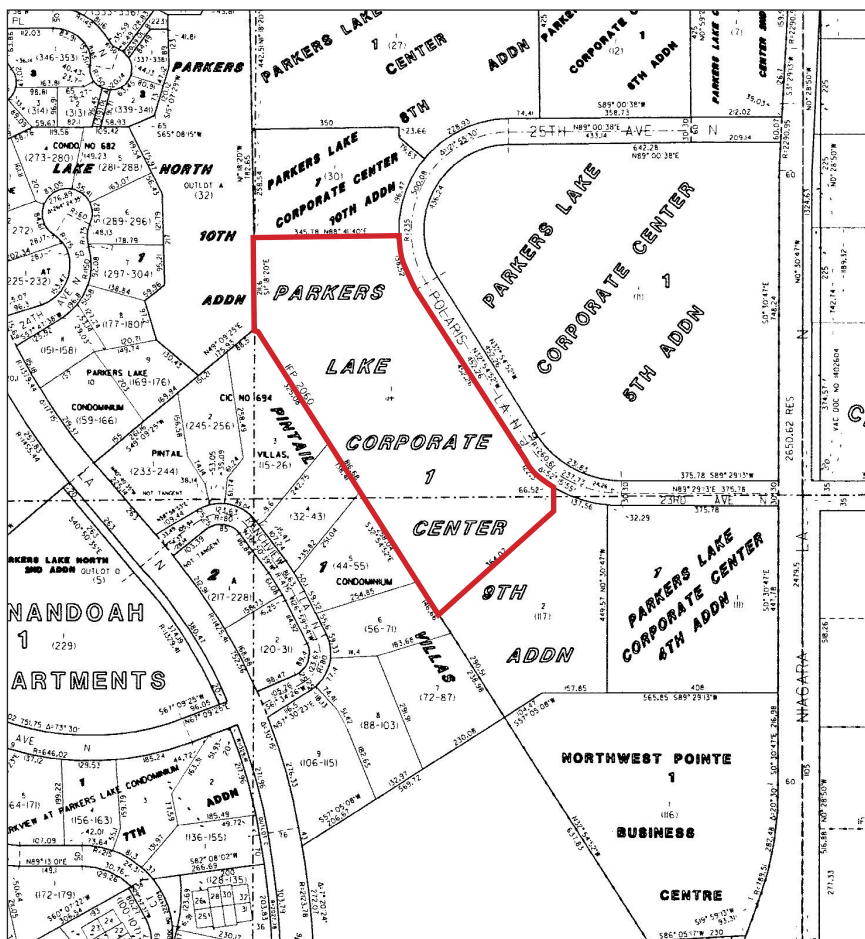
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4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

Owned by

Washington Capital
MANAGEMENT, INC.

POLARIS BUSINESS CENTRE I > PLAT



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Polaris Business Centre I

2355 Polaris Lane N | Plymouth, MN 55447

PROPERTY ADDRESS:

2355 Polaris Lane N
Plymouth, MN 55447

CURRENTLY AVAILABLE:

SUITE 100

16,329 square feet total
14,845 square feet office
1,484 square feet warehouse
• Five (5) drive-ins

PARKING:

150 stalls or 2.88 O

YEAR BUILT:

1998

CLEAR HEIGHT:

18'

ZONING:

PUD, Planned Unit Development

BUILDING SQUARE FEET:

52,151 square feet total

NET RENTAL RATES:

\$10.50 per square foot office
\$ 5.25 per square foot warehouse

2018 EST. CAM & REAL ESTATE TAX:

\$1.68 per square foot CAM
\$2.53 per square foot real estate taxes
\$4.21 per square foot 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 Highway 169
- Near many area amenities



FOR LEASING INFORMATION, CONTACT:

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SUITE 100
VACANT
OFFICE
TECH
WAREHOUSE
BLDG M/E
TOTAL
EXP. ---

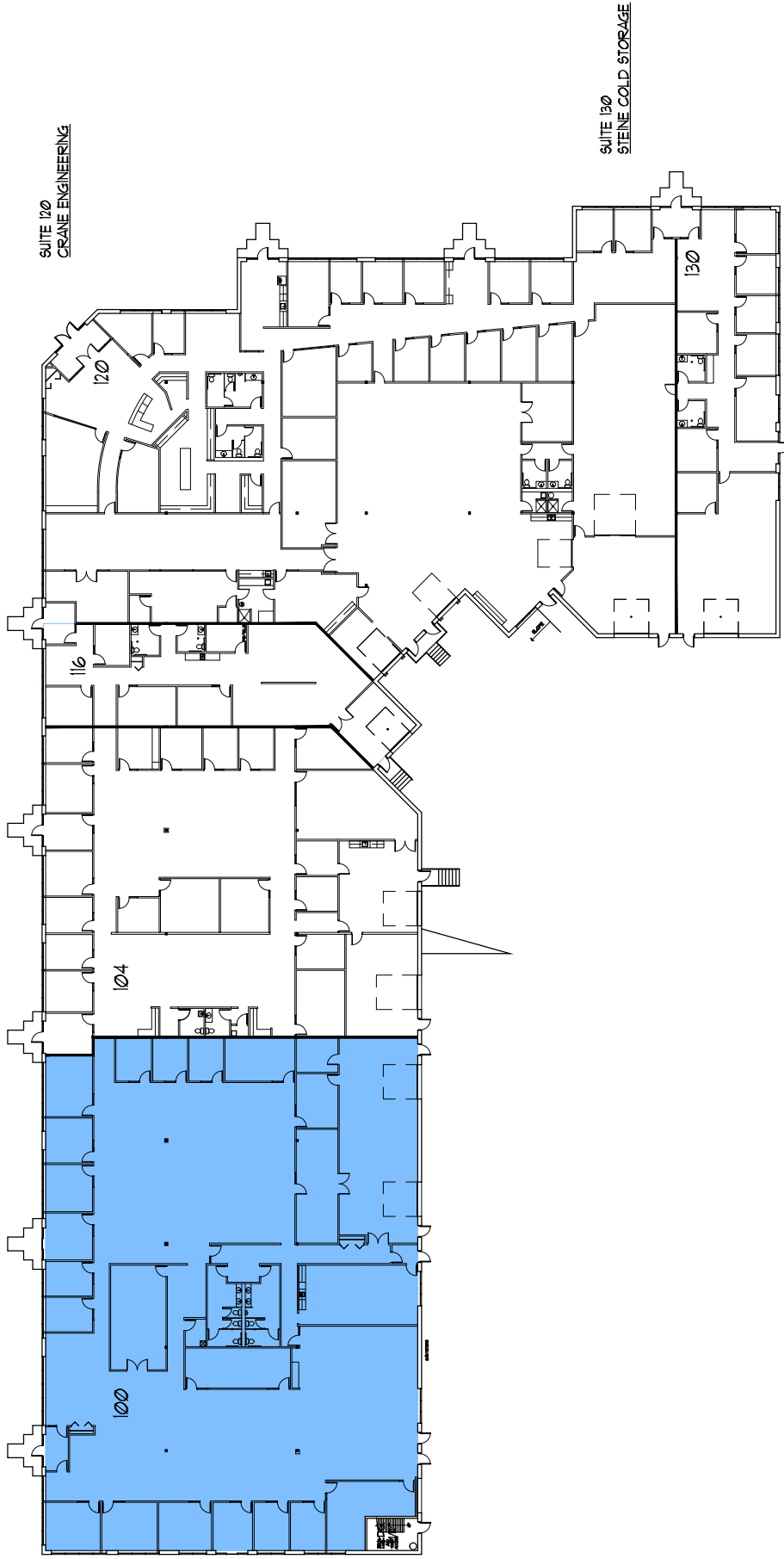
14,845 SF.
0 SF.
1,428 SF.
56 SF.
16,329 SF.

SUITE 116
CRANE ENGINEERING

SUITE 104
CRANE ENGINEERING

SUITE 120
CRANE ENGINEERING

SUITE 130
STEINE COLD STORAGE



BUILDING KEY PLAN

140145000/ TTL



9-9-16
NOT TO SCALE

LEASED & MANAGED BY:



POLARIS BUSINESS CENTRE
2355 POLARIS LANE NORTH
PLYMOUTH, MINNESOTA

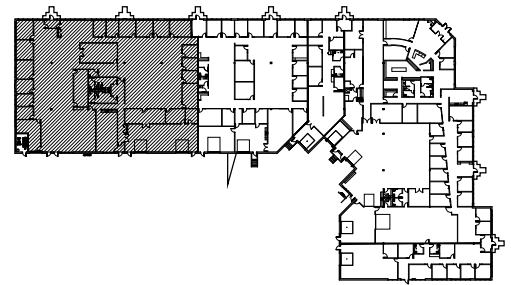
NELSON

a licensed affiliate
Nelson Upper Midwest Operating Company, LLC
1201 Marquette Avenue South - Suite 200
Plymouth, MN 55443
Phone: (612) 822-1211
Fax: (612) 822-1006

SQUARE FOOTAGE SUMMARY

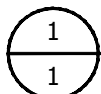
OFFICE
WAREHOUSE
BLDG M/E
TOTAL

14,845 S.F.
1,428 S.F.
56 S.F.
16,329 S.F.



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 100

14.01450.00 / TTL

8-30-16

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



LEASED & MANAGED BY:



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PLYMOUTH, MN

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