



Office/Industrial Space for Lease

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Owned by
Washington Capital
MANAGEMENT, INC.

Northwest Business Centre 2950 Xenium Lane N, Plymouth

Building Amenities

- > 70,175 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned PUD, Planned Unit Development
- > Built in 1996
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 193 parking stalls - 2.75/1000
- > Excellent location just north of Hwy 55
- > Great access to Hwy 55 & I-494
- > Individual signage for each suite

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Northwest Business Centre

2950 Xenium Lane N | Plymouth, MN 55441

Property Address:

2950 Xenium Lane N
Plymouth, MN 55441

**Available 4/1/25
Suite 106/108**

5,385 SF Total
4,330 SF Office
1,055 SF Warehouse
• Two (2) drive-ins

**Available 4/1/25
Suite 130**

20,176 SF Total
12,573 SF Office
7,603 SF Warehouse
• Two (2) docks
• One (1) drive-in

Suite 106/108/130

25,561 SF Total
16,903 SF Office
8,658 SF Warehouse
• Two (2) docks
• Three (3) drive-ins

Parking:

193 stalls or 2.75/1000

Year Built:

1996

Building Square Feet:

70,175 SF Total

Clear Height:

18'

Zoning:

PUD, Planned Unit
Development

Net Rental Rate:

\$13.00 PSF Office
\$ 7.50 PSF Warehouse

2025 Est CAM/RE Taxes:

\$2.65 PSF CAM
\$4.50 PSF RE Taxes
\$7.15 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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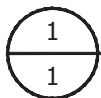
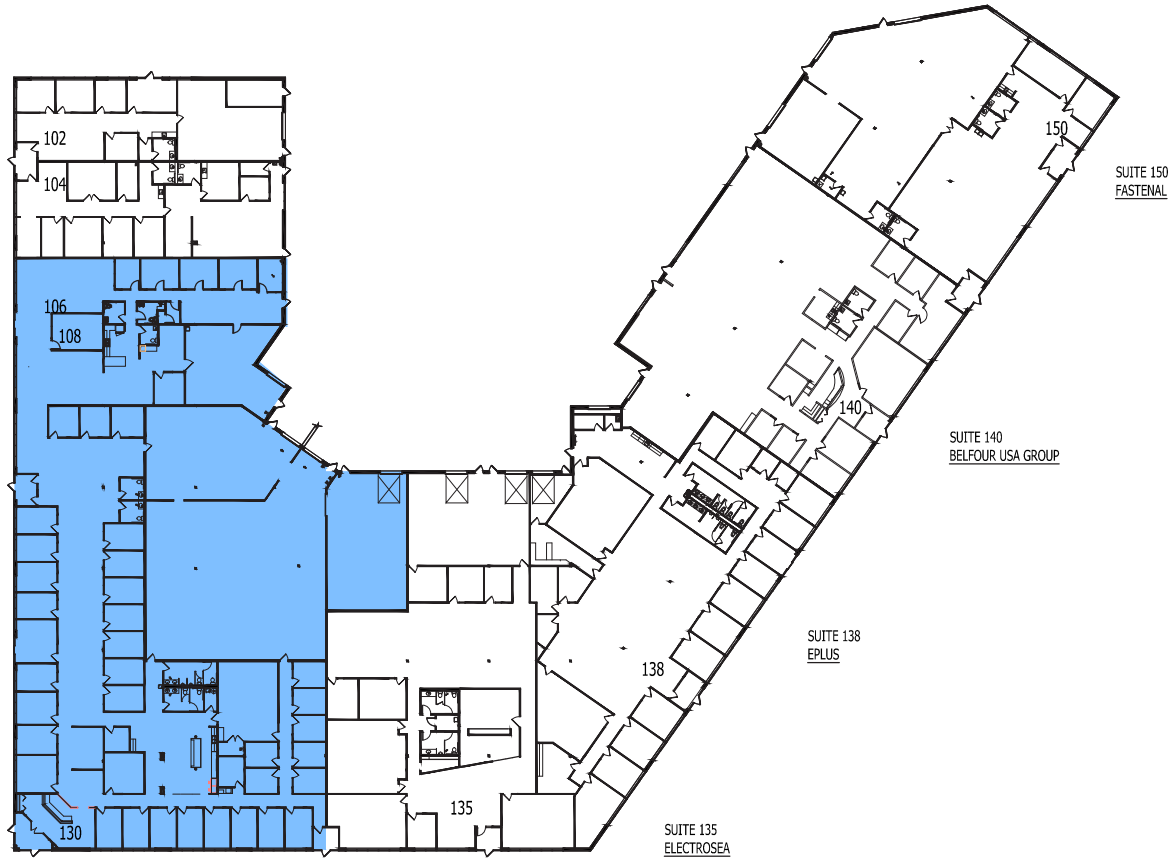
SUITE 102
COLON CANCER COALITION

SUITE 104
GOULD & ASSOCIATES

SUITE 106
VACANT
OFFICE 2,431 S.F.
TECH 0 S.F.
WAREHOUSE 0 S.F.
BLDG M/E 8 S.F.
TOTAL 2,439 S.F.
EXP: --

SUITE 108
VACANT
OFFICE 1,899 S.F.
TECH 0 S.F.
WAREHOUSE 1,037 S.F.
BLDG M/E 10 S.F.
TOTAL 2,946 S.F.
EXP: --

SUITE 130
VACANT
OFFICE 12,573 S.F.
TECH 0 S.F.
WAREHOUSE 7,536 S.F.
BLDG M/E 67 S.F.
TOTAL 20,176 S.F.
EXP: --



BUILDING KEY PLAN

14.0001444.000/ TTL

01/27/2025
NOT TO SCALE



LEASED & MANAGED BY:



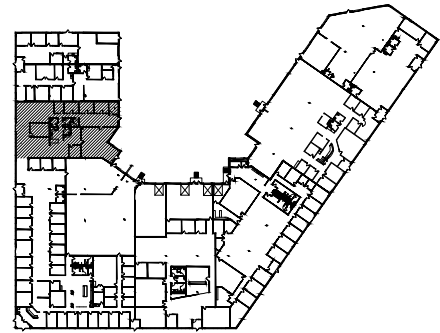
NORTHWEST BUSINESS CENTRE
2950 XENIUM LANE NORTH
PLYMOUTH, MINNESOTA

NELSON

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

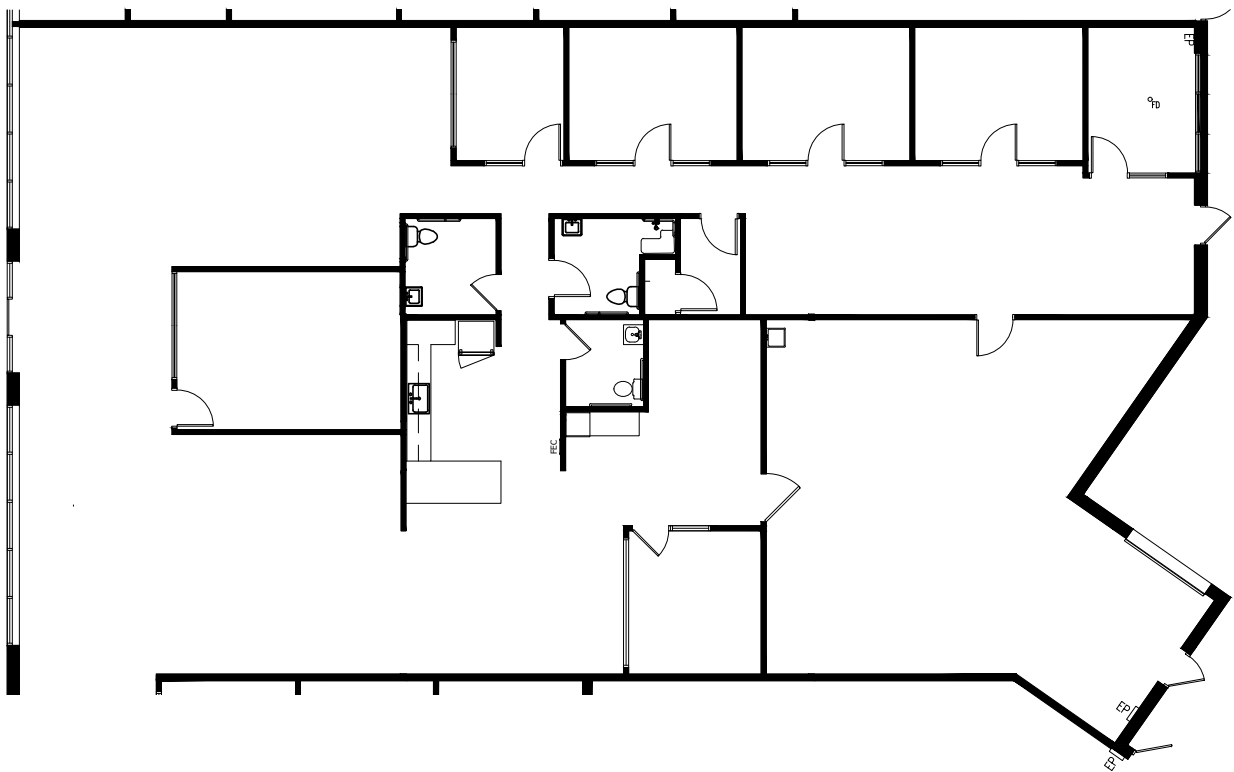
SQUARE FOOTAGE SUMMARY

OFFICE	4,330 SF
WAREHOUSE	1,037 SF
BLDG M/E	18 SF
TOTAL	5,385 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 106/108

14.0001444.000/ TTL

10/30/24

SCALE: NTS



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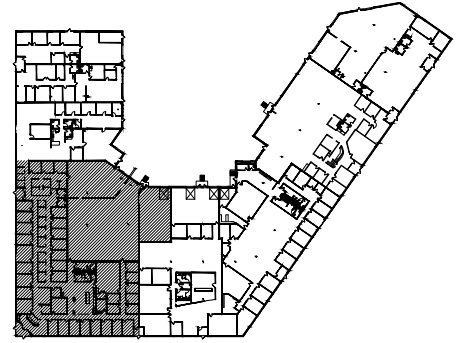
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SQUARE FOOTAGE SUMMARY

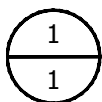
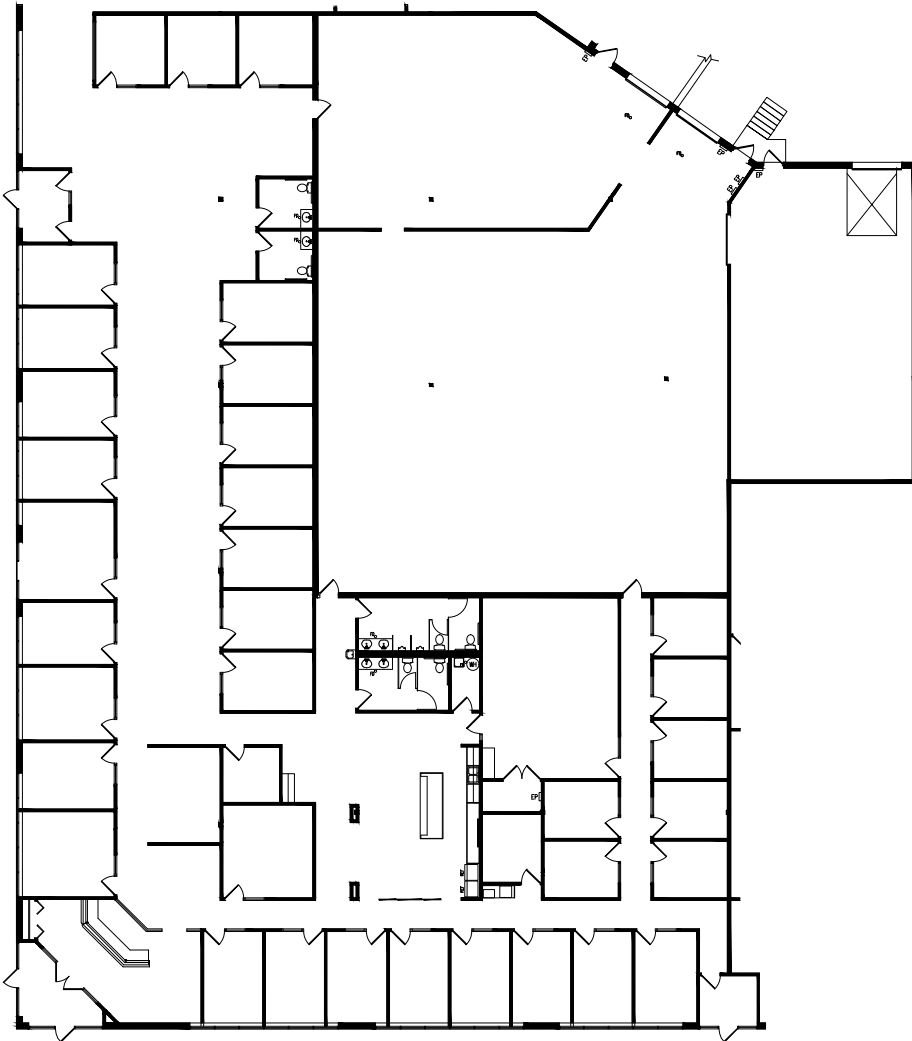
OFFICE
WAREHOUSE
BLDG M/E
TOTAL

12,573 SF
7,536 SF
67 SF
20,176 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 130

14.0001444.000/ TTL

02/03/2025

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



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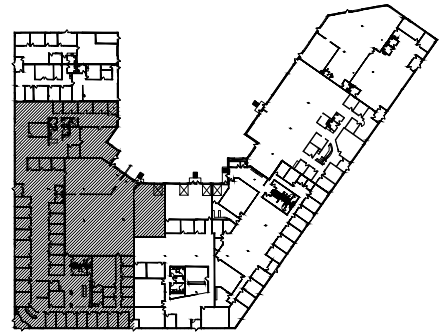
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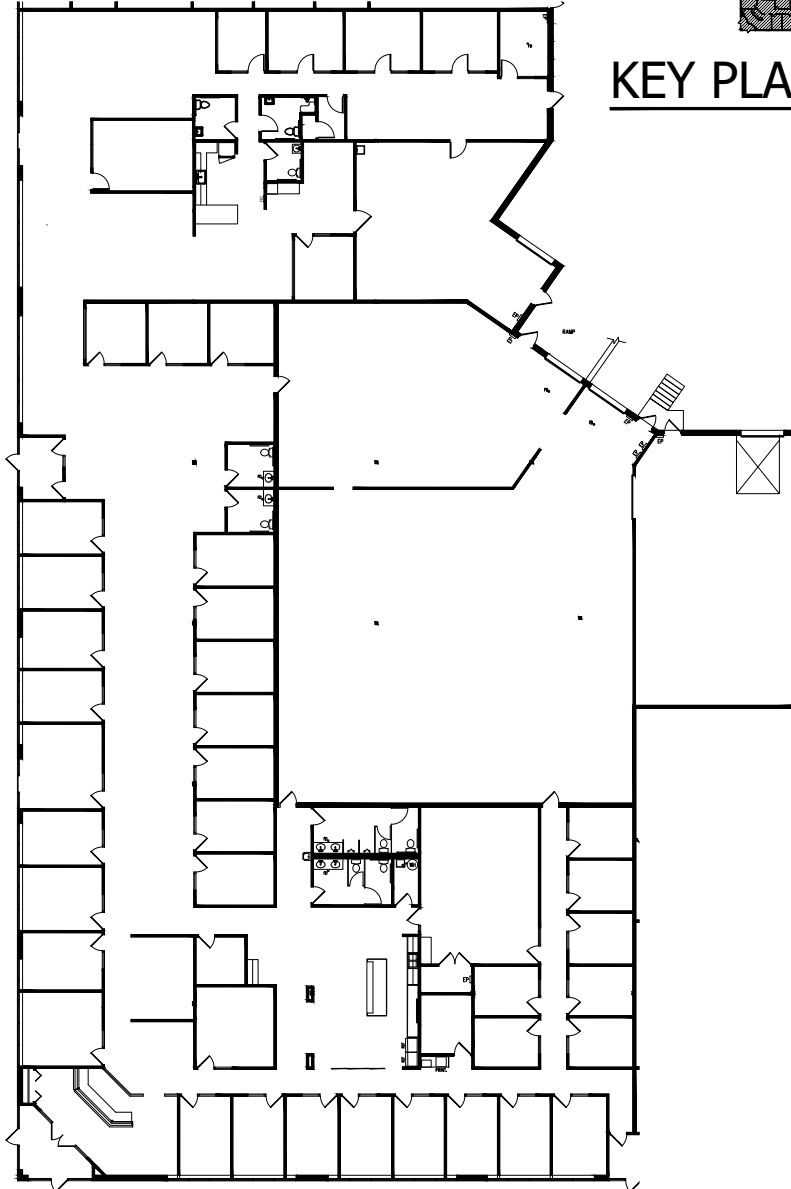
SQUARE FOOTAGE SUMMARY

OFFICE	16,903 SF
WAREHOUSE	8,573 SF
BLDG M/E	85 SF
TOTAL	25,561 RSF



KEY PLAN

NOT TO SCALE



1 FLOOR PLAN - SUITE 106/108/130
1 14.0001444.000/ TTL

02/03/2025

SCALE: NTS



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