



Office/Industrial Space for Lease

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Owned by
Washington Capital
MANAGEMENT, INC.

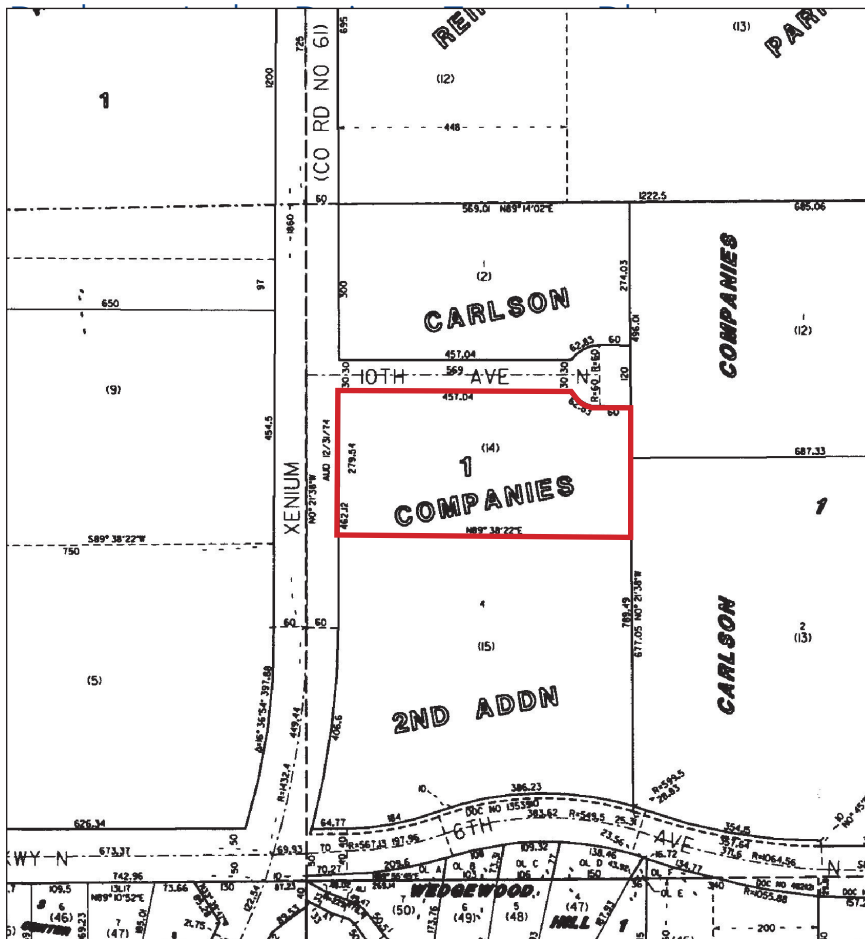
Parkers Lake Pointe East 13355 10th Avenue N, Plymouth

Building Amenities

- > 44,300 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-2, General Industrial
- > Built in 1998
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 131 parking stalls - 2.96/1000
- > Great access to Hwy 55 & I-494
- > Near many area amenities
- > Individual signage for each suite

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For Lease



Contact us:

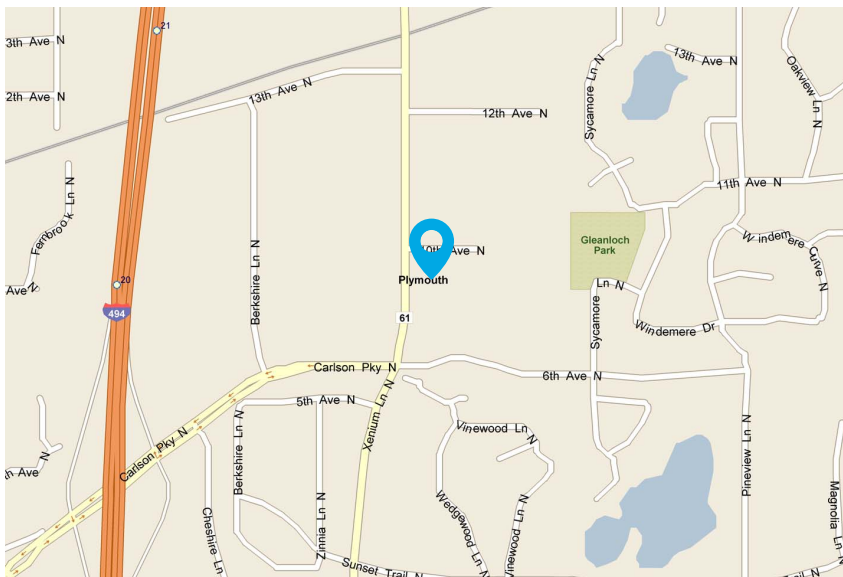
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Map



Colliers

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Parkers Lake Pointe East

13355 10th Avenue N | Plymouth, MN 55441

Property Address:

13355 10th Avenue N
Plymouth, MN 55441

Building Square Feet:

44,300 SF Total

Currently Available:**Suite 100**

11,540 SF Office

Suite 100 - Option A

11,540 SF Total
5,195 SF Office
6,345 SF Warehouse
• Three (3) drive-in doors

Suite 100 - Option B

11,540 SF Total
4,171 SF Office
7,369 SF Warehouse
• Three (3) drive-in doors

Parking:

130 stalls or 2.96/1000

Year Built:

1998

Clear Height:

18'

Zoning:

I-2, General Industrial

Net Rental Rate:

\$14.00 PSF Office
\$10.00 PSF Tech
\$ 7.50 PSF Warehouse

2025 Est CAM/RE Taxes:

\$2.42 PSF CAM
\$4.37 PSF RE Taxes
\$6.79 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 100
VACANT
OFFICE
TECH
WAREHOUSE
BLDG M/E
TOTAL
EXP: --

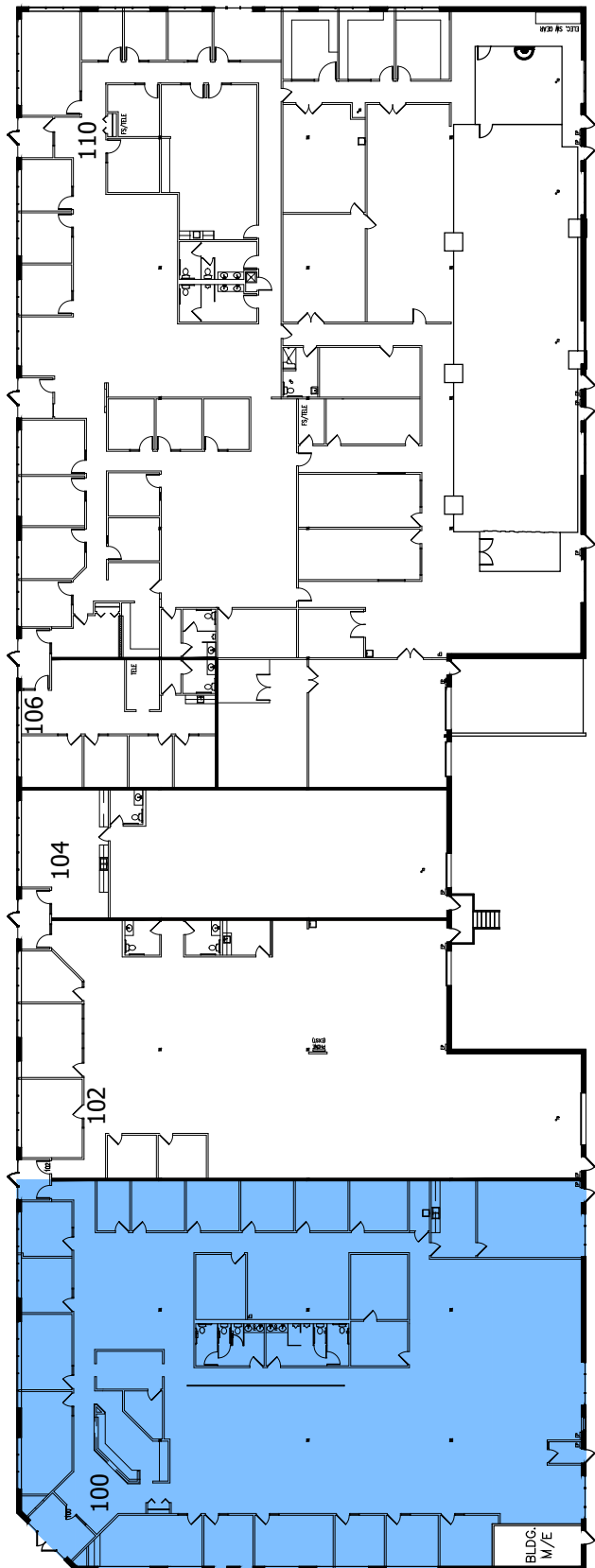
11,478 S.F.
TBD S.F.
TBD S.F.
62 S.F.
11,540 S.F.

SUITE 102
CLARUS MEDICAL

SUITE 104
CLARUS MEDICAL

SUITE 106
IMPACT INTERIORS

SUITE 110
CLARUS MEDICAL



BUILDING KEY PLAN

14.0001446.000/ TTL



04/23/24
NOT TO SCALE

LEASED & MANAGED BY:



PARKERS LAKE POINTE EAST

13355 10TH AVE. NORTH
PLYMOUTH, MINNESOTA

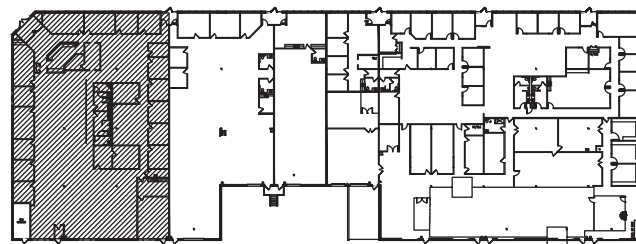


901 Marquette Avenue South - Suite 2850
Minneapolis, MN 55402
Contact: Treary Townsend
Phone: (612) 336-1084

SQUARE FOOTAGE SUMMARY

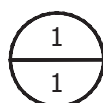
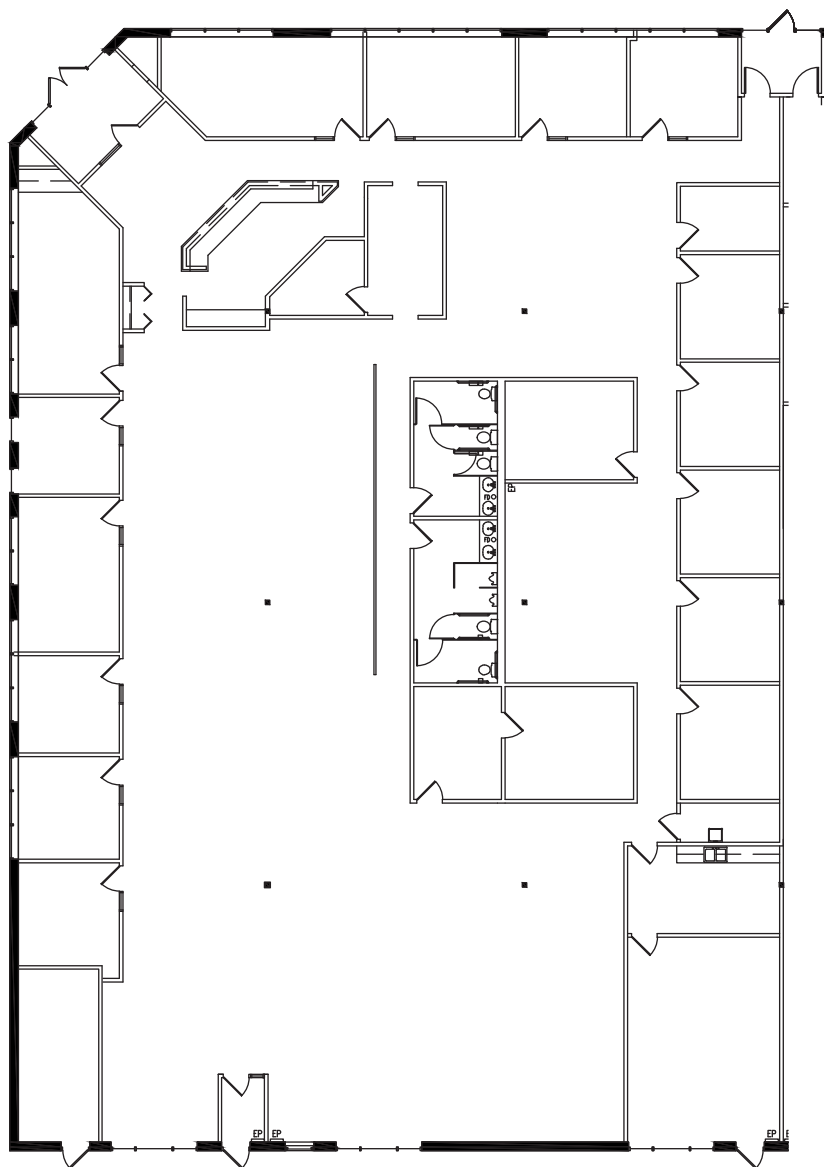
OFFICE
BLDG M/E
TOTAL

11,478 SF
62 SF
11,540 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 100

14.0001446.000/ TTL

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01-22-24

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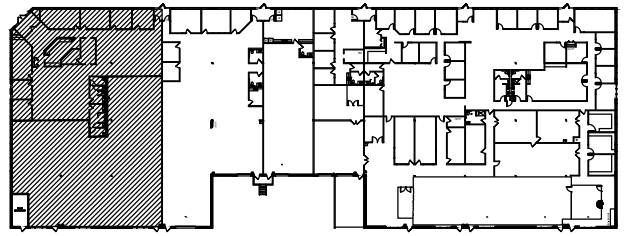
**PARKERS LAKE
POINTE EAST**
13355 10TH AVE. NORTH
PLYMOUTH, MINNESOTA

NELSON

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

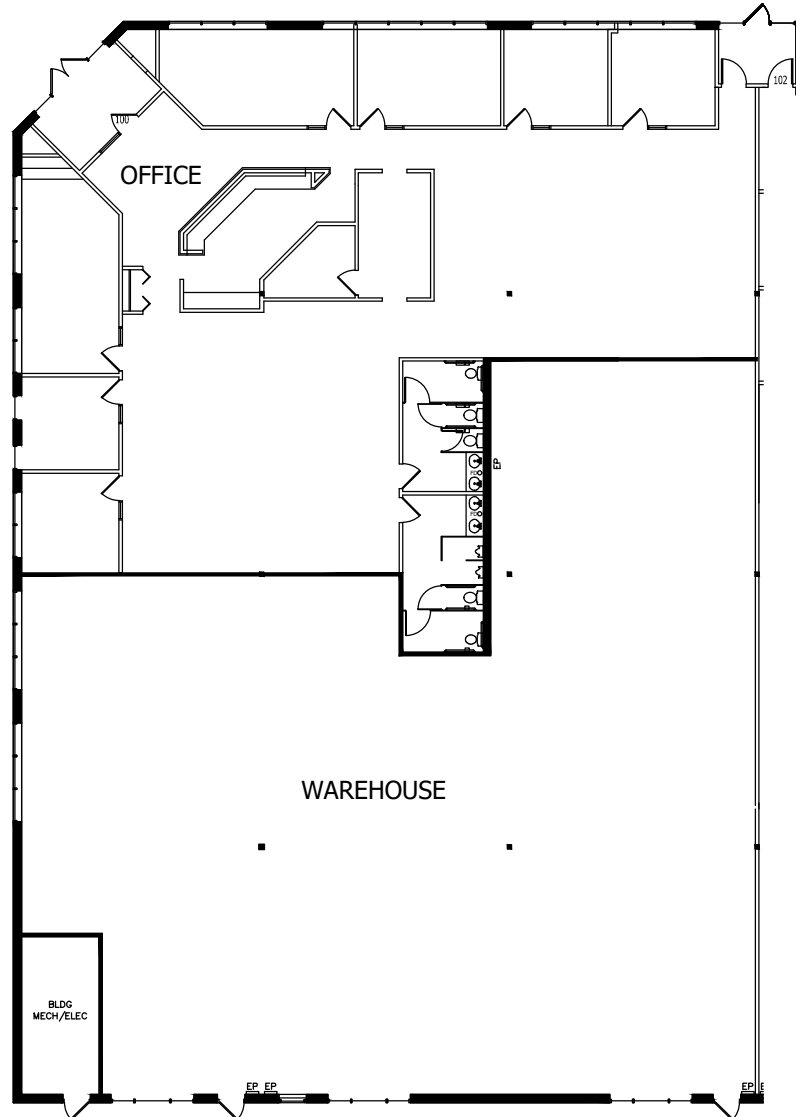
SQUARE FOOTAGE SUMMARY

OFFICE	5,195 SF
WAREHOUSE	6,283 SF
BLDG M/E	62 SF
TOTAL	11,540 RSF



KEY PLAN

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1 DEMISE OPTION A - SUITE 100
1 14.0001446.000/ TTL

05-24-24

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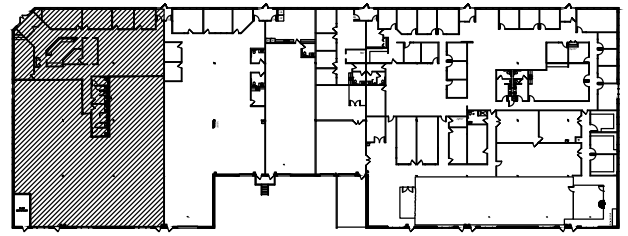
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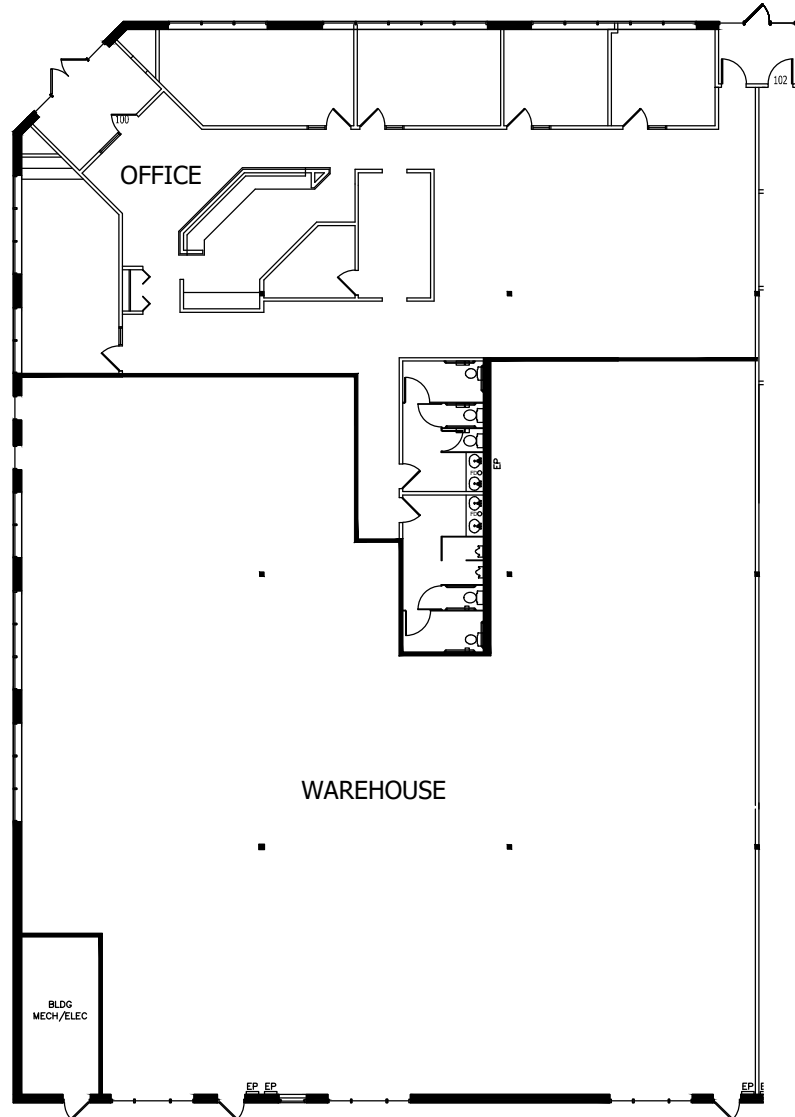
SQUARE FOOTAGE SUMMARY

OFFICE	4,171 SF
WAREHOUSE	7,307 SF
BLDG M/E	62 SF
TOTAL	11,540 RSF



KEY PLAN

NOT TO SCALE



1 DEMISE OPTION B - SUITE 100
1 14.0001446.000/ TTL

05-24-24

NOT TO SCALE



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