



# Office/Industrial Space for Lease

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colliers.com  
mnshowroom.com

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

## Northwest Business Centre 2950 Xenium Lane N, Plymouth

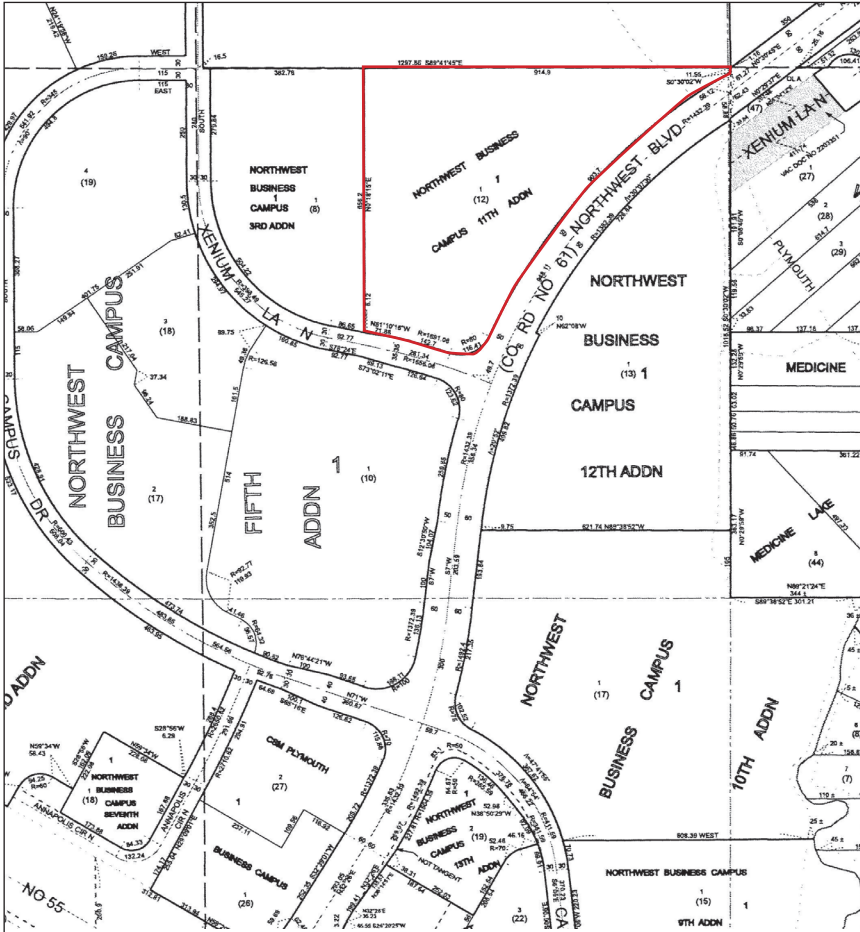
### Building Amenities

- > 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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# For Lease

## Northwest Business Centre > Plat



### Contact us:

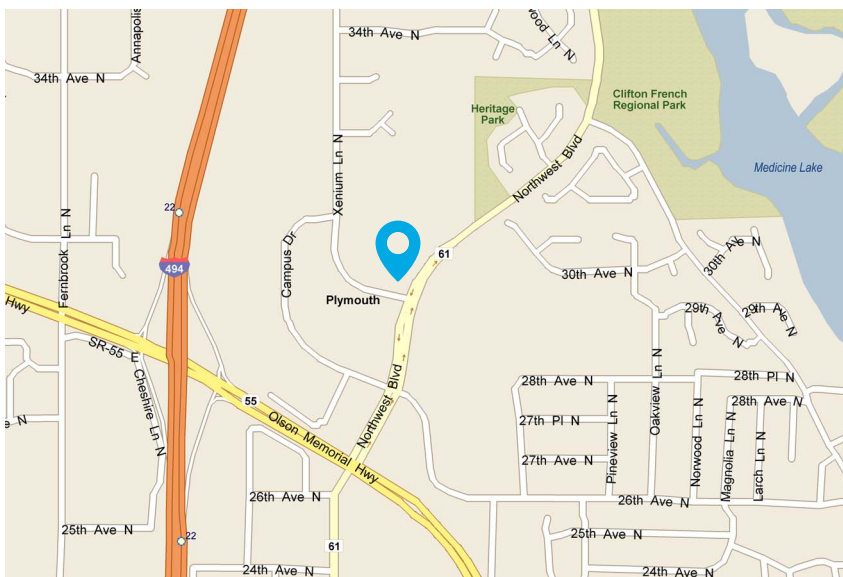
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## Map



### Colliers

1600 Utica Avenue S Ste 300  
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[colliers.com](http://colliers.com)  
[mnshowroom.com](http://mnshowroom.com)

# Northwest Business Centre

2950 Xenium Lane N | Plymouth, MN 55441

## Property Address:

2950 Xenium Lane N  
Plymouth, MN 55441

## Suite 106/108

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

## Suite 138

### Available 12/1/2026

10,559 SF Total  
10,559 SF Office  
• Two (2) Docks

## 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

## 2026 Est CAM/RE Taxes:

\$2.46 PSF CAM  
\$4.26 PSF RE Taxes  
\$6.72 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

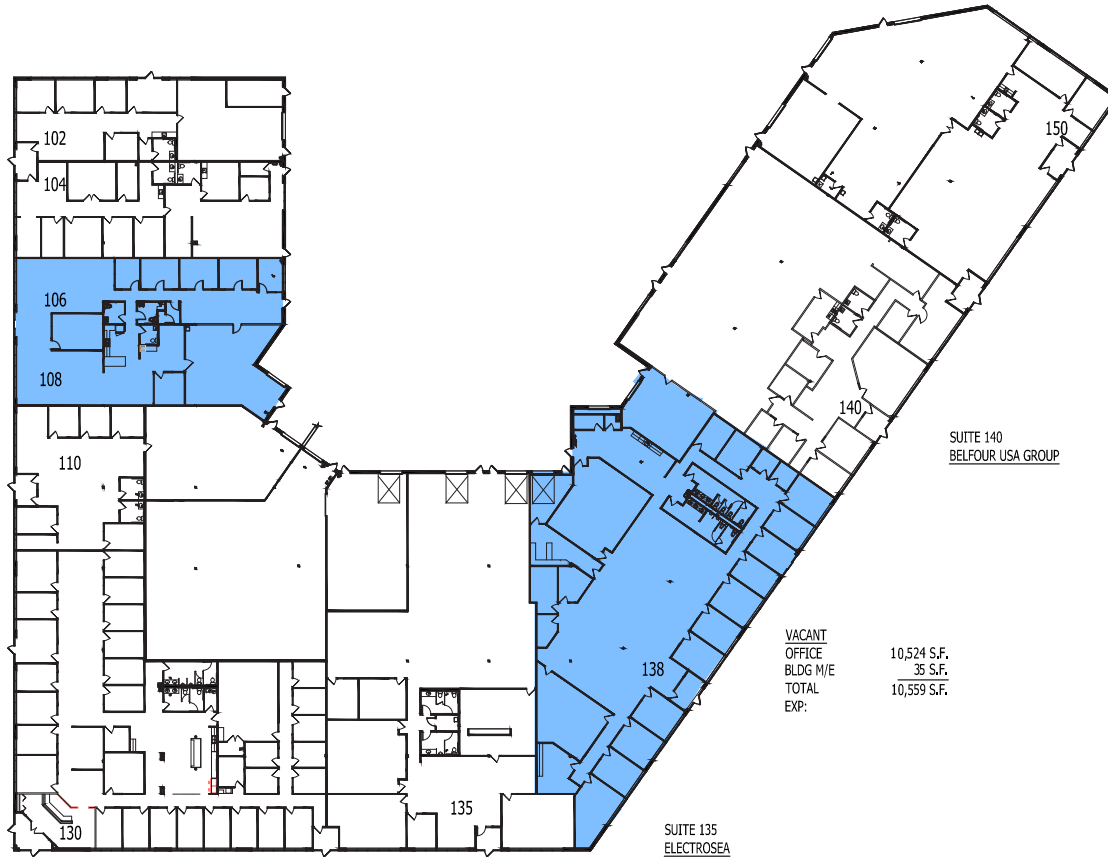
SUITE 104  
GOULD & ASSOCIATES

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 110  
WAVE CLEAR INC.

SUITE 130  
REED HEALTH

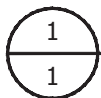


VACANT  
OFFICE 10,524 S.F.  
BLDG M/E 35 S.F.  
TOTAL 10,559 S.F.  
EXP:

SUITE 150  
FASTENAL

SUITE 140  
BELFOUR USA GROUP

SUITE 135  
ELECTROSEA



## BUILDING KEY PLAN

24.0001756.000/ TTL

06/05/2026  
NOT TO SCALE



LEASED & MANAGED BY:



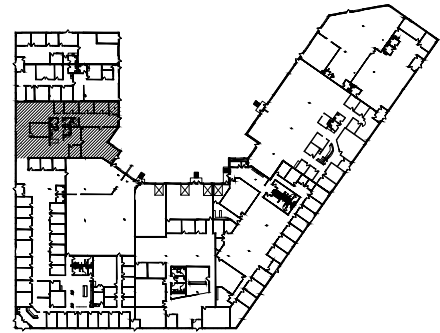
NORTHWEST BUSINESS CENTRE  
2950 XENIUM LANE NORTH  
PLYMOUTH, MINNESOTA

**NELSON**

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

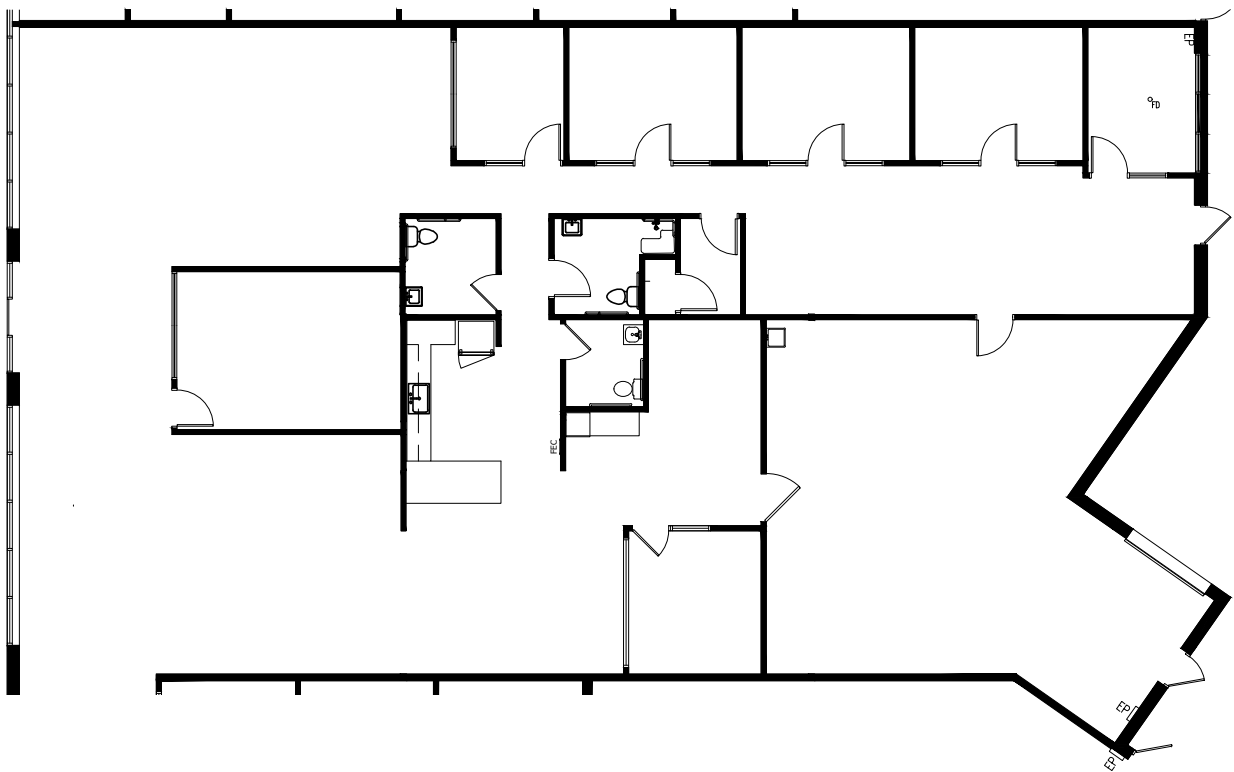
# SQUARE FOOTAGE SUMMARY

|           |           |
|-----------|-----------|
| 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

1  
1

14.0001444.000/ TTL

10/30/24

SCALE: NTS



LEASED & MANAGED BY:



**NORTHWEST BUSINESS  
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# SQUARE FOOTAGE SUMMARY

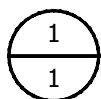
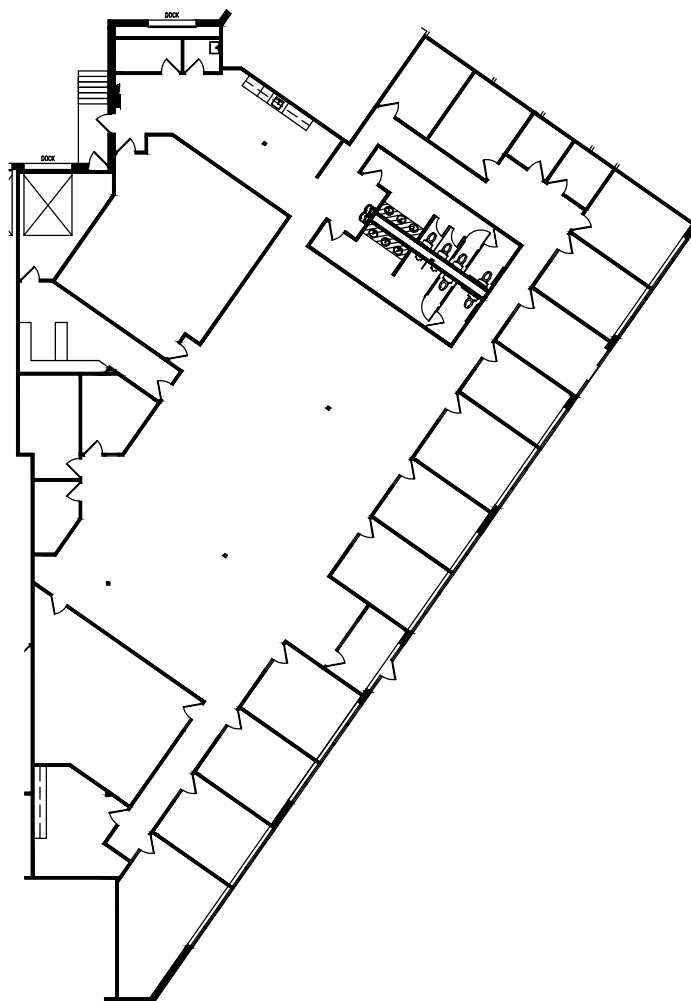
OFFICE  
BLDG M/E  
TOTAL

10,524 SF  
35 SF  
10,559 RSF



## KEY PLAN

NOT TO SCALE



## FLOOR PLAN - SUITE 138

25.0005256.000/ TTL

1/14/26

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



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PLYMOUTH, MN

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