



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

Suite 106/108

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

Suite 110

4,311 SF Total
2,567 SF Office
1,744 SF Warehouse
• One (1) drive-in

Suite 106/108/110

9,696 SF Total
6,897 SF Office
2,799 SF Warehouse
• 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 104
GOULD & ASSOCIATES

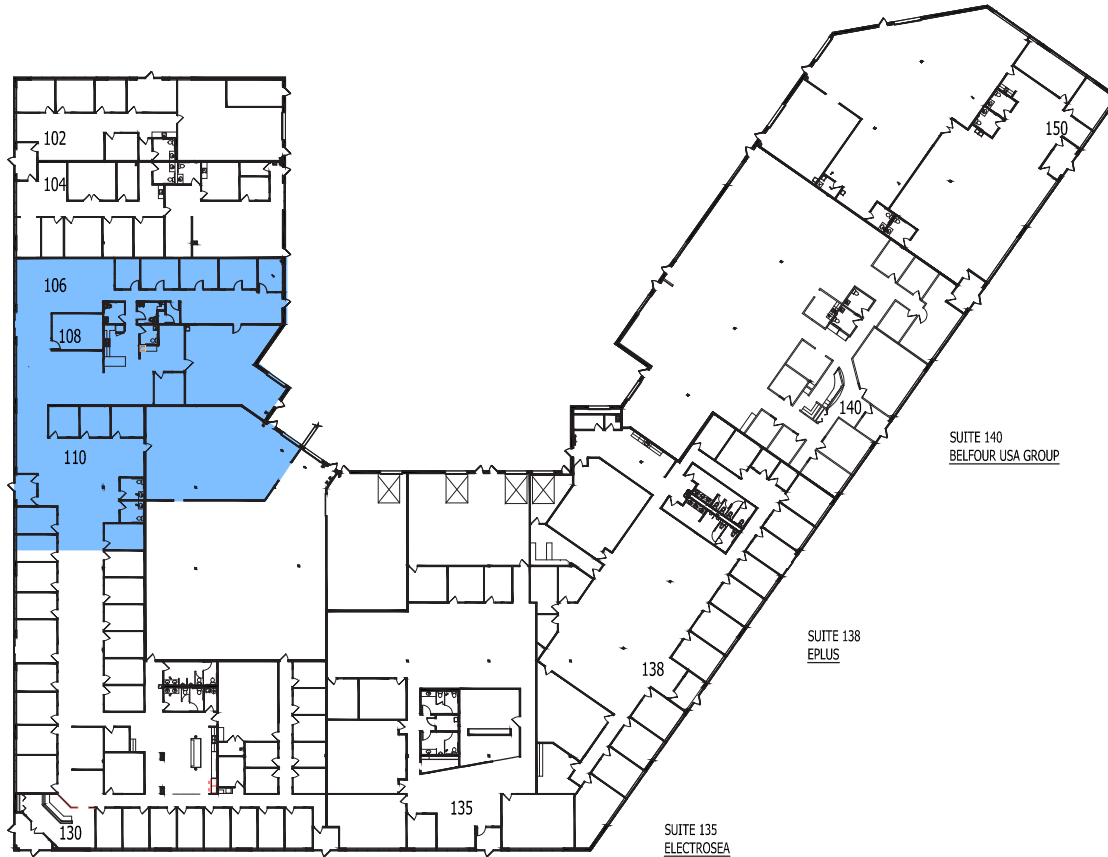
SUITE 102
COLON CANCER COALITION

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
VACANT
OFFICE 2,567 S.F.
WAREHOUSE 1,729 S.F.
BLDG M/E 15 S.F.
TOTAL 4,311 S.F.
EXP: --

SUITE 130
REED BEHAVIORAL HEALTH

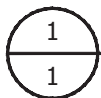


SUITE 150
FASTENAL

SUITE 140
BELFOUR USA GROUP

SUITE 138
EPLUS

SUITE 135
ELECTROSEA



BUILDING KEY PLAN

14.0001444.000/ TTL

07/21/2025
NOT TO SCALE



LEASED & MANAGED BY:



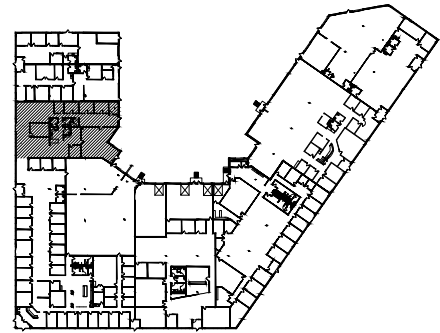
NORTHWEST BUSINESS CENTRE
2950 XENIUM LANE NORTH
PLYMOUTH, MINNESOTA

NELSON

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

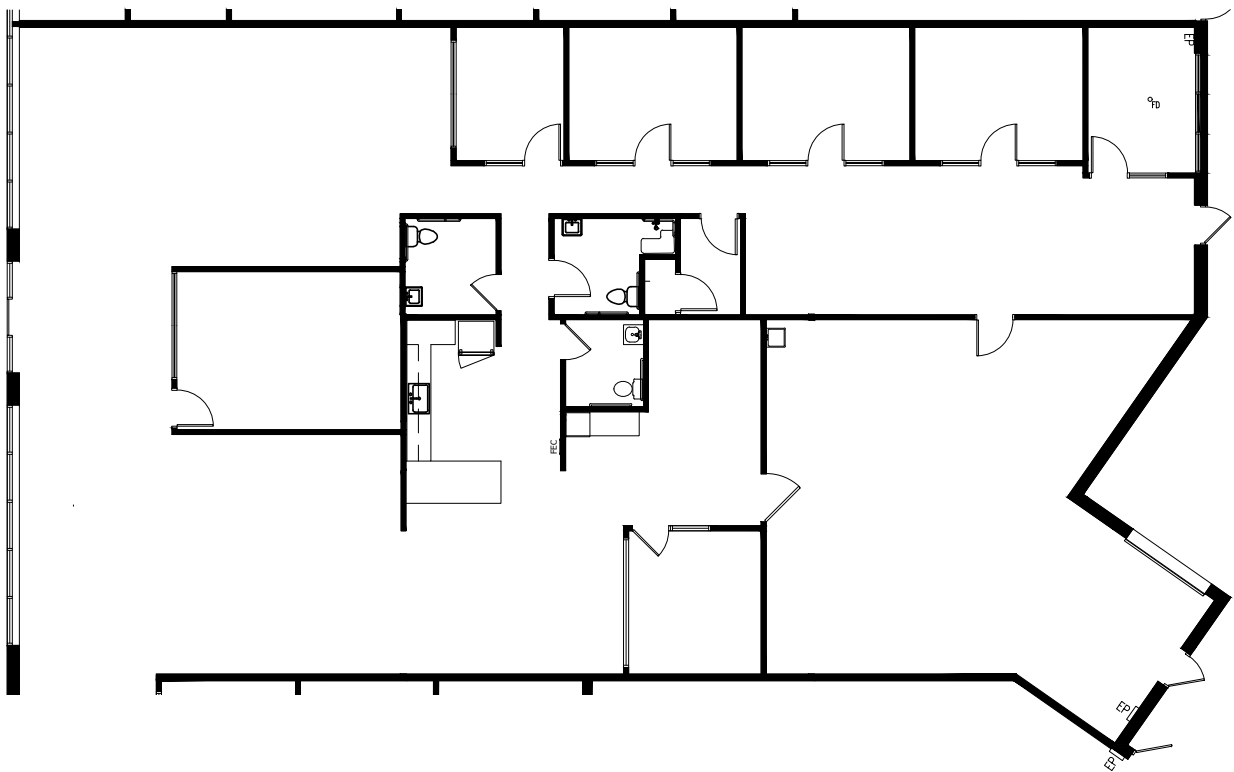
SQUARE FOOTAGE SUMMARY

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

1
1

14.0001444.000/ TTL

10/30/24

SCALE: NTS



LEASED & MANAGED BY:



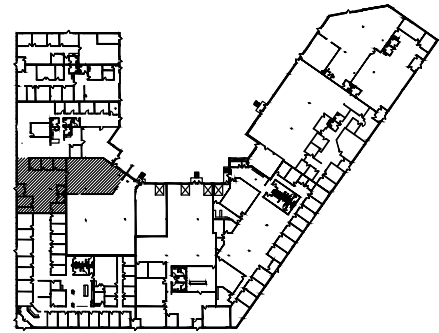
**NORTHWEST BUSINESS
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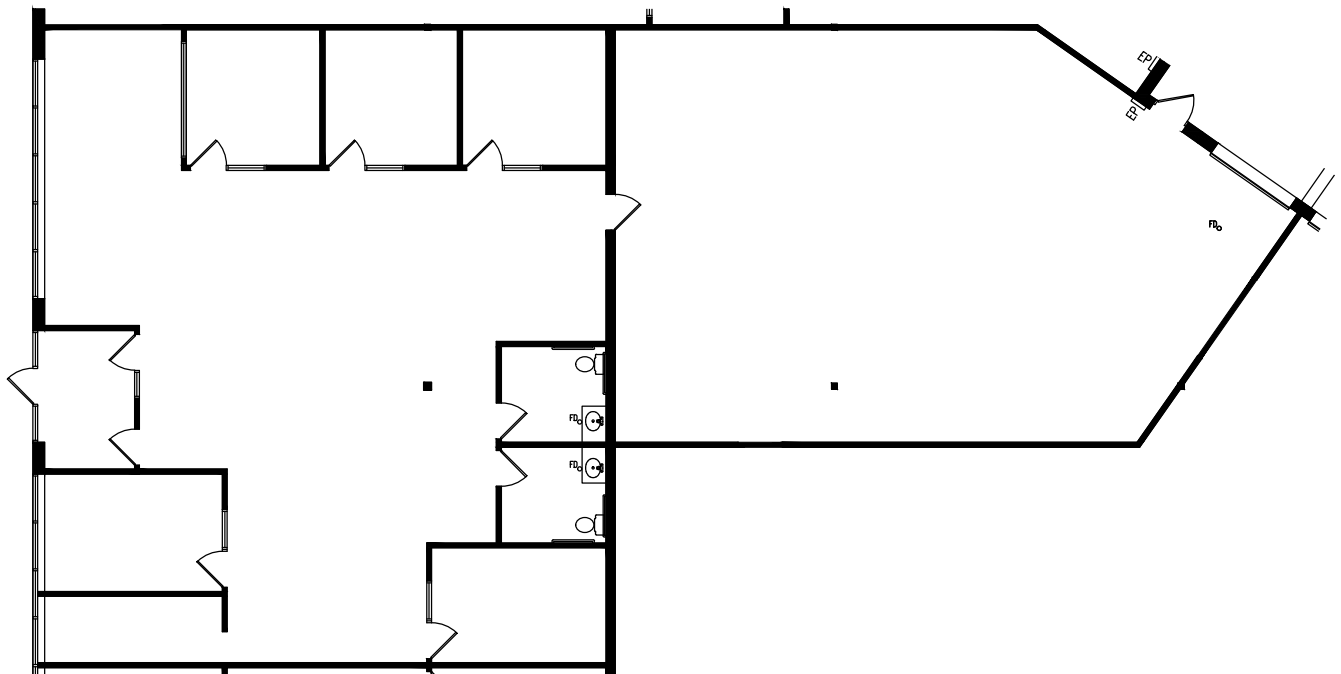
SQUARE FOOTAGE SUMMARY

OFFICE	2,567 SF
WAREHOUSE	1,729 SF
BLDG M/E	15 SF
TOTAL	4,311 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 110

24.0001756.000/ TTL

07/17/25

SCALE: 1/16" = 1'-0"



LEASED & MANAGED BY:



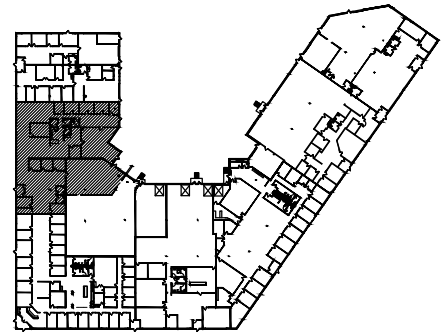
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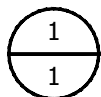
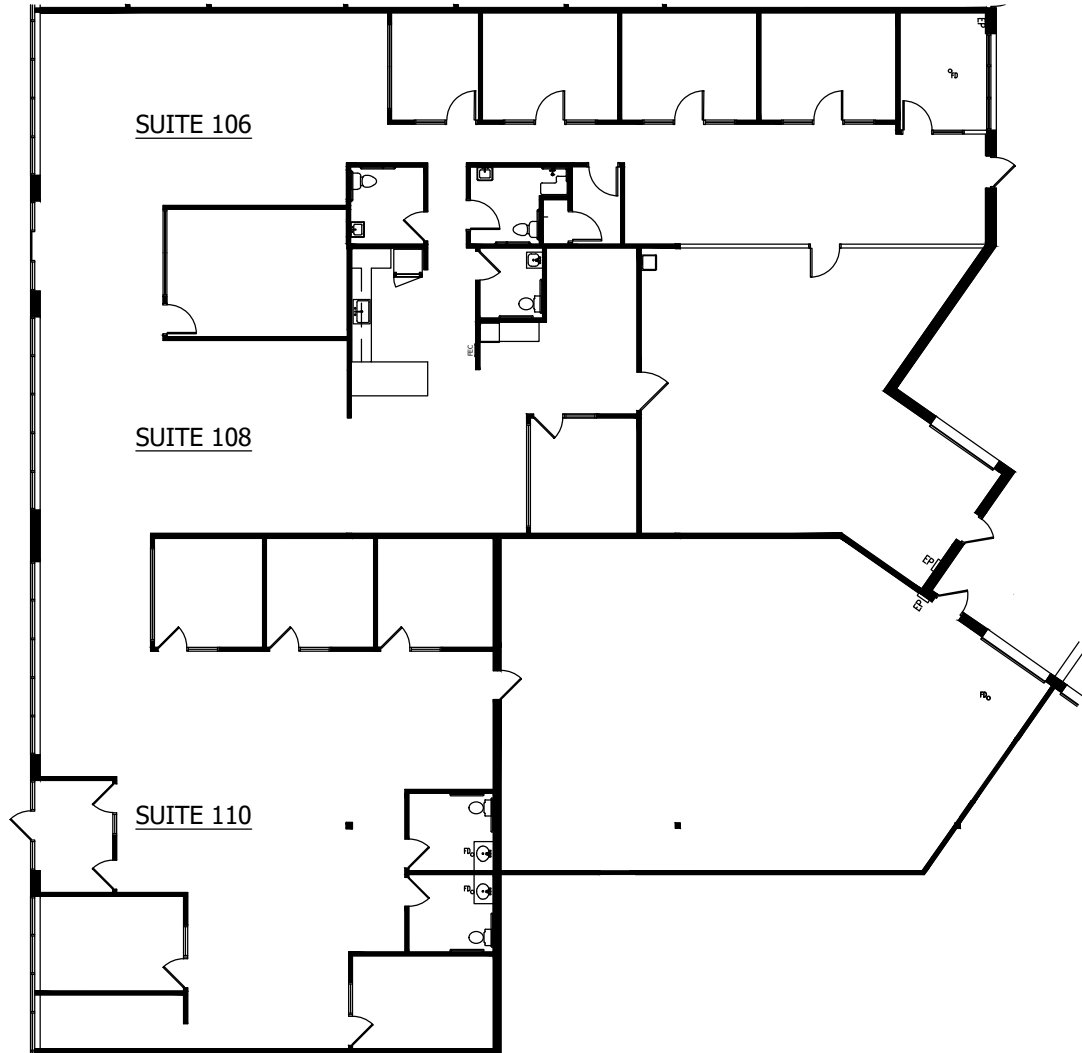
SQUARE FOOTAGE SUMMARY

	SUITE 106	SUITE 108	SUITE 110	TOTAL
OFFICE	2,431 SF	1,899 SF	2,567 SF	6,897 SF
WAREHOUSE	0 SF	1,037 SF	1,729 SF	2,766 SF
BLDG M/E	8 SF	10 SF	15 SF	33 SF
TOTAL	2,439 RSF	2,946 RSF	4,311 RSF	9,696 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITES 106, 108 AND 110

24.0001756.000/ TTL

07/24/25

SCALE: NTS



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