



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 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
\$3.91 PSF RE Taxes
\$6.37 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

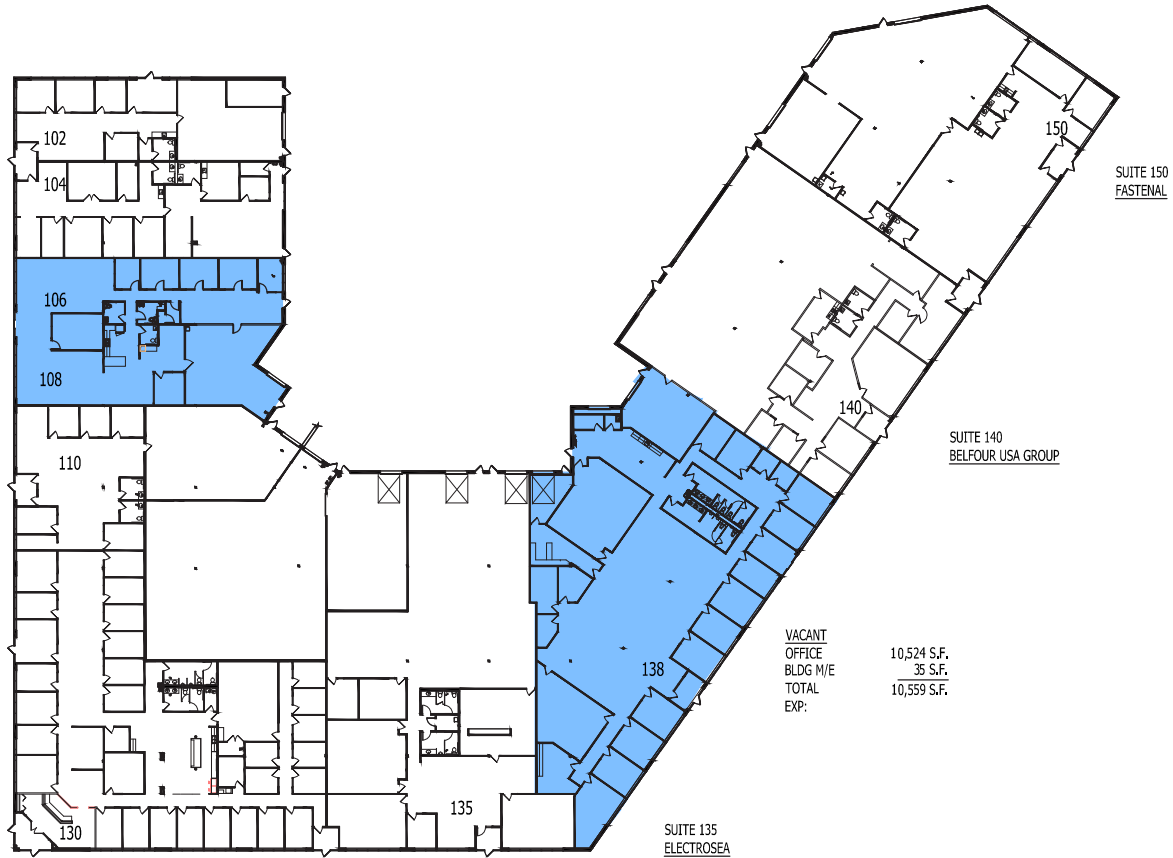
SUITE 104
GOULD & ASSOCIATES

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:

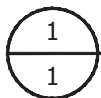
SUITE 108
VACANT
OFFICE 1,899 S.F.
TECH 0 S.F.
WAREHOUSE 1,037 S.F.
BLDG M/E 10 S.F.
TOTAL 2,946 S.F.
EXP:

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:



BUILDING KEY PLAN

24.0001756.000/ TTL

06/05/2026
NOT TO SCALE



LEASED & MANAGED BY:



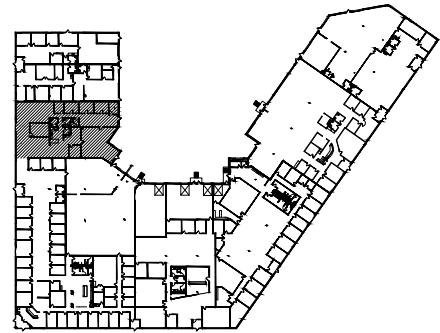
NORTHWEST BUSINESS CENTRE
2950 XENIUM LANE NORTH
PLYMOUTH, MINNESOTA

NELSON

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

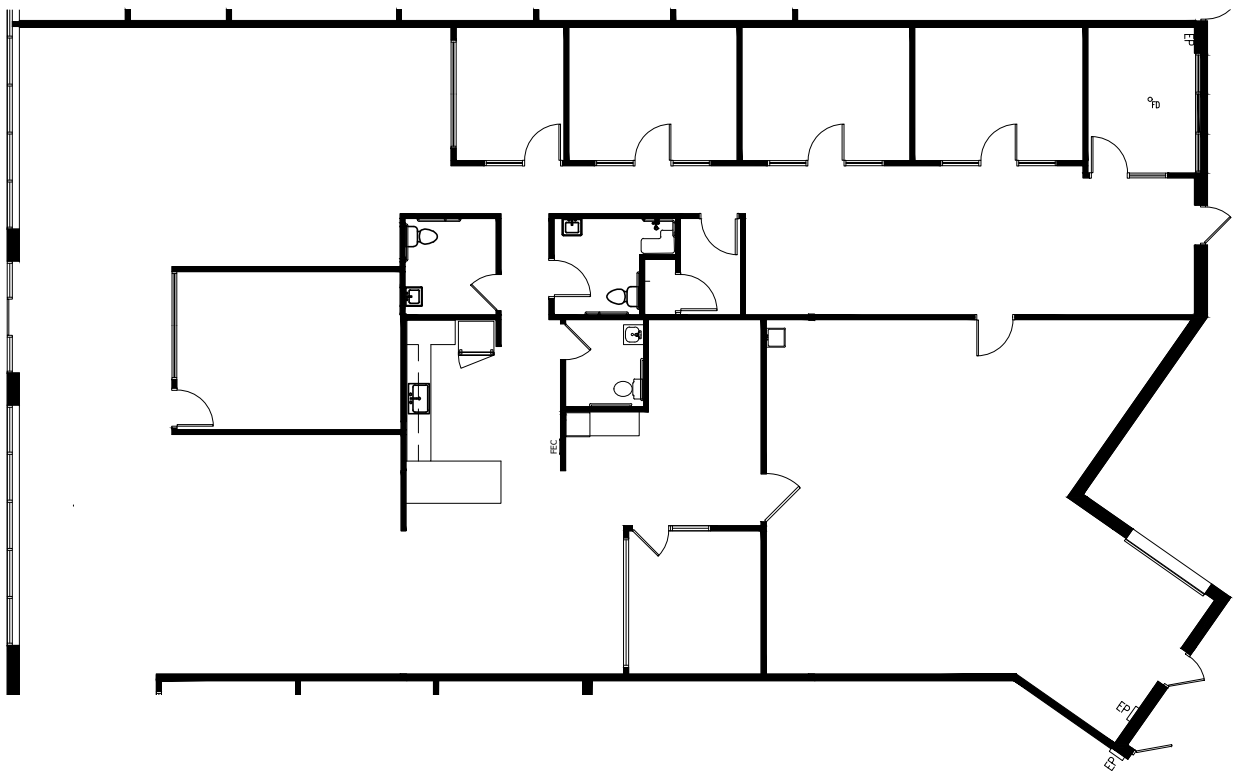
SQUARE FOOTAGE SUMMARY

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



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**NORTHWEST BUSINESS
CENTRE**
2950 XENIUM LANE NORTH
PLYMOUTH, MN

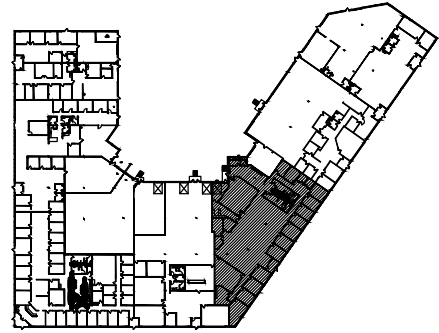
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SQUARE FOOTAGE SUMMARY

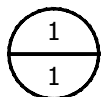
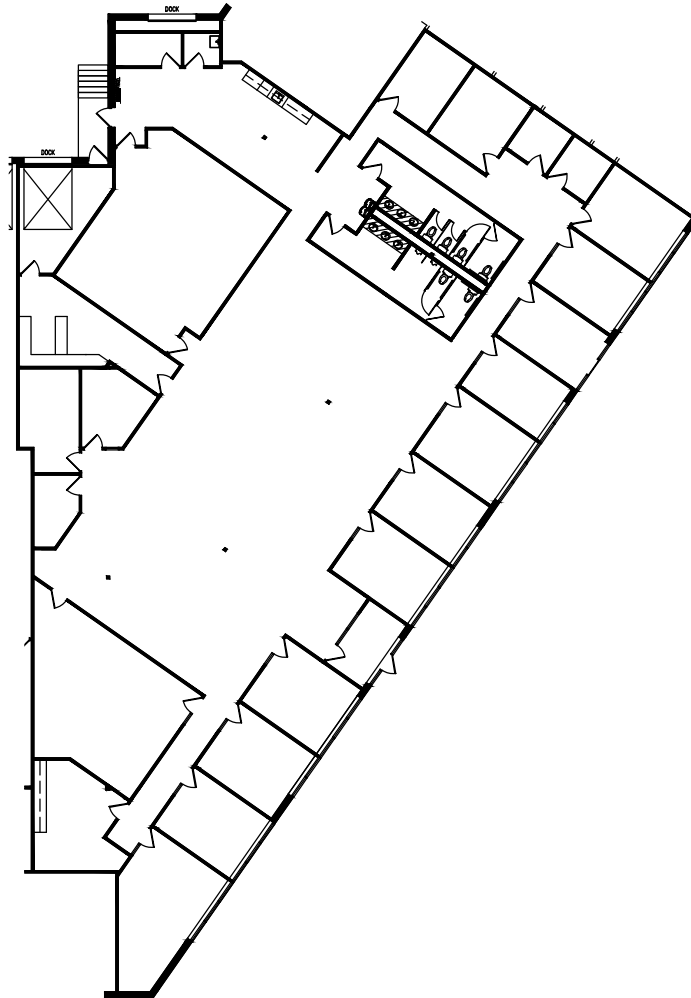
OFFICE
BLDG M/E
TOTAL

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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