

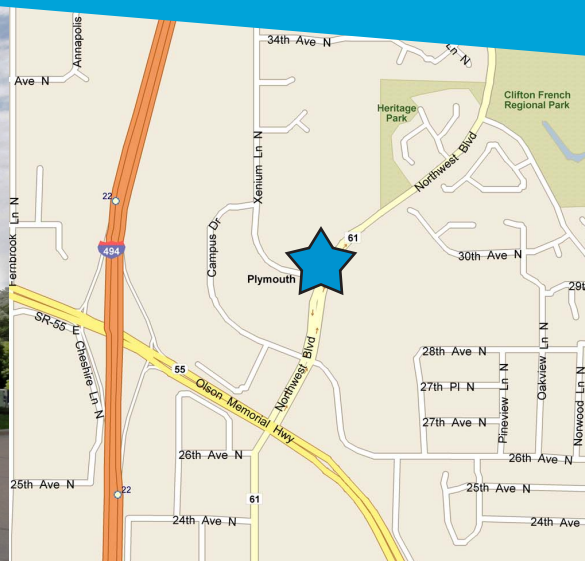
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Northwest Business Centre

2950 Xenium Lane N | Plymouth, MN 55441



Accelerating success.



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 Highway 55
- > Great access to Highway 55 & I-494
- > Individual signage for each suite

Owned by

Washington Capital
MANAGEMENT, INC.

CONTACT US >

PAUL BICKFORD
952 897 7732
MINNEAPOLIS, MN
paul.bickford@colliers.com

ROB BRASS
952 897 7757
MINNEAPOLIS, MN
rob.brass@colliers.com

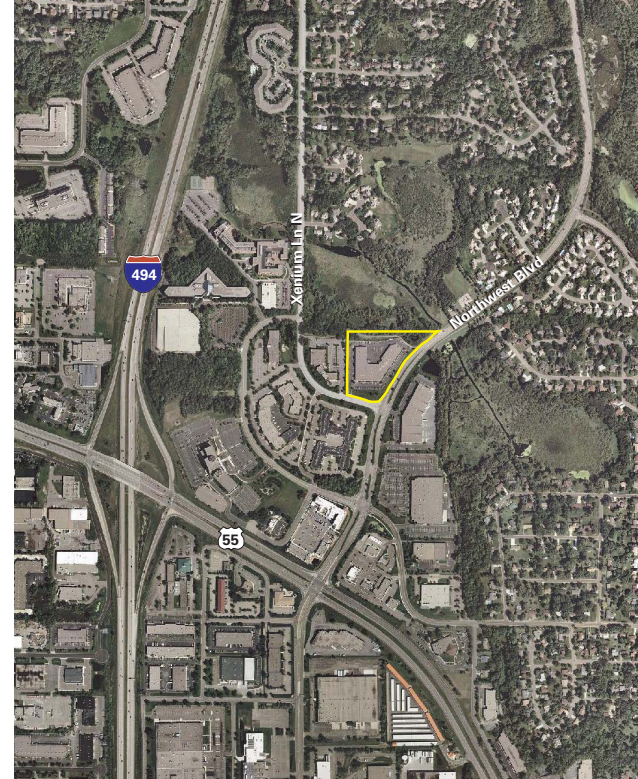
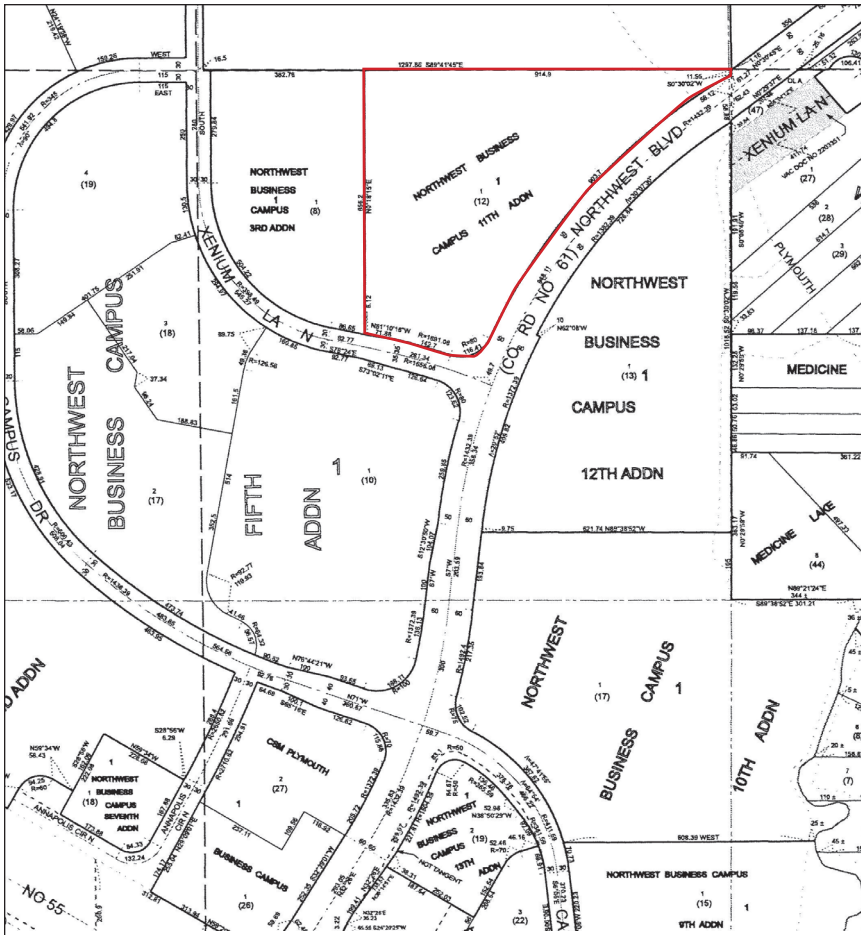
ANDREW ODNEY
952 897 7709
MINNEAPOLIS, MN
andrew.odney@colliers.com

www.mnshowroom.com

Leased & Managed by

COLLIERS INTERNATIONAL
1600 Utica Avenue South, Suite 300
St. Louis Park, MN 55416
www.colliers.com/msp

NORTHWEST BUSINESS CENTRE > PLAT



CONTACT US >

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Northwest Business Centre

2950 Xenium Lane N | Plymouth, MN 55441

PROPERTY ADDRESS:

2950 Xenium Lane N
Plymouth, MN 55441

CURRENTLY AVAILABLE: SUITE 138:

20,047 square feet total
18,207 square feet office
1,840 square feet whse
• Four (4) docks

PARKING:

193 stalls or 2.75/1000

YEAR BUILT:

1996

BUILDING SQUARE FEET:

70,175 square feet total

CLEAR HEIGHT:

18'

ZONING:

PUD, Planned Unit Development

NET RENTAL RATES:

\$11.00 per square foot office
\$ 5.50 per square foot warehouse

2021 EST. CAM & REAL ESTATE TAX:

\$1.99 per square foot CAM
\$2.86 per square foot real estate taxes
\$4.85 per square foot 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 Highway 55 & I-494
- Near many area amenities



FOR LEASING INFORMATION, CONTACT:

Paul Bickford

952 897 7732

paul.bickford@colliers.com

Rob Brass

952 897 7757

rob.brass@colliers.com

Andrew Odney

952 897 7709

andrew.odney@colliers.com

Colliers International | Minneapolis-St. Paul
1600 Utica Ave S Ste 300, St. Louis Park, MN 55416
www.colliers.com



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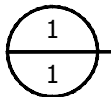
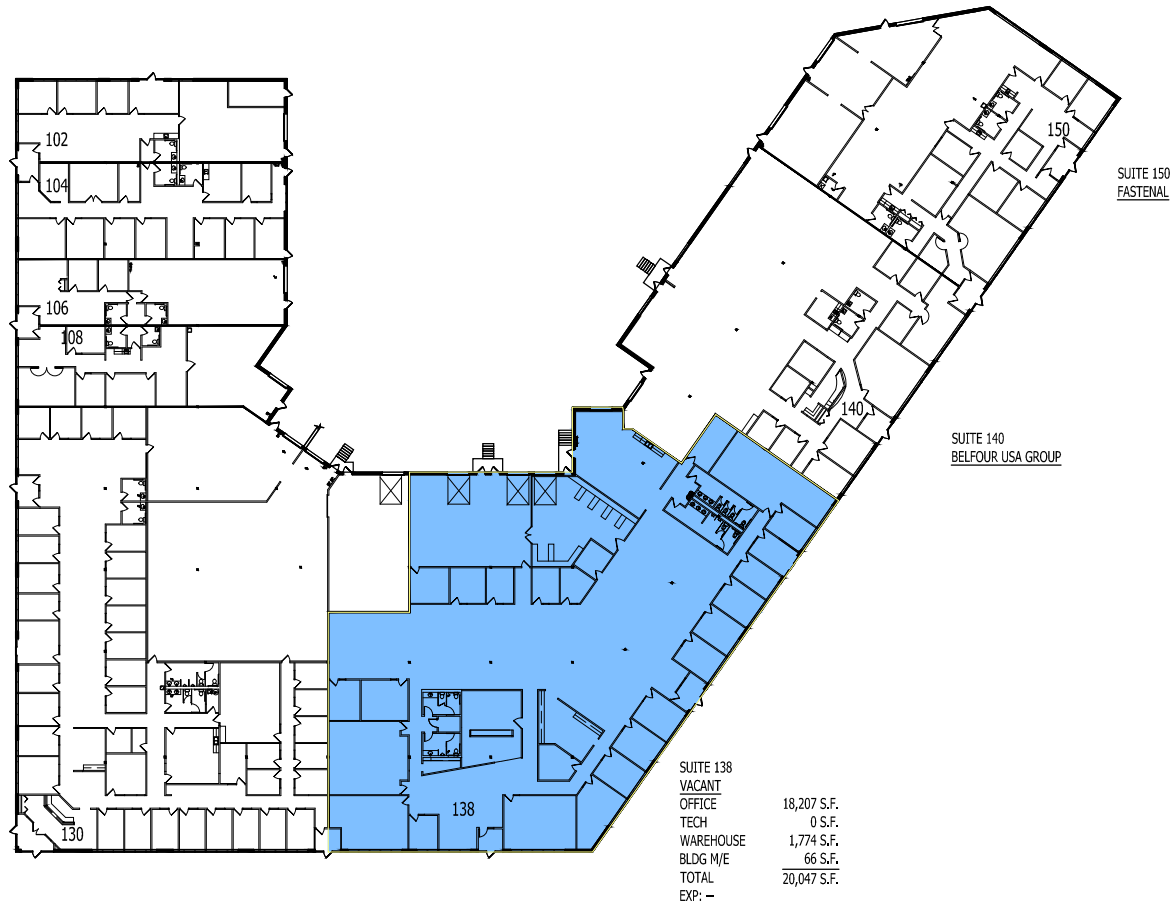
SUITE 102
T.B. ALLEN & ASSOCIATES

SUITE 104
GOULD & ASSOCIATES

SUITE 106
CYBERTROL ENGINEERING

SUITE 108
CYBERTROL ENGINEERING

SUITE 130
CYBERTROL ENGINEERING



BUILDING KEY PLAN

14.0001444.000/ TTL

12/03/20

NOT TO SCALE



LEASED & MANAGED BY:



NORTHWEST BUSINESS CENTRE
2950 XENIUM LANE NORTH
PLYMOUTH, MINNESOTA

NELSON

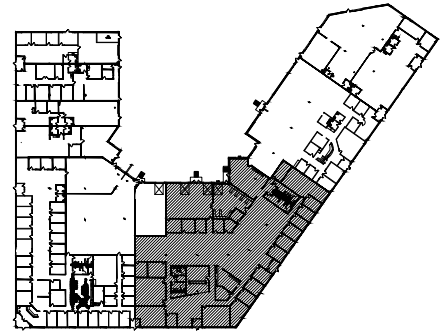
1201 Marquette Avenue South - Suite 200
Minneapolis, MN 55403
Phone: (612) 822-1211
Fax: (612) 822-1006

SQUARE FOOTAGE SUMMARY

OFFICE
WAREHOUSE
BLDG M/E
TOTAL

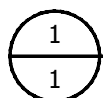
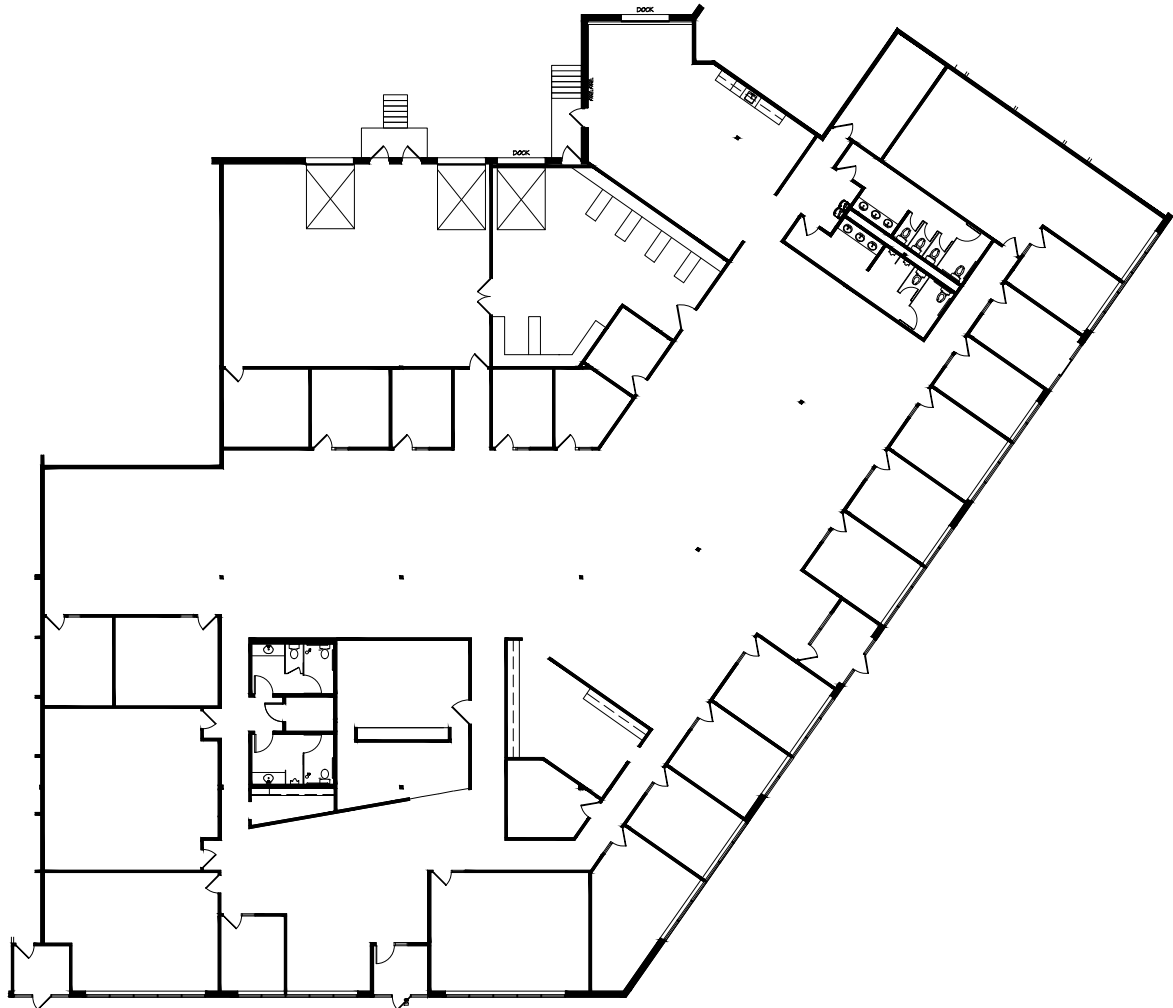
18,207 S.F.
1,774 S.F.
66 S.F.

20,047 S.F.



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 138

14.0001444.000/ TTL

11/03/20

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



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PLYMOUTH, MN

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