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# FOR SALE

Town Center Office Plaza (Condominium Unit)  
3535 Plymouth Boulevard, Ste. 112  
PLYMOUTH, MN 55447



**Offered Exclusively By:**

Rich Yablonsky, CCIM, SIOR

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## Specification Sheet

Town Center Office Plaza  
3535 Plymouth Boulevard, Ste. 112  
Plymouth, MN 55447

<b>BUILDING SIZE:</b>	9,000 Square Feet
<b>AVAILABLE (SUITE 112):</b>	1,560 Square Feet
<b>YEAR BUILT:</b>	2004
<b>ZONING:</b>	CC-OT (City Center Office/Tech)
<b>ASKING PRICE:</b>	\$275,000
<b>TAX (2010 estimate):</b>	\$7,441.12
<b>ASSOCIATION DUES:</b>	\$295.00/month
<b>EXISTING LEASE:</b>	Leased through June 30, 2012* <i>* Tenant has option to renew for one additional year.</i>

### ADDITIONAL COMMENTS:

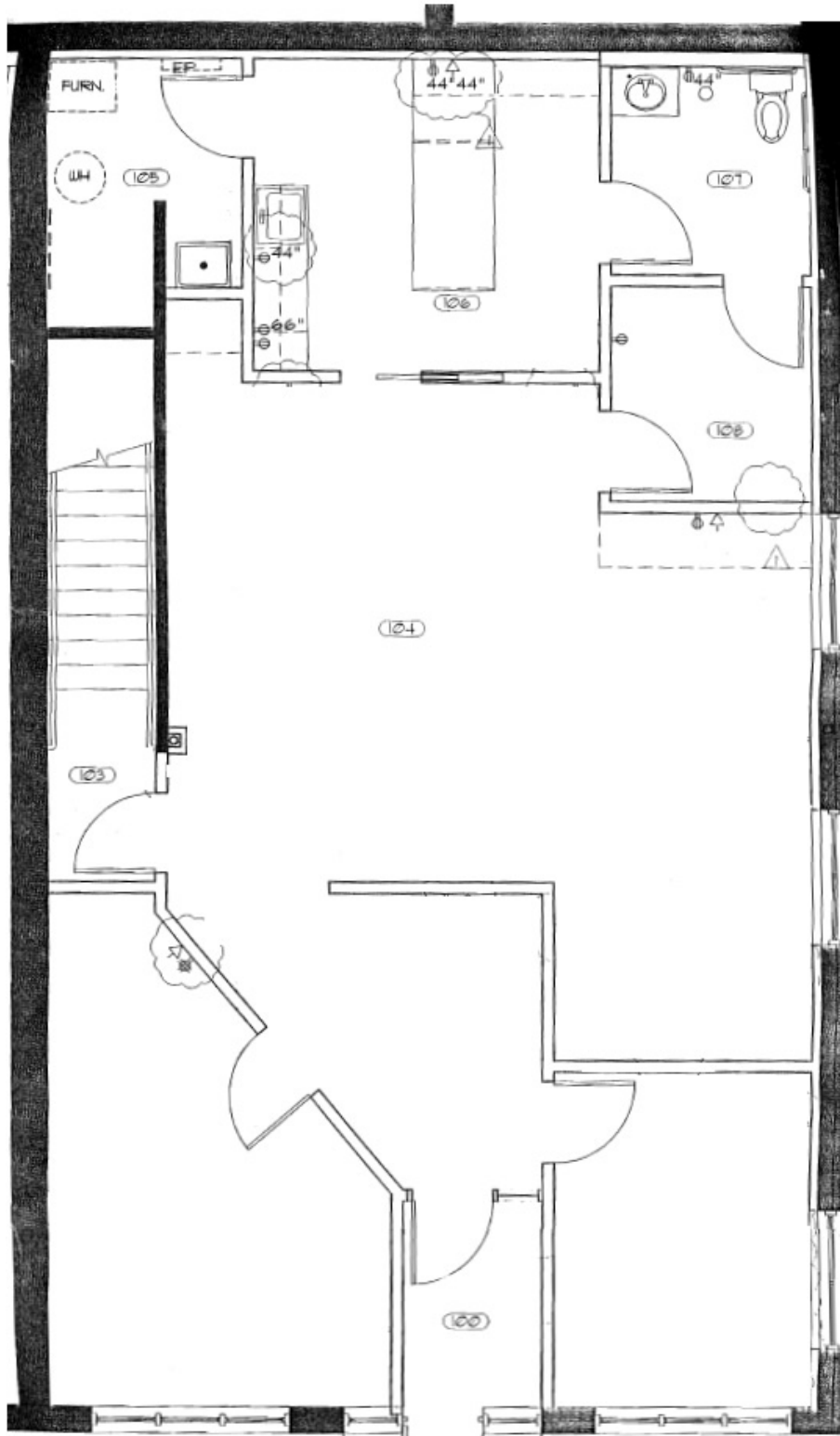
- Great location off Highway 55 and Vicksburg
- Many area amenities including Lifetime Fitness, Applebee's, Caribou Coffee, Cub Foods, U.S. Post Office, Lowe's, LeeAnn Chin, Potbelly, and many others!
- Class A office finish
- Private offices, open cubicle area, kitchenette, private restroom
- Frontage on Plymouth Boulevard

*Please call for more information:*

**Rich Yablonsky, CCIM, SIOR**  
**(763) 231-0282**

*All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy. All prospective purchasers should conduct their own due diligence to determine the suitability of this property as an investment.*

## Floor Plan



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## Pics

