



3525 Plymouth Boulevard  
Plymouth, MN 55447  
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# FOR LEASE

10911 West Highway 55  
PLYMOUTH, MN 55441



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**Offered Exclusively By:**

Rich Yablonsky, CCIM, SIOR  
(763) 231-0282 Phone  
(763) 231-0284 Fax  
(612) 419-7766 Cellular  
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## Specification Sheet

10911 West Highway 55  
Plymouth, MN 55441

<b>BUILDING SIZE:</b>	31,000 Square Feet Total (on 1.792 Acres)
<b>AVAILABLE SQUARE FEET:</b>	1,770 – 4,397 Square Feet (Divisible to 1,770 or 2,157 or 2,240)
<b>CLEAR CEILING HEIGHT:</b>	8'
<b>YEAR BUILT:</b>	1978
<b>ADA ACCESSIBLE:</b>	Yes
<b>FLOORS:</b>	2
<b>SPRINKLERED:</b>	Yes
<b>GROSS RENTAL RATES (psf)</b>	\$14.00 per square foot (including gas/elec)

### ADDITIONAL COMMENTS:

- Outstanding access to Highway 55 and I-494
- Across from Park & Ride
- Nice image **OFFICE** in northwest suburbs
- Lease terms of 3+ years
- Decorative block and brick construction
- New roof in 2003

*Please call for more information:*

**Rich Yablonsky, CCIM, SIOR**  
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# Map



