



3525 Plymouth Boulevard  
Plymouth, MN 55447  
(763) 231-0282 Phone  
[yablo@yablo.net](mailto:yablo@yablo.net)

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# FOR LEASE

3131 Fernbrook Lane  
PLYMOUTH, MN 55447



**Offered Exclusively By:**  
Rich Yablonsky, CCIM, SIOR  
(763) 231-0282 Phone  
(612) 419-7766 Cellular  
[yablo@yablo.net](mailto:yablo@yablo.net)

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## Specification Sheet

3131 Fernbrook Lane  
Plymouth, MN 55447

**BUILDING SIZE:** 31,218 square feet

<b>AVAILABLE SUITES:</b>	Suite #	Square Feet
	120	1,910

**YEAR BUILT:** 1972 (renovated in 2019)

**NET RENTAL RATE:** \$11.00 per square foot annually

**OPERATING EXPENSES** (2022 est.): \$9.28 per square foot annually

**ADDITIONAL COMMENTS:**

- ☐ Outstanding access to Highway 55 and I-494
- ☐ Newly remodeled space
- ☐ On-site ownership
- ☐ 5 parking stalls per 1,000 square feet
- ☐ Conference room available at no extra charge
- ☐ Available NOW!

*Please call for more information:*

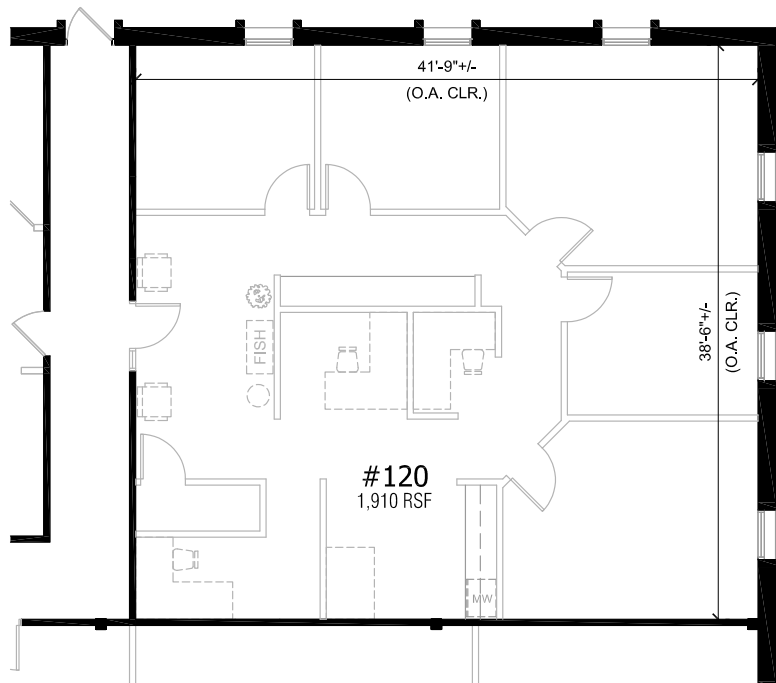
**Rich Yablonsky, CCIM, SIOR**  
**(763) 231-0282**



# Floor Plan



**BUILDING KEY PLAN**  
SCALE: N.T.S.



**SUITE #120**  
SCALE: 1/8" = 1' - 0"



**PLYMOUTH OFFICE CENTER - Bldg. 1**  
3131 FERNBROOK LANE N., PLYMOUTH, MINNESOTA 55447

LEASE PLAN **YABLO** COMMERCIAL REAL ESTATE  
BUY SELL LEASE INVEST  
PH: (763) 231-0282  
FX: (763) 231-0284

## Map

