

# Goldridge Building

3021 Harbor Lane North | Plymouth, MN 55447



- ◆ Immediate access to I-494 and Hwy 55. Easy access to I-394 and Hwy 169.
- ◆ High visibility on Hwy 55
- ◆ Controlled access entry system
- ◆ Touch screen building directory
- ◆ Located next to developing area with medical use buildings.
- ◆ Close proximity to restaurants, hotels, FedEx, Starbucks, Caribou Coffee, Life Time Fitness, and Orangetheory Fitness.
- ◆ Suite 103 has a private entrance.
- ◆ 2 Miles from Parkers Lake and the Luce Line Trail.

**Year Built:** 1997

**Space Available:** 4,126 RSF

**NNN Rate:** \$14 - \$15/RSF

**2020 OPEX & RE Taxes:** \$9.34/RSF

**Operating Expenses:** \$4.88/RSF

**RE Taxes:** \$4.46/RSF

**Jeff Houg**

**D: 952-300-9545**

**M: 612-889-2242**

**jhough@shcre.com**

**www.shcre.com**





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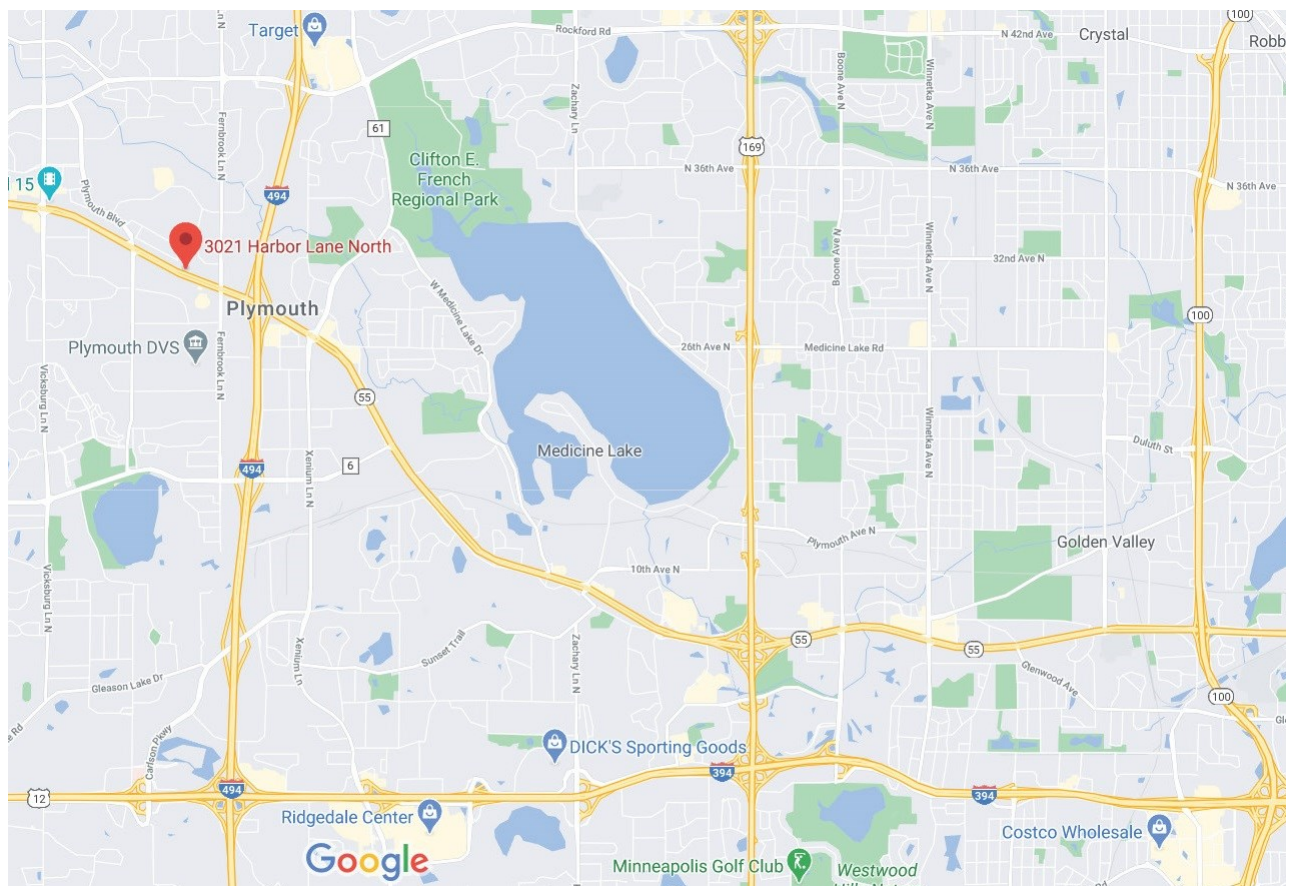
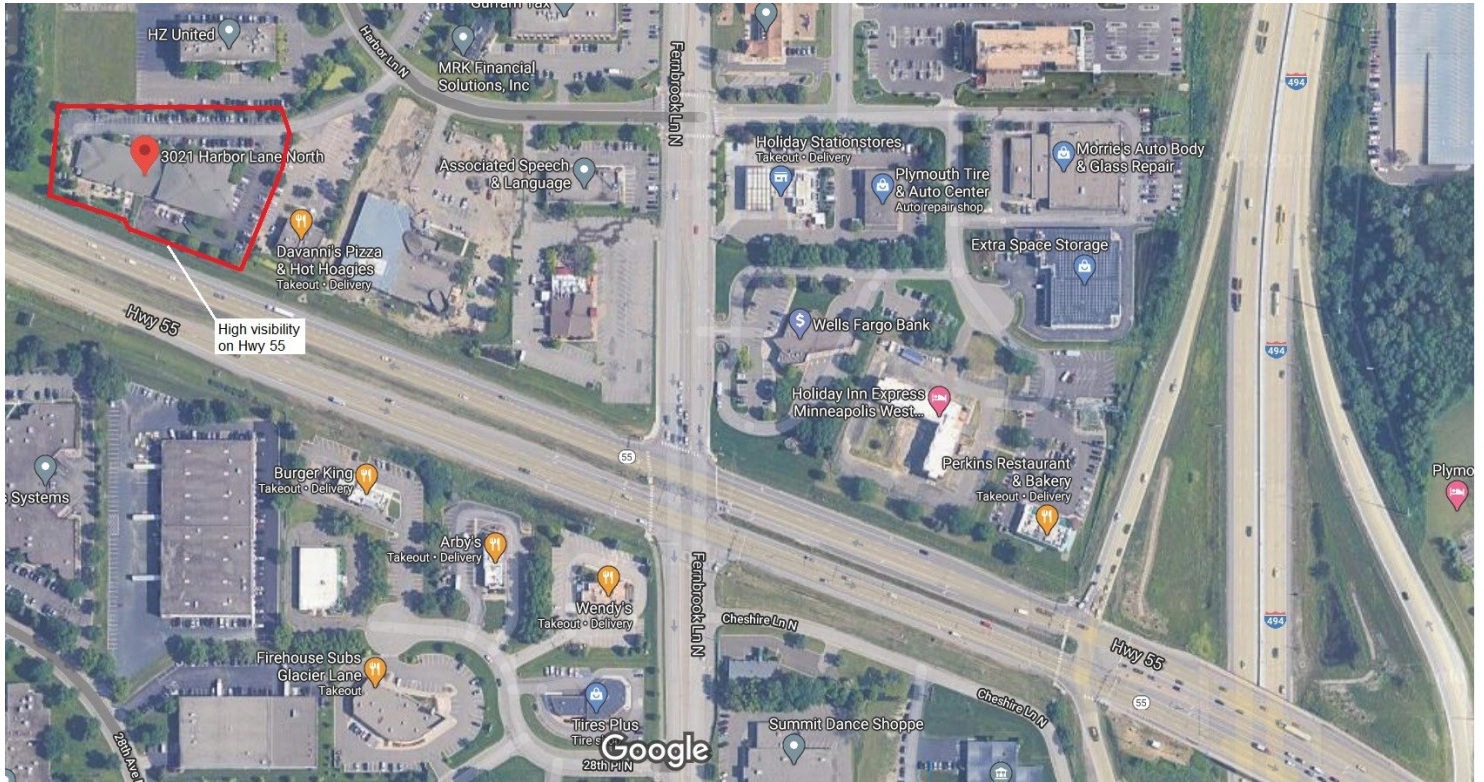
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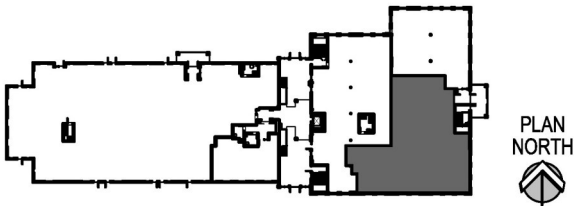
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FIRST FLOOR REFERENCE MAP

Scale: 1" = 100'-0"

Suite 103 - 4,126 RSF

