

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 semi private entrance.
- ◆ 2 Miles from Parkers Lake and the Luce Line Trail.

Year Built: 1997

Space Available: 949 - 4,472 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

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www.shcre.com



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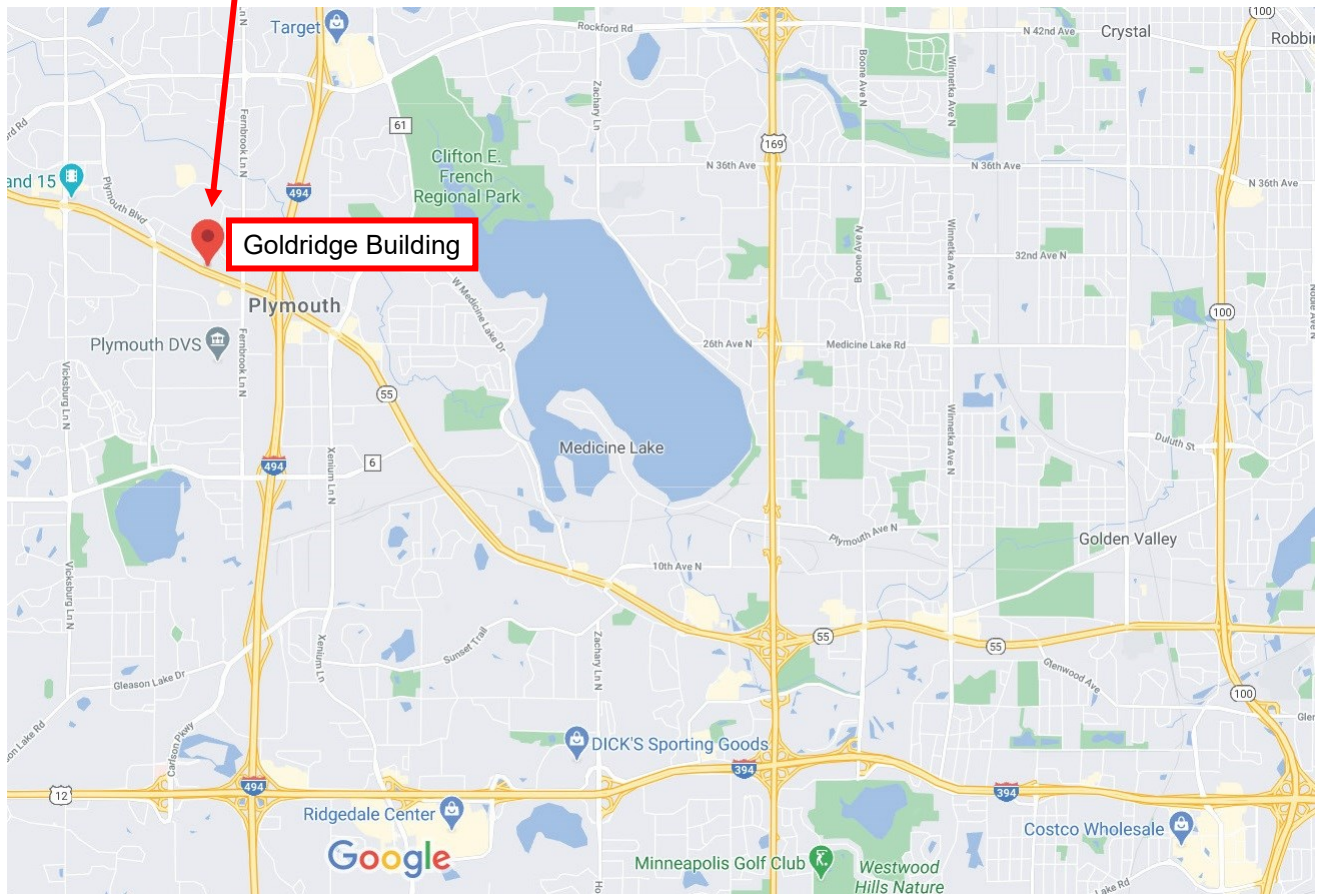
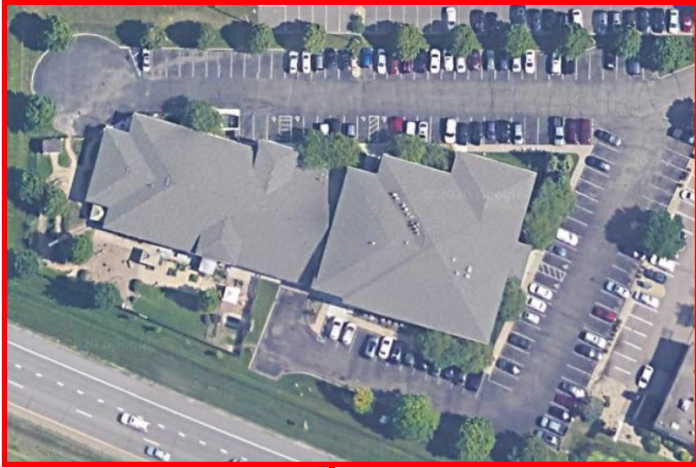
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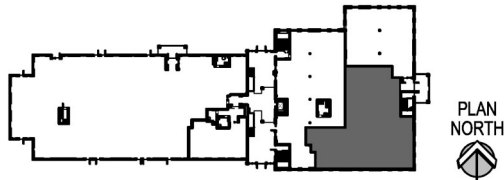
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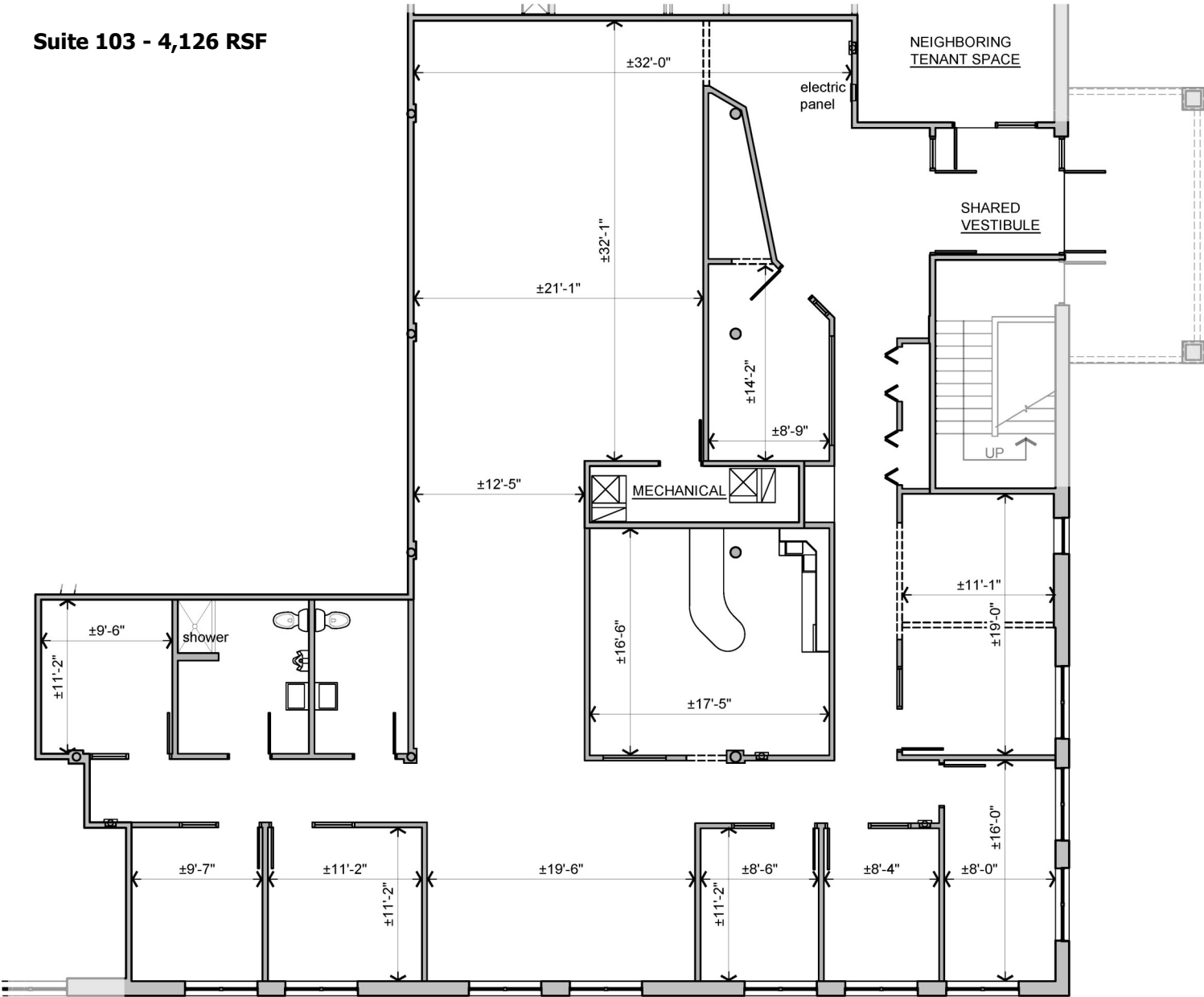
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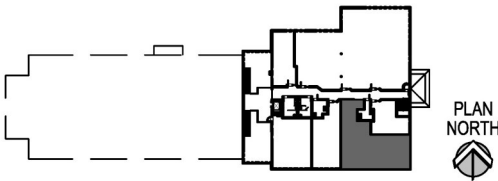




FIRST FLOOR REFERENCE MAP
Scale: 1" = 100'-0"

Suite 103 - 4,126 RSF

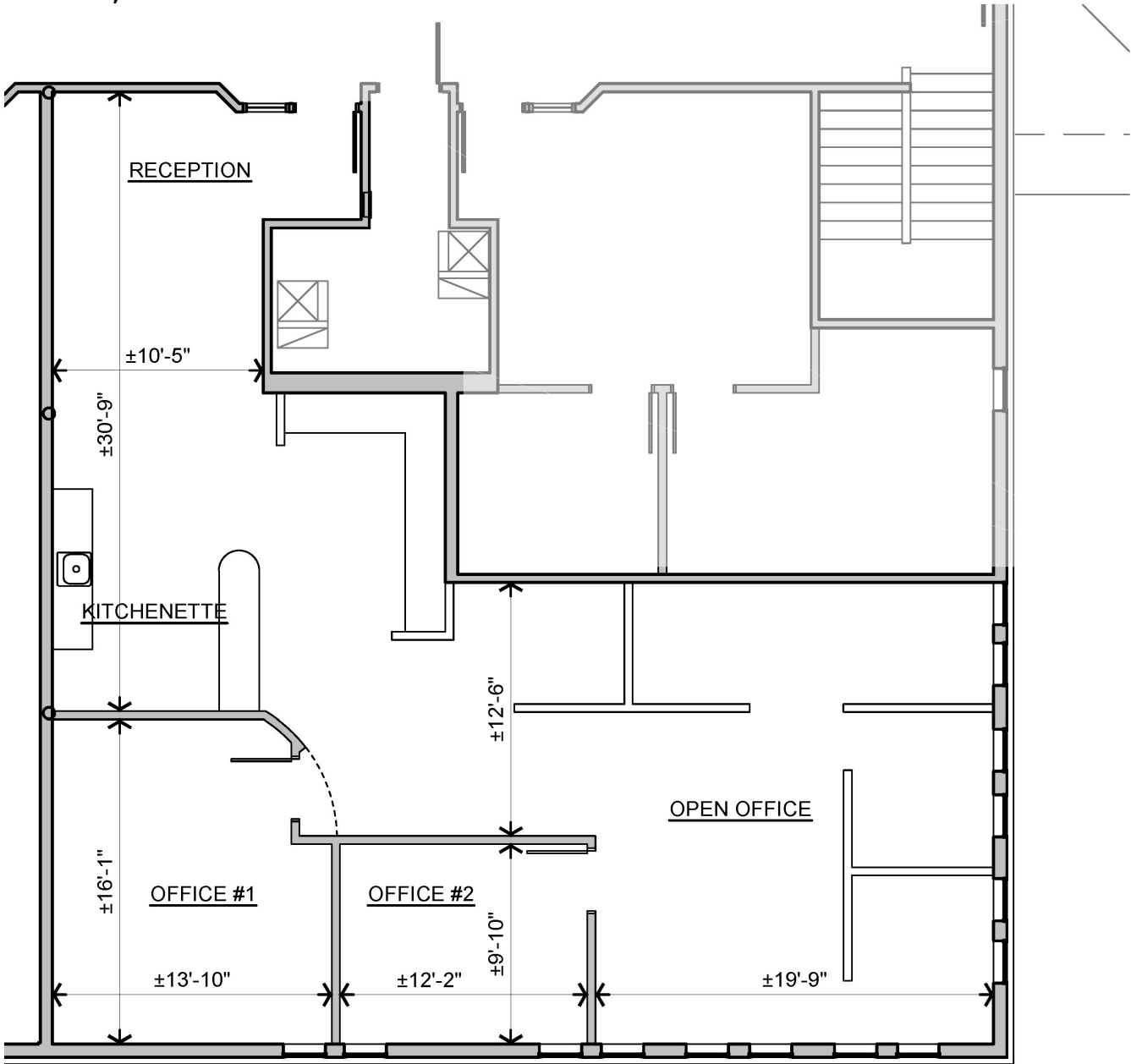




SECOND FLOOR REFERENCE MAP

Scale: 1" = 100'-0"

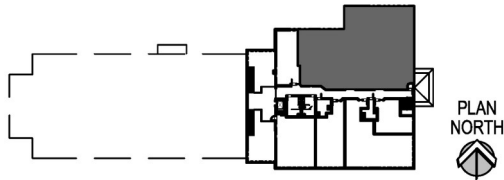
Suite 205 - 1,690 RSF



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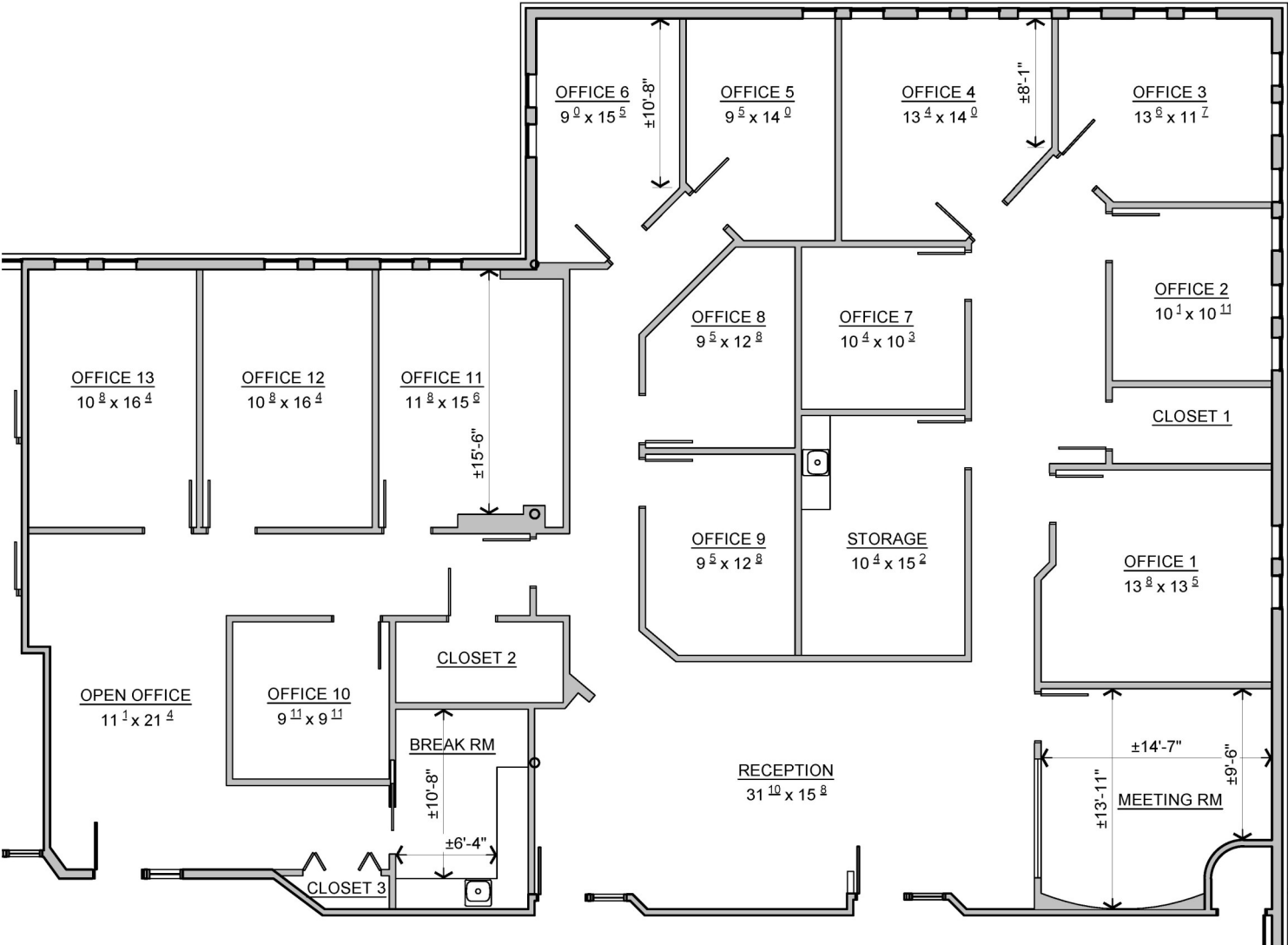
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SECOND FLOOR REFERENCE MAP
Scale: 1" = 100'-0"

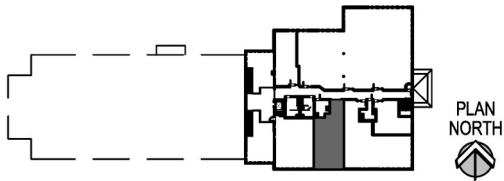
Suite 206 - 4,472 RSF - Available 2/1/2021



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SECOND FLOOR REFERENCE MAP
Scale: 1" = 100'-0"

Suite 207 - 949 RSF - Available 4/1/2021

