

# 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.
- 2 Miles from Parkers Lake and the Luce

## OFFICE SPACE FOR LEASE

Space Available: 1,690 - 4,472 RSF

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

2021 OPEX & RE Taxes: \$12.25/RSF

Operating Expenses: \$6.42/RSF

RE Taxes: \$5.83/RSF

Jeff Houg

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M: 612-889-2242

[jhoug@shcre.com](mailto:jhoug@shcre.com)

[www.shcre.com](http://www.shcre.com)



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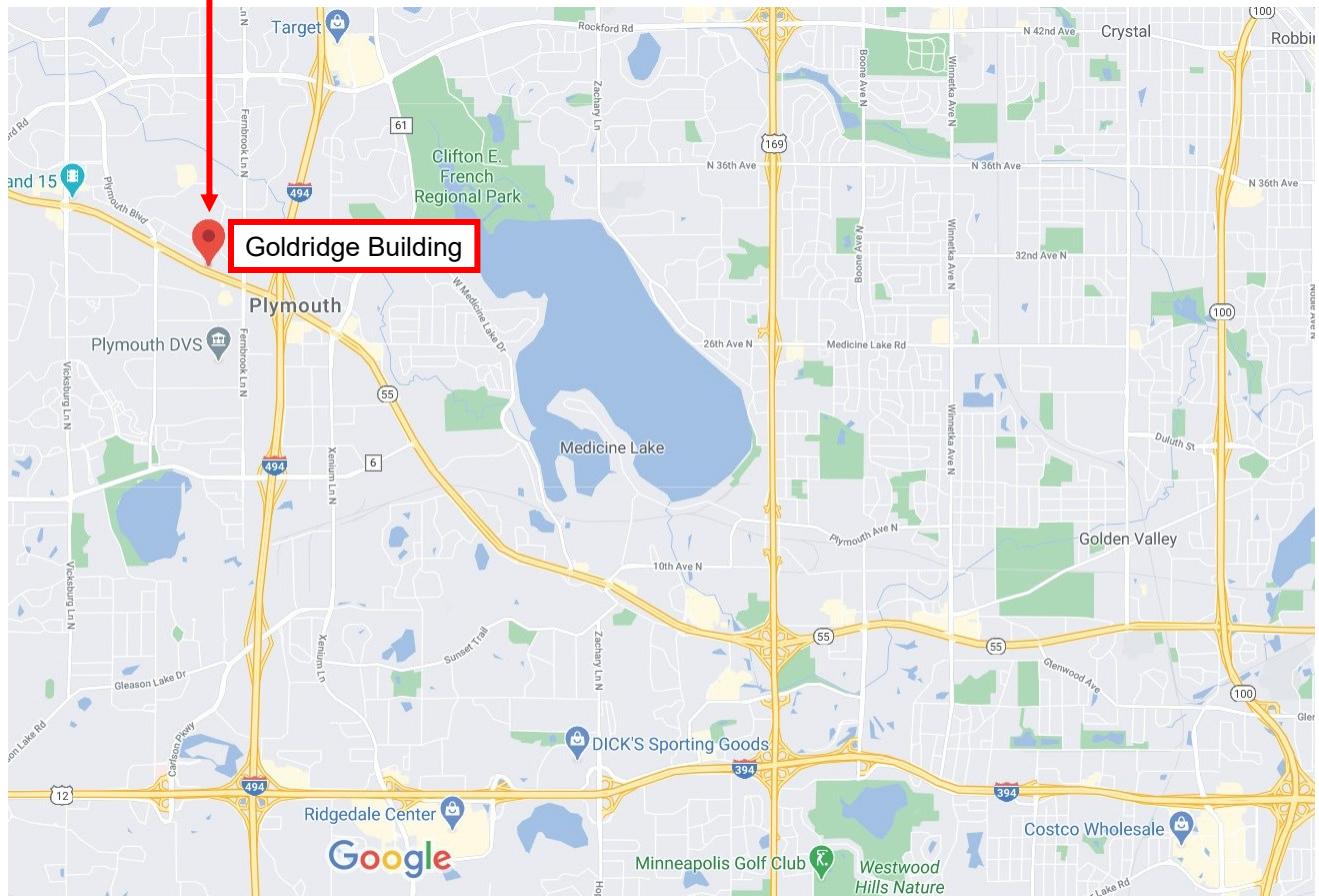
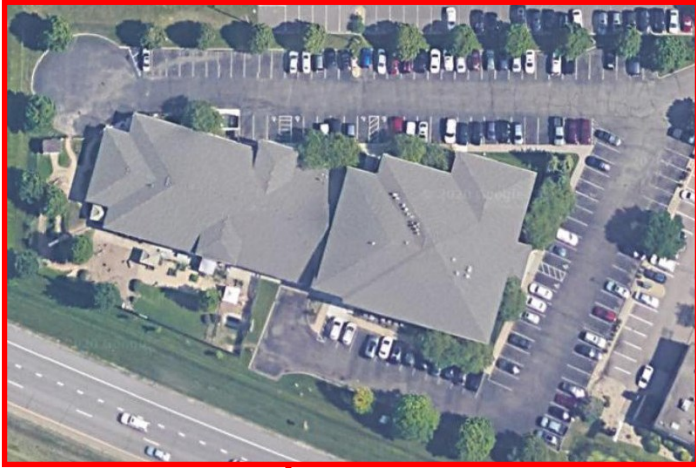
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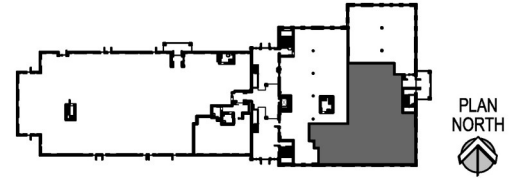
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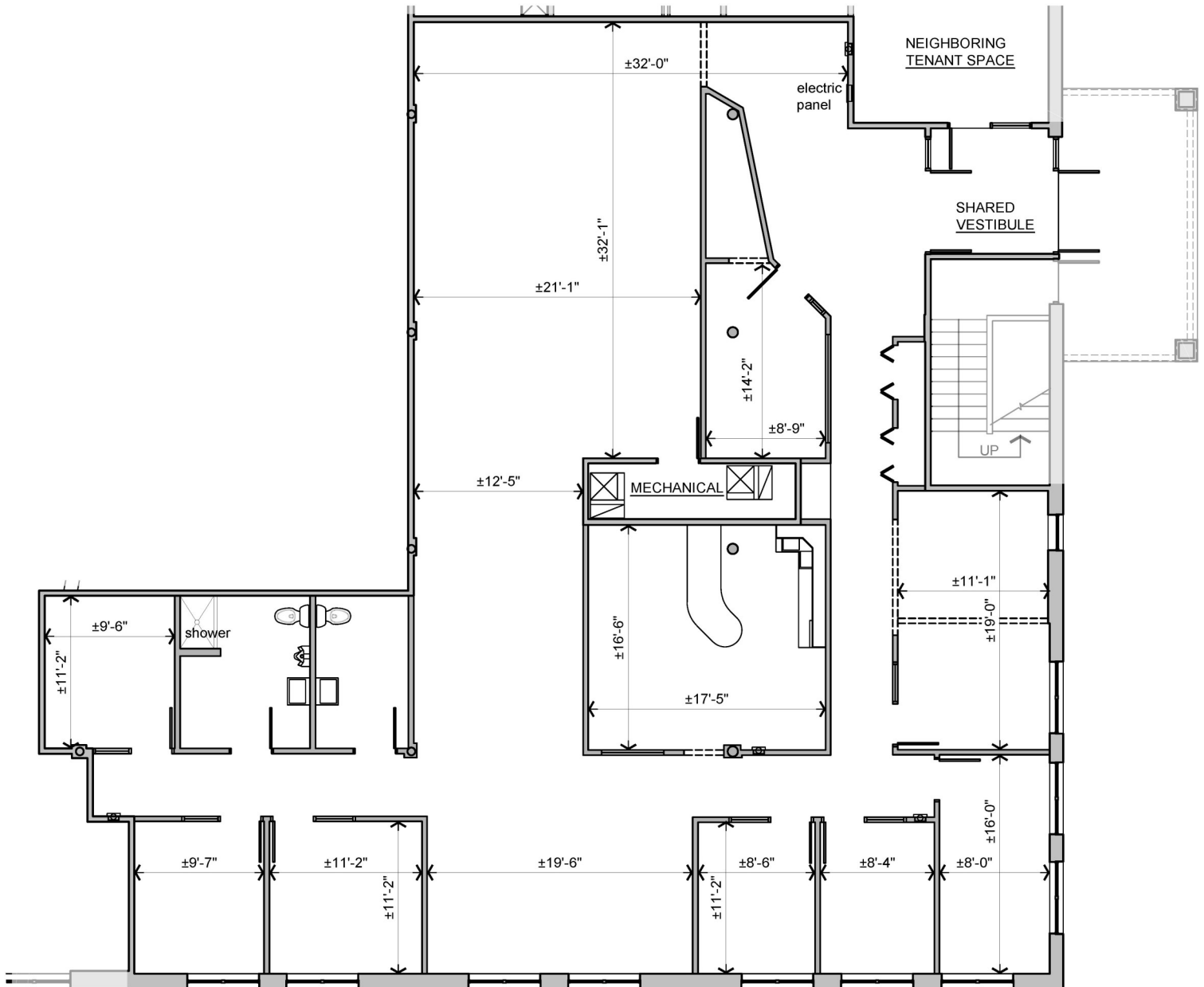
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FIRST FLOOR REFERENCE MAP

Scale: 1" = 100'-0"

## Suite 103 - 4,126 RSF with semi private entrance



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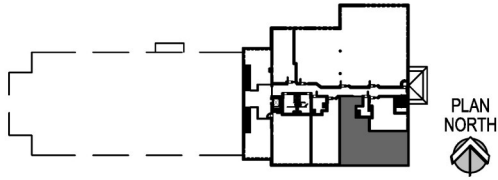
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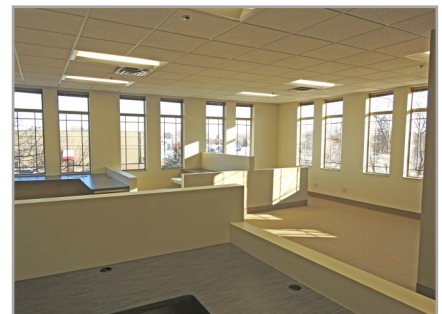
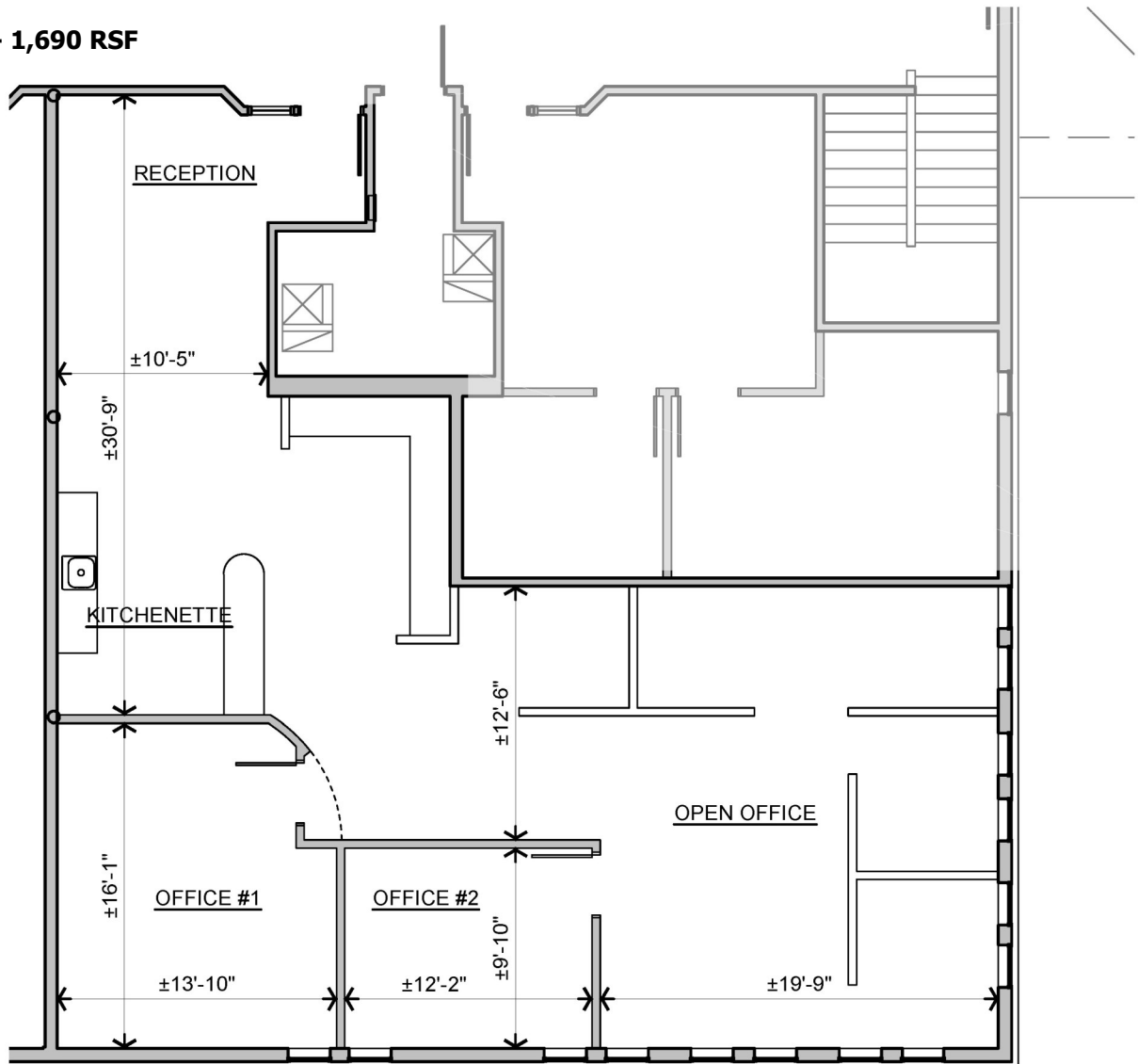
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## SECOND FLOOR REFERENCE MAP

Scale: 1" = 100'-0"

### Suite 205 - 1,690 RSF



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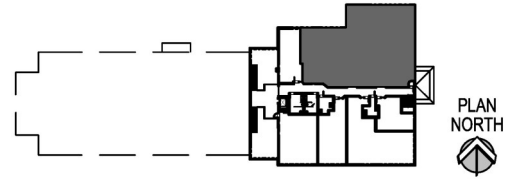
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## SECOND FLOOR REFERENCE MAP

Scale: 1" = 100'-0"

### Suite 206 - 4,472 RSF

