

# 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 Line Trail.

## OFFICE SPACE FOR LEASE

Space Available: 3,388 - 3,694 RSF

NNN Rate: \$15/RSF

2024 OPEX & RE Taxes: \$12.06/RSF

Operating Expenses: \$6.52/RSF

RE Taxes: \$5.54/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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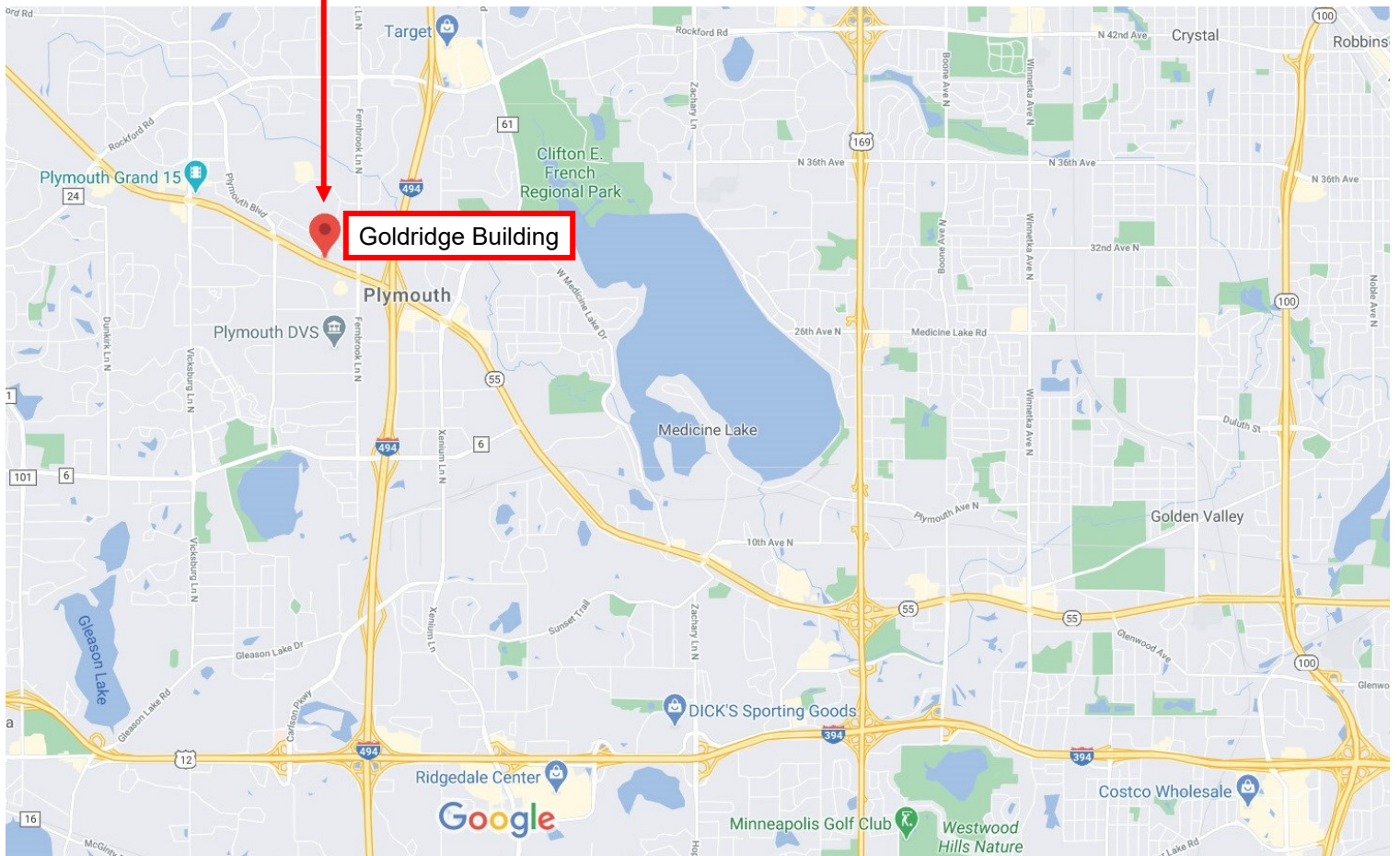
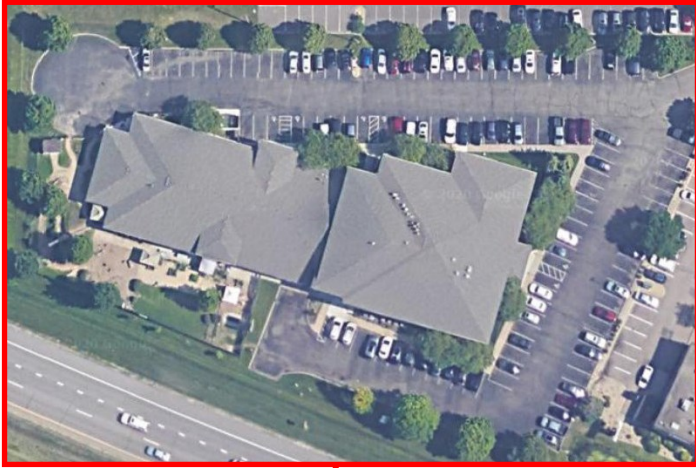
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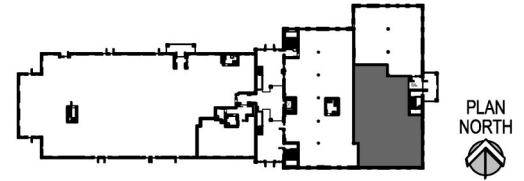
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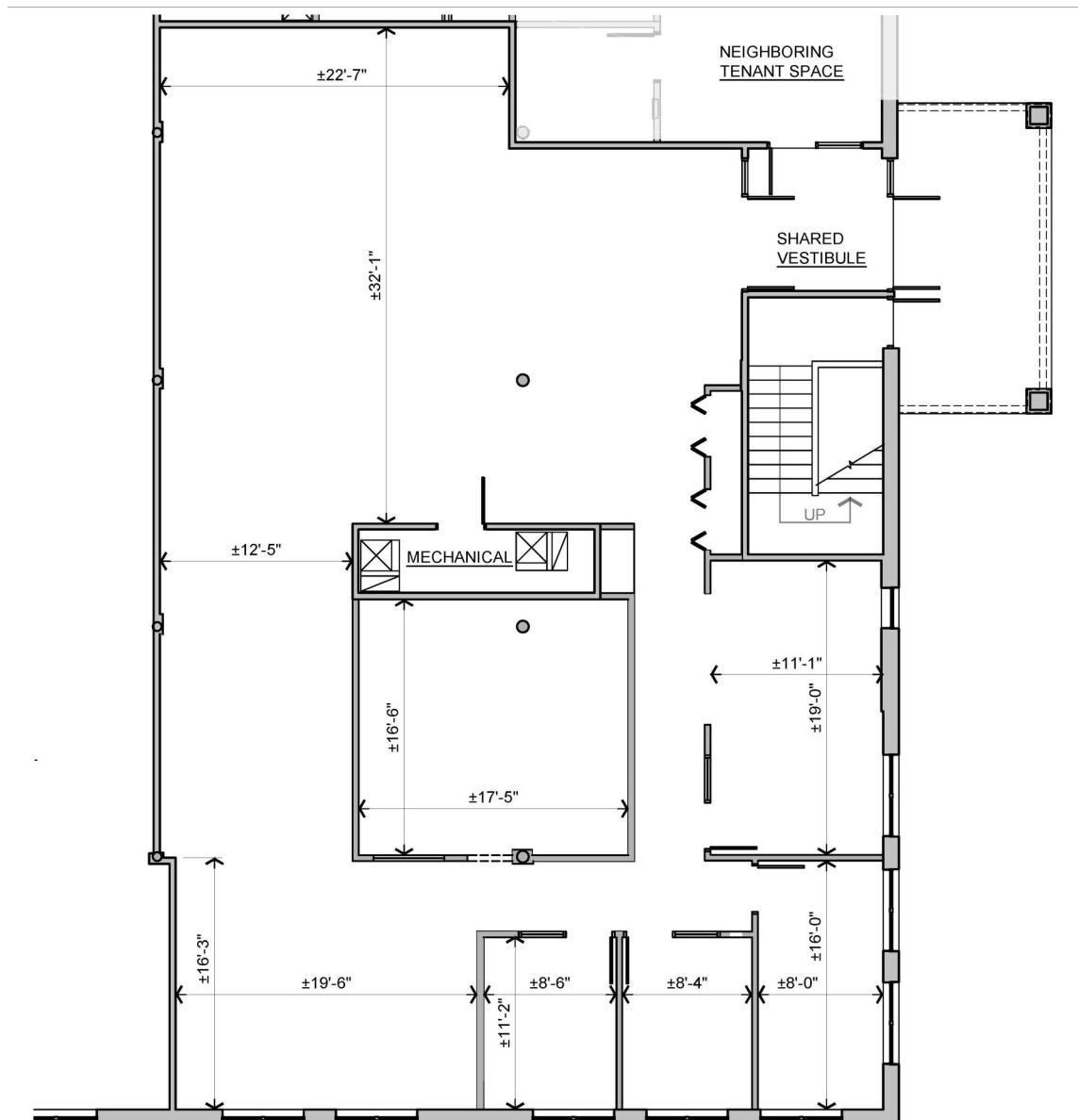
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FIRST FLOOR REFERENCE MAP

Scale: 1" = 100'-0"

## Suite 103 - 3,388 RSF with semi private entrance



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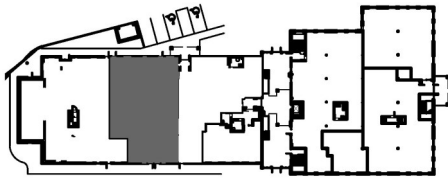
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### Suite 115 - 3,694 RSF

