



**WELLINGTON**  
MANAGEMENT

# Plymouth Corporate Center

*Office/flex space available!*

2605 Fernbrook Lane North  
Plymouth, MN 55447

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## High-traffic suburban office/flex space in the heart of Plymouth's industrial district.

Plymouth Corporate Center is a single-story office/flex building located just south of Highway 55 and west of I-494. Acquired by Wellington in 2008, the property continues to be well-leased and maintained. It features ribbon glass throughout for abundant natural light, extensive surface parking, and beautiful, mature landscaping. The immediate area offers numerous food, retail and service amenities including Lucky's 13 Pub, Luce Line Brewery, Chick-fil-A and various other fast-casual lunch options. The property also offers easy access to Downtown Minneapolis and the western half of the Twin Cities metro area.

### HIGHLIGHTS

- Monument signage along Fernbrook Lane North
- 16' clear height, five dock doors and three drive-ins
- Numerous food, retail and service amenities nearby
- Roughly 15 minutes from Downtown Minneapolis
- Conveniently located just south of Highway 55 along the west side of I-494

### Space Available

Owner, Manager, Leasing

81,000 SF total; 2,011 SF available

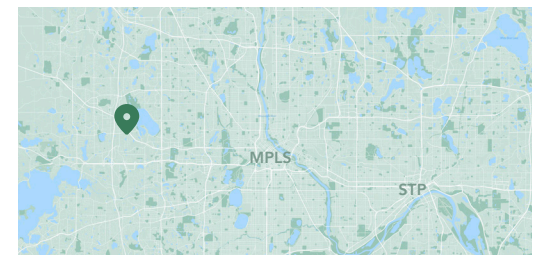
252 surface stalls, 3.1 : 1,000 SF

Single-story office building

16' clear height

Built in 1987

West Metro



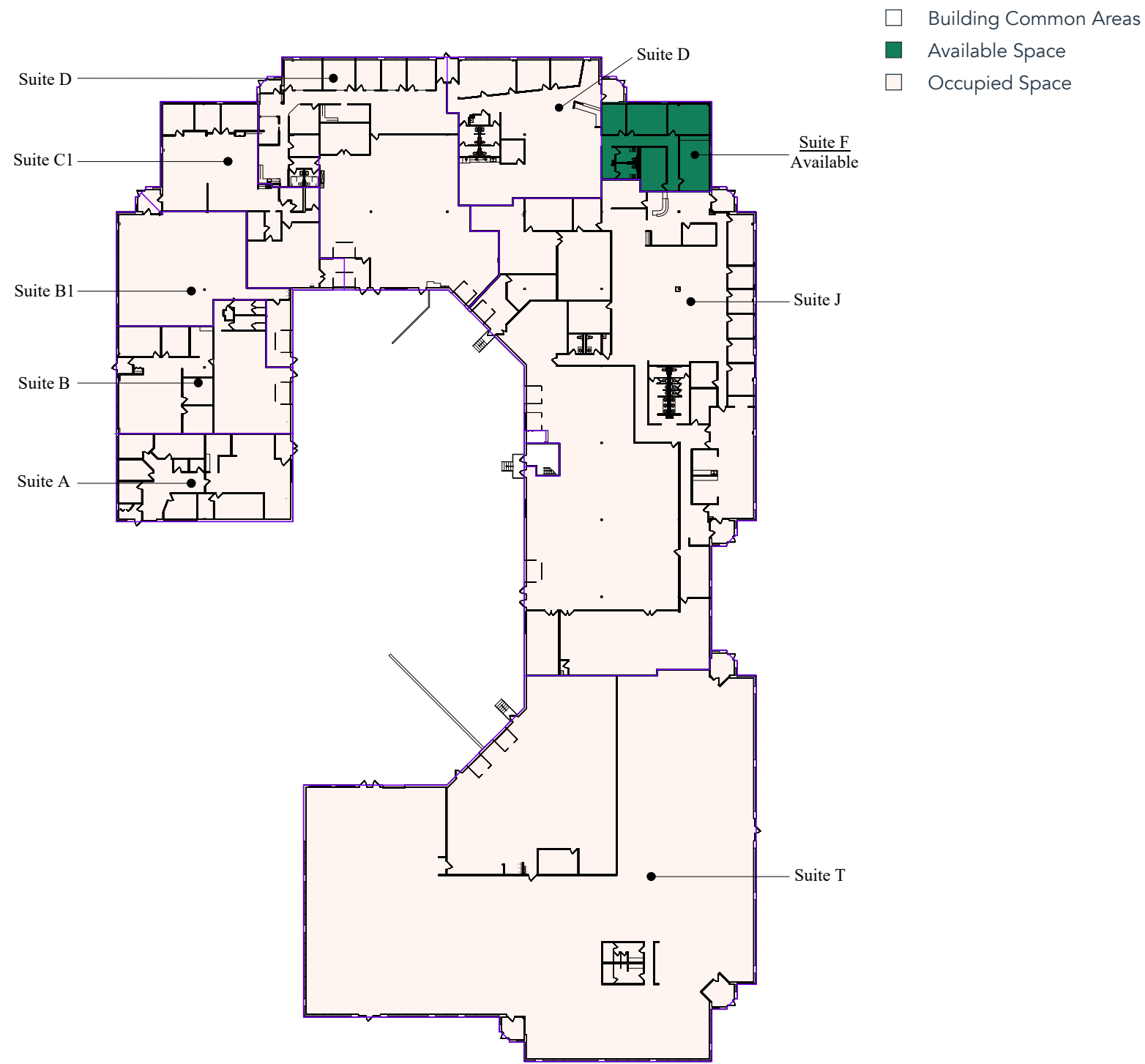
# Available Suites



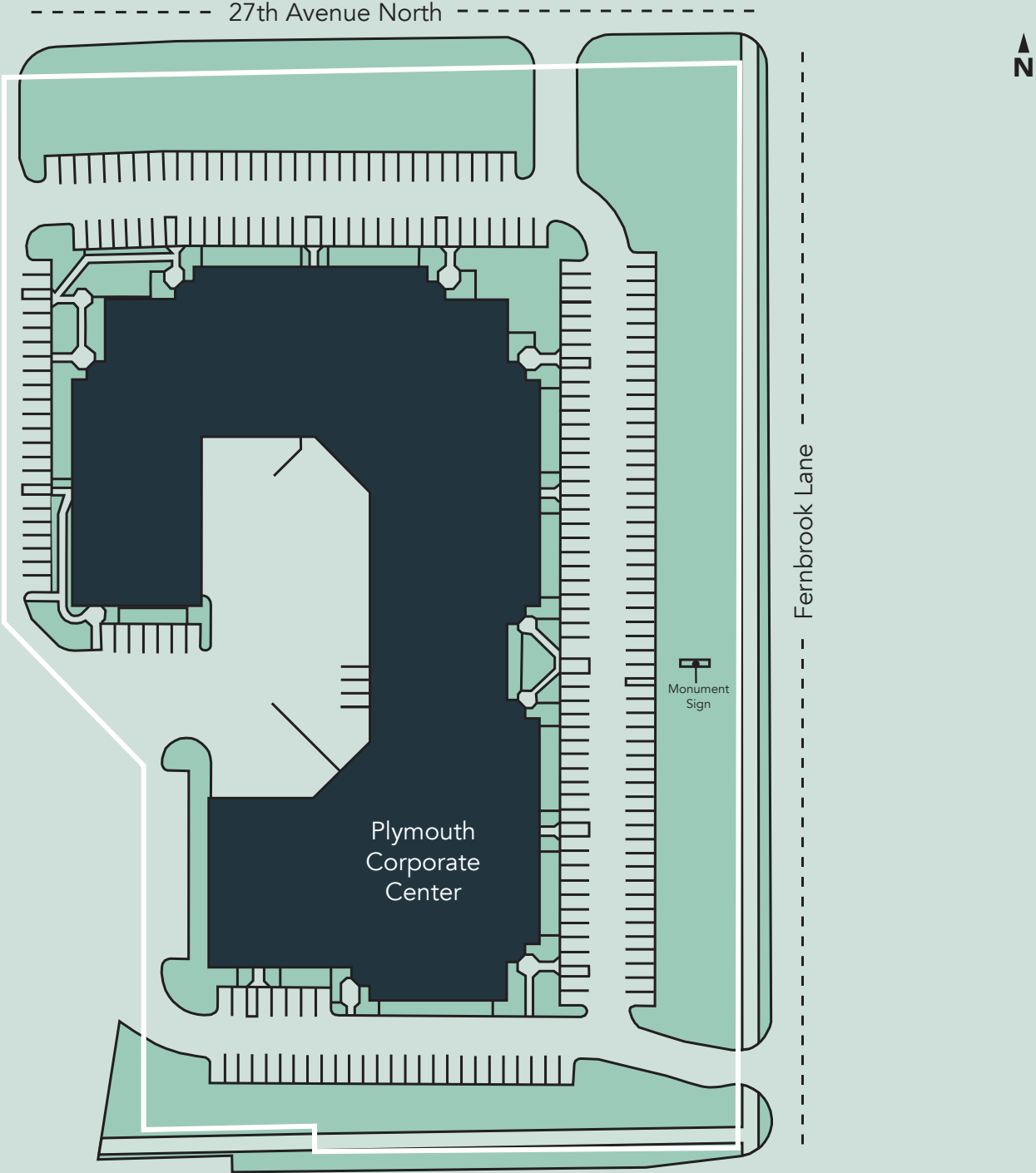
Suite F - 2,011 SF

3D Tour [▶](#)

# Floor Plan



# Site Plan





# The Neighborhood

## Demographics

	1 MILE	3 MILES	5 MILES
Population	5,043	59,872	158,366
Households	2,495	24,678	65,804
Avg. Income	\$136,136	\$176,804	\$168,403



## Hot Spots

- |                              |                                  |  |
|------------------------------|----------------------------------|--|
| 1. Plymouth Corporate Center | 4. Wendy's                       | 7. Plymouth Community Center             |
| 2. Firehouse Subs            | 5. Davanni's Pizza & Hot Hoagies | 8. City of Plymouth Maintenance Facility |
| 3. Arby's                    | 6. Chick-fil-A                   |  |





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PROPERTY MANAGER  
LEASING AGENT

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**WELLINGTON**  
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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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