


**Confidential offering memorandum**

October 2026

# 1100 Xenium Lane

## 1100 Xenium Lane N, Plymouth, MN

JLL | TRELLEBORG

# Welcome to 1100 Xenium Lane

*A serene workplace strategically located in the West Metro.*

Welcome to 1100 Xenium Lane, a Northwest suburb's distinguished office destination now available for $3,900,000. This building offers an exceptional environment, combining modern amenities with a strategic location adjacent to I-494 and just 2.5 miles from Ridgedale Shopping Center. What truly sets 1100 Xenium Lane apart are its views of lush green spaces and a welcoming outdoor patio, creating a dynamic atmosphere that enhances well-being and productivity. Experience the ideal blend of convenience, sophistication and scenic beauty at 1100 Xenium Lane.

## I-494

with easy access to Ridgedale Shopping Center
just 2.5 miles away

## Enhanced work environment

Features scenic green space views and an outdoor patio that boost employee well-being and productivity







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# Property overview

| | |
|---|---|
| Building SF | 65,566 SF |
| First Floor | 27,612 SF |
| Second Floor | 18,809 SF |
| Third Floor | 7,912 SF |
| Lower Level | 11,233 SF |
| Acreage | 4.47 acres |
| Year built | 1976 |
| Loading | One (1) drive-in door |
| PID | 3411822120012 |
| Parking | 180 stalls (4.38/1,000 SF) |
| 2026 RE Taxes | $231,501.06 |
| Sale Price | $3,900,000 |





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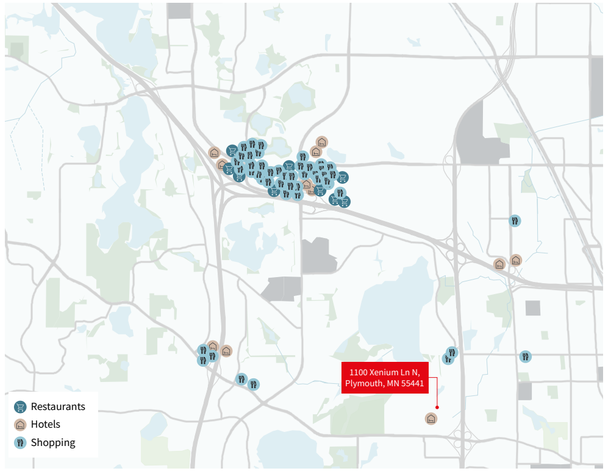
# Location

*Surrounded by a dynamic corporate and industrial neighborhood, 1100 Xenium Lane offers easy access to Highway 494 and Carlson Parkway.*

**45+**
Restaurants

**10+**
Large retailers

**10+**
Hotels and lodging




| Location | Drive time |
|---|---|
| I-494 | 2-minute drive |
| Ridgedale Shopping Center | 6-minute drive |
| Downtown Minneapolis | 15-minute drive |

| | One Mile | Three Miles | Five Miles |
|---|---|---|---|
| 2025 Population | 3,543 | 56,339 | 174,687 |
| Median HH Income | $143,490 | $115,545 | $109,198 |
| Average HH Income | $159,642 | $144,718 | $139,167 |







# The Neighborhood

The subject property at 1100 Xenium Lane N, Plymouth, MN is strategically positioned within a robust industrial and commercial corridor along Interstate 494. The surrounding tenant mix reflects a concentration of established manufacturing, distribution, and specialized industrial operations, creating a dynamic ecosystem of complementary businesses. The immediate area features prominent national and regional companies including Olympic Steel, Auer Steel, Trane Supply, and Bühler, alongside technology-focused enterprises such as World Data Products, Solutran, and Ellison Technologies. This diverse tenant profile—spanning steel processing, building materials (Daltile, Cosentino, DSG), advanced manufacturing (Zero-Max, Deltak, NuCoat), and medical equipment (Clarus Medical)—underscores the location's appeal to quality industrial users requiring excellent highway access and proximity to a skilled workforce. The presence of these well-capitalized, long-term operators signals a stable and mature industrial market with strong fundamentals, making this corridor a preferred address for companies requiring reliable logistics infrastructure and professional industrial space in the northwest Twin Cities market.



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# The opportunity

*Big block spaces available*

**Prime West Metro Location**

**Big Block Floor Plates**

**Industrial Innovation Lab**

**Building signage available**

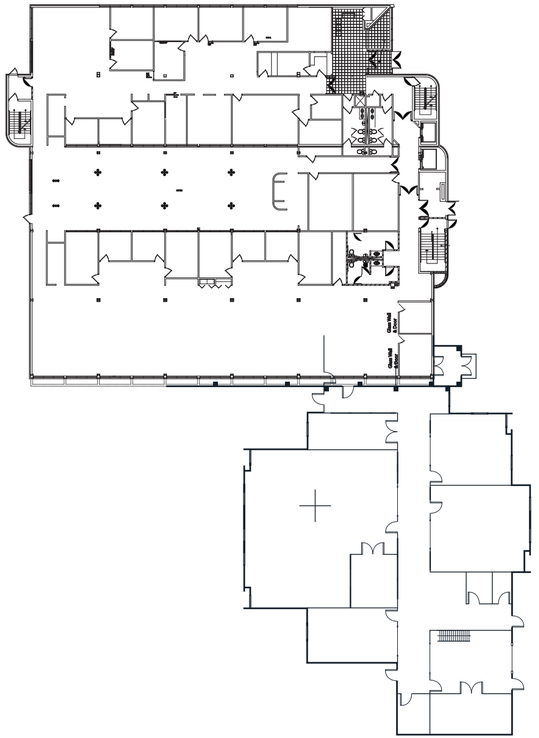






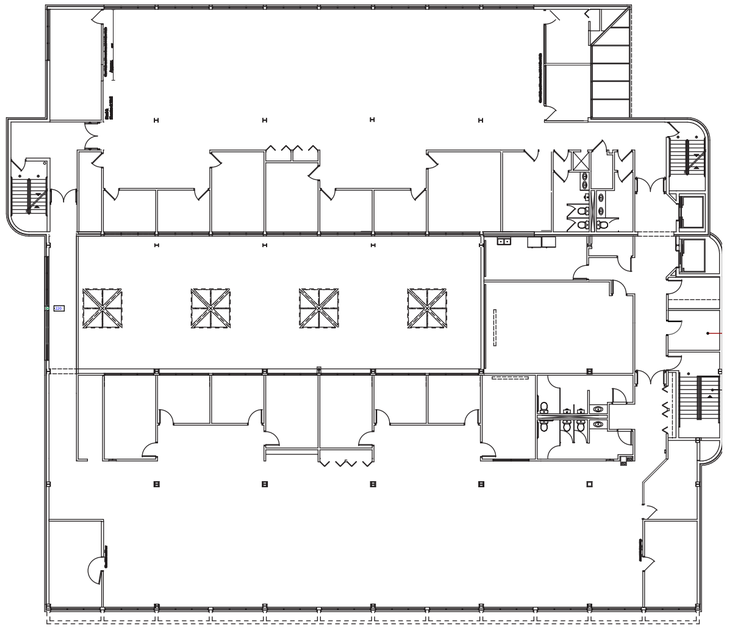
# Floor plan

*First floor*



# Floor plan

*Second floor*

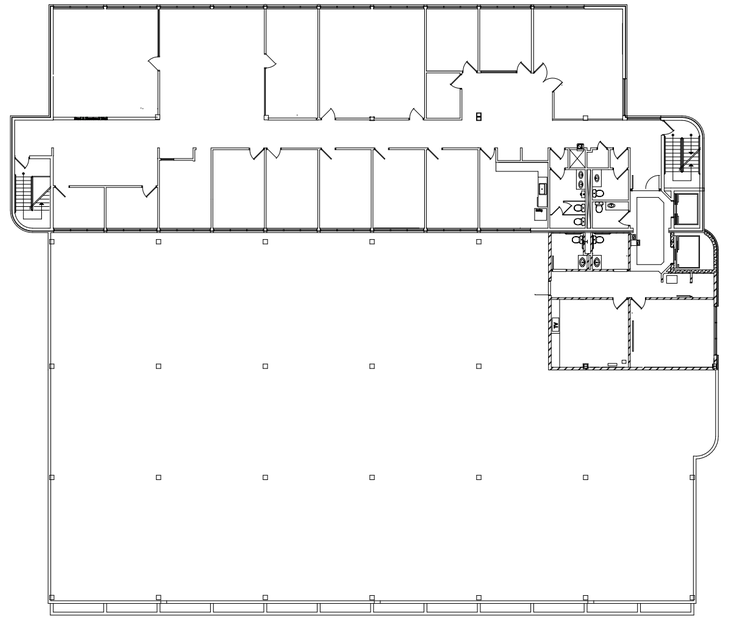






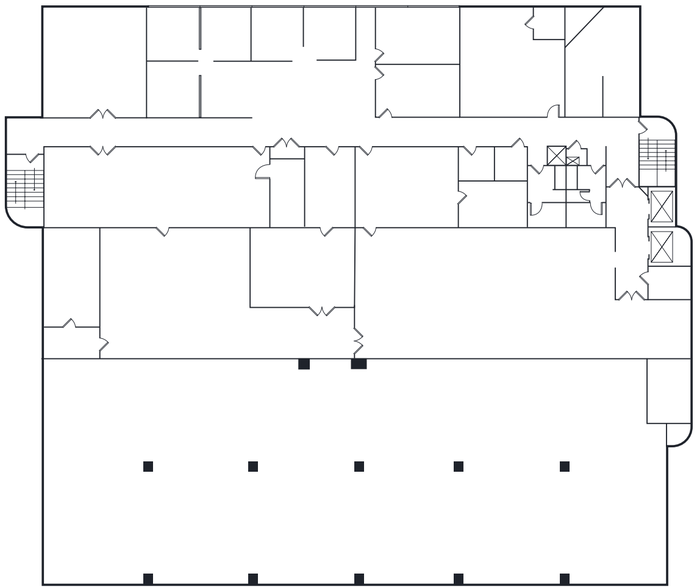
# Floor plan

*Third floor*



# Floor plan

*Lower Level - 11,800 SF*

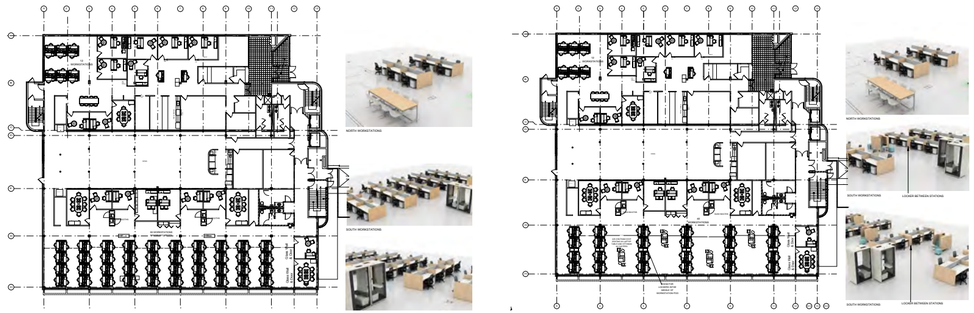




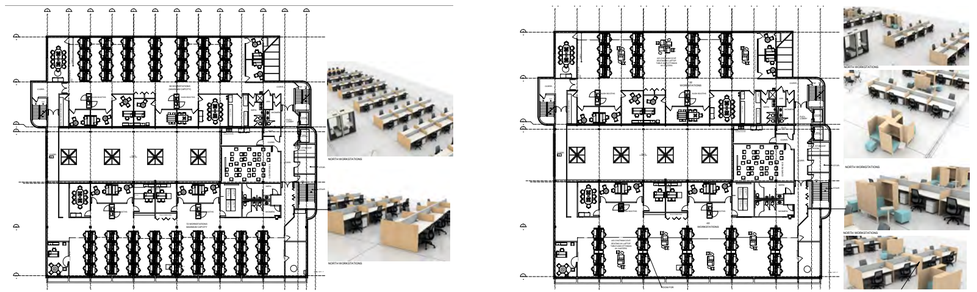


# Potential office layout

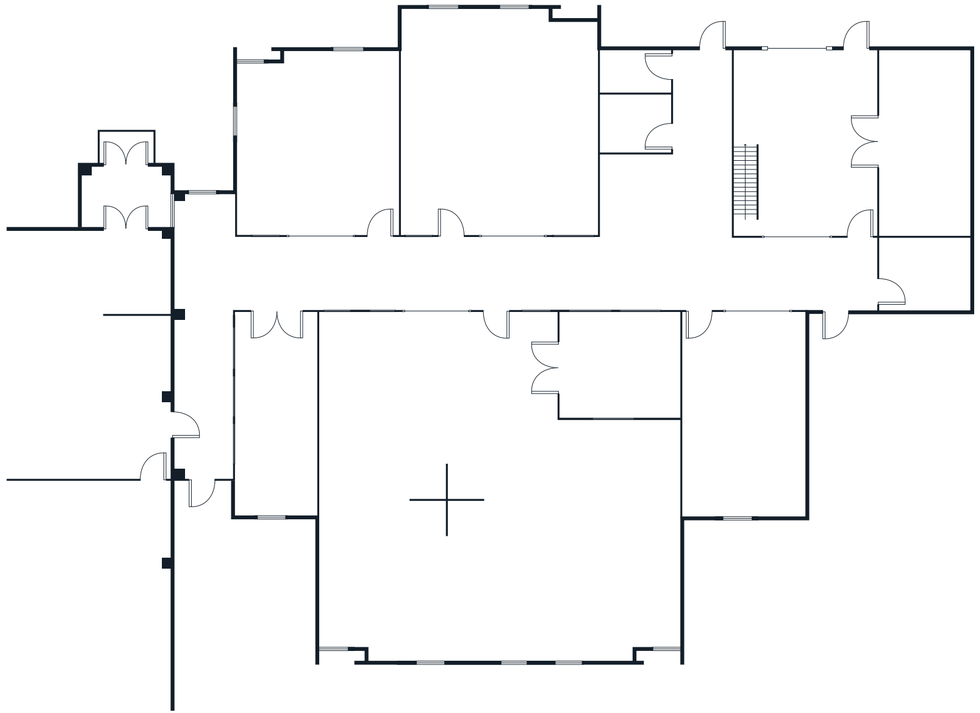
*First floor*



*Second floor*



# Innovation lab







# Innovation Center

*Power and HVAC Specifications*

## Power System Overview

**Main Service**

The facility is served by a new MSB (Main Switchboard) rated at:

- 1200A, 3-phase, 4-wire
- 480Y/277V
- 65 kAIC short circuit rating
- Fed by a new 500 kVA utility transformer (12,470Δ primary to 480Y/277V secondary)

**Major Distribution Panels**

H1 Panel (800A, 480Y/277V)

H2 Panel (400A, 480Y/277V)

L1 Panel (400A, 208Y/120V)

## HVAC System Overview

**Rooftop Units (RTUs)**

**RTU-1:**

- Total airflow: 5,000 CFM (2,300 CFM min, 5,000 CFM max outside air)
- Cooling: 13 nominal tons, 168.9 MBH total capacity, EER 12.1
- Heating: 390 MBH input, 315.9 MBH output (modulating gas)
- Electrical: 36 MCA, 45 MOP, 460V/3-phase/60Hz
- Weight: 2,200 lbs

**RTU-2:**

- Total airflow: 5,000 CFM (1,000 CFM min, 5,000 CFM max outside air)
- Cooling: 13 nominal tons, 159.2 MBH total capacity, EER 12.1
- Heating: 195 MBH input, 156 MBH output (modulating gas)
- Electrical: 38 MCA, 45 MOP, 460V/3-phase/60Hz
- Weight: 2,080 lbs

**VAV Boxes (10 units total)**

All VAV boxes are single duct, pressure independent with electric reheat:

- VAV-1: 2,500 CFM max, 730 CFM min, 23 kW reheat
- VAV-7: 1,500 CFM (constant), 14 kW reheat
- VAV-10: 1,580 CFM (constant), 14 kW reheat
- VAV-2 through VAV-9: Range from 200-900 CFM with 2-8 kW reheat

**Exhaust Fans**

- EF-1: 1,500 CFM, 1/3 HP, general exhaust (BR/HR molding area)
- EF-2: 100 CFM, 1/20 HP, oven exhaust
- EF-3: 200 CFM, 1/20 HP, toilets/janitor exhaust
- EF-4: 470 CFM, 2 HP, fume exhaust (BR/HR molding)
- EF-5: 470 CFM, 2 HP, fume exhaust (Plastic & LSR molding)

**Additional HVAC Equipment**

Heat Pump System (HP-01):

- Cooling: 36 MBH capacity
- Heating: 40 MBH capacity
- Electrical: 39 MCA, 50 MOP, 208V/1-phase
- Serves collaboration room via ducted fan coil unit FCU-01 (860 CFM)

**Electric Unit Heaters:**

- EUH-01: 3,000W wall heater (vestibule)
- EUH-02: 3,700W horizontal unit heater (mechanical room)



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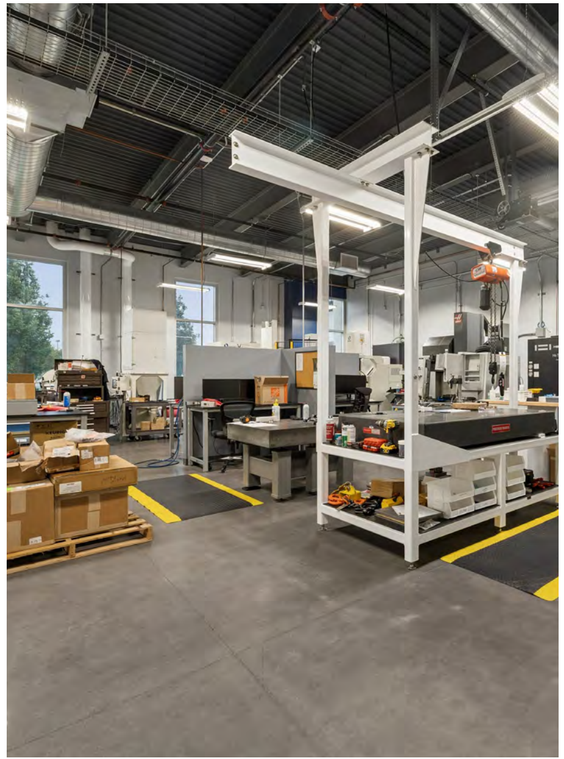
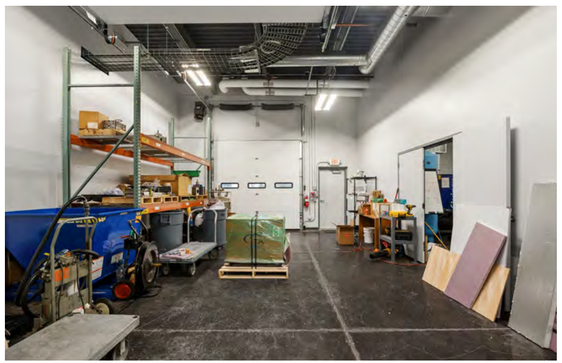






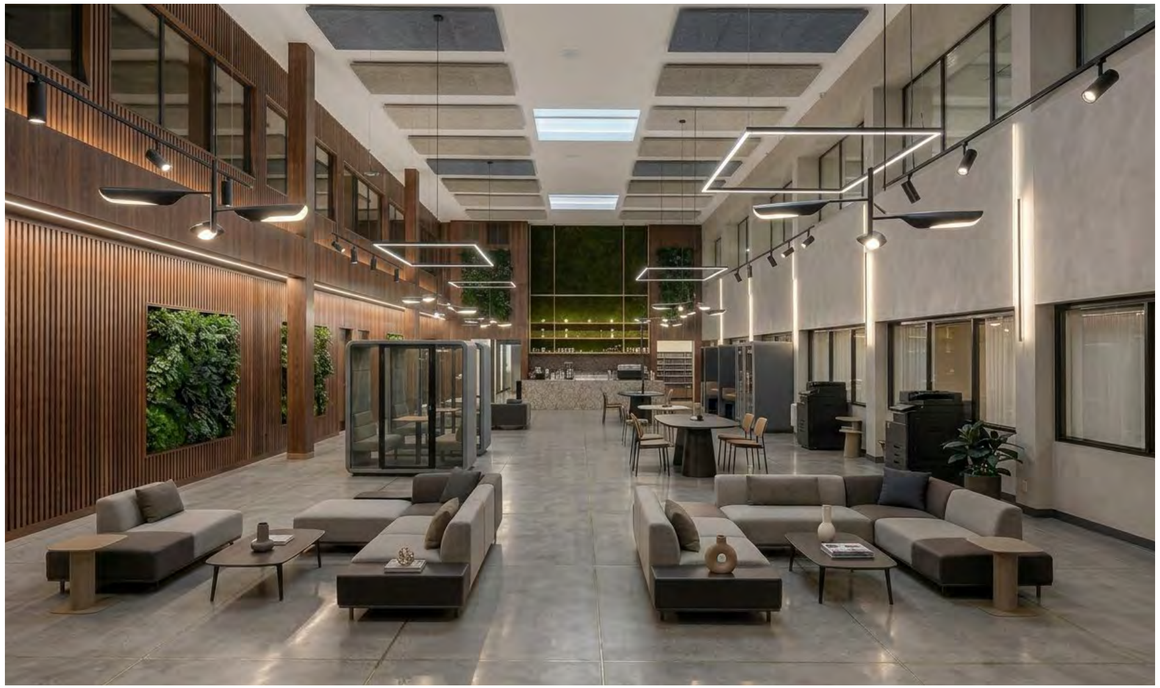
# Current Atrium



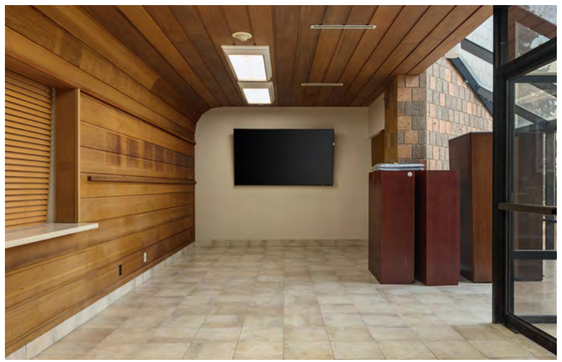




# AI Generated Alternative Design



















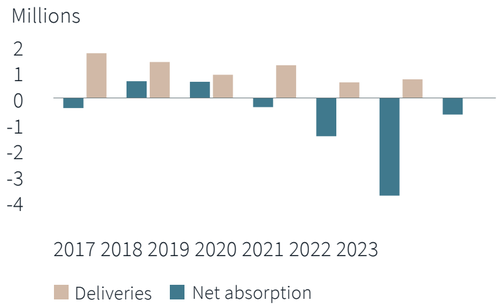
# Office market overview

*Minneapolis/St. Paul*

Recognized as the Twin Cities, Minneapolis and state capital St. Paul serve as the foundation of the 16-county metropolitan area that encompasses Southeastern Minnesota and Western Wisconsin. Divided by the Mississippi River, the region is celebrated for its exceptional density of Fortune 500 companies and internationally acclaimed natural and cultural attractions. Minneapolis-St. Paul hosts multiple American headquarters for biotechnology, banking, and industrial enterprises that maintain foreign incorporation. With unemployment rates among the nation's most favorable, there is a consistent influx of newcomers—well-educated professionals primarily from global urban centers. Investors, businesses, and talent are continually attracted to Minneapolis-St. Paul, which boasts one of America's most thriving and varied economic landscapes.

| Fundamentals | Forecast | |
|---|---|---|
| YTD net absorption | -502,823 SF | ▼ |
| Under construction | 345,000 SF | ▲ |
| Total vacancy | 19.7% | ▲ |
| Sublease vacancy | 4,546 ,951 SF | ▲ |
| Direct asking rent (gross) | $31.29 PSF | ▶ |
| Sublease asking rent (gross) | $2 1.13 PSF | ▶ |
| Concessions | Increasing | ▶ |

**Supply and demand (s.f.)**



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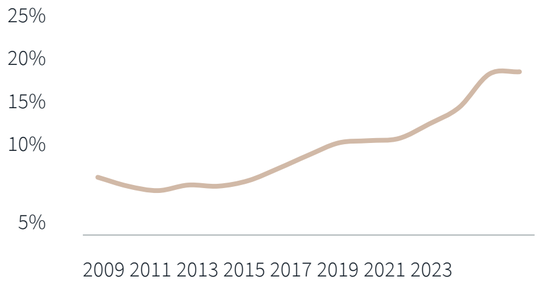
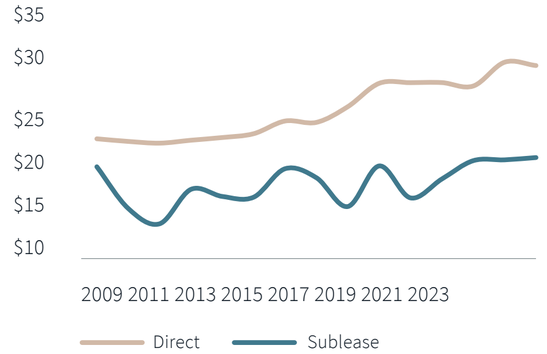
**Total vacancy (%)**




**Average asking rent ($ p.s.f.)**

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# Sale contacts:

**Jon Dahl**
*Managing Director*
jon.dahl@jll.com
+1 612 217 5130

**Callie Ronkowski**
*Vice President, Brokerage*
callie.ronkowski@jll.com
+1 701 740 1017

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