

The background of the entire page is a photograph of a modern, multi-story office building with a glass facade. The building is identified by signs as "WINMARK" and "OneBeacon". The glass reflects the surrounding landscape, which includes trees and a parking lot. A large, diagonal graphic element, composed of a magenta and a black triangle, cuts across the image from the top left to the bottom right. The text "Sublease Opportunity" is written in white, sans-serif font, following the diagonal path of the magenta triangle. A blue arrow points upwards along the diagonal boundary between the magenta and black triangles.

Sublease
Opportunity



WATERFORD
OFFICE PARK



➤ 30,561 SF on top floors (11th -12th)

➤ Demisable to 10,000 SF

➤ Available immediately

➤ Term through June 2023

➤ Negotiable rental rates

➤ Mix of private offices and open workspace

605 Waterford

605 N Highway 169
Plymouth, MN





Abundant
natural
light

Large cafe area
overlooking
views of
Minneapolis

10,000 - 30,651

RSF

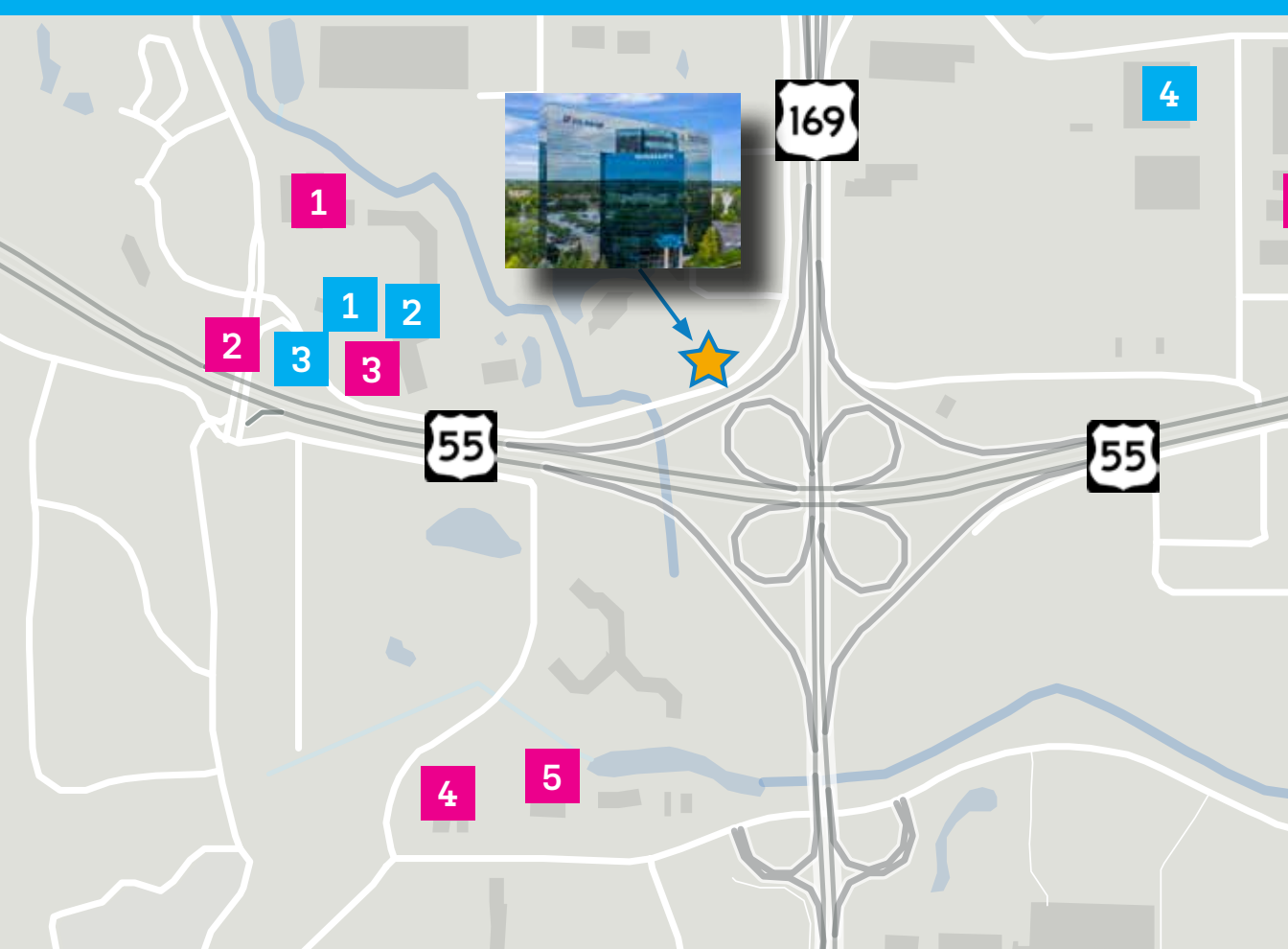
THEN

PERKS

12th floor
extensive
ceiling height
for atrium feel

Multiple
collaboration
touch downs



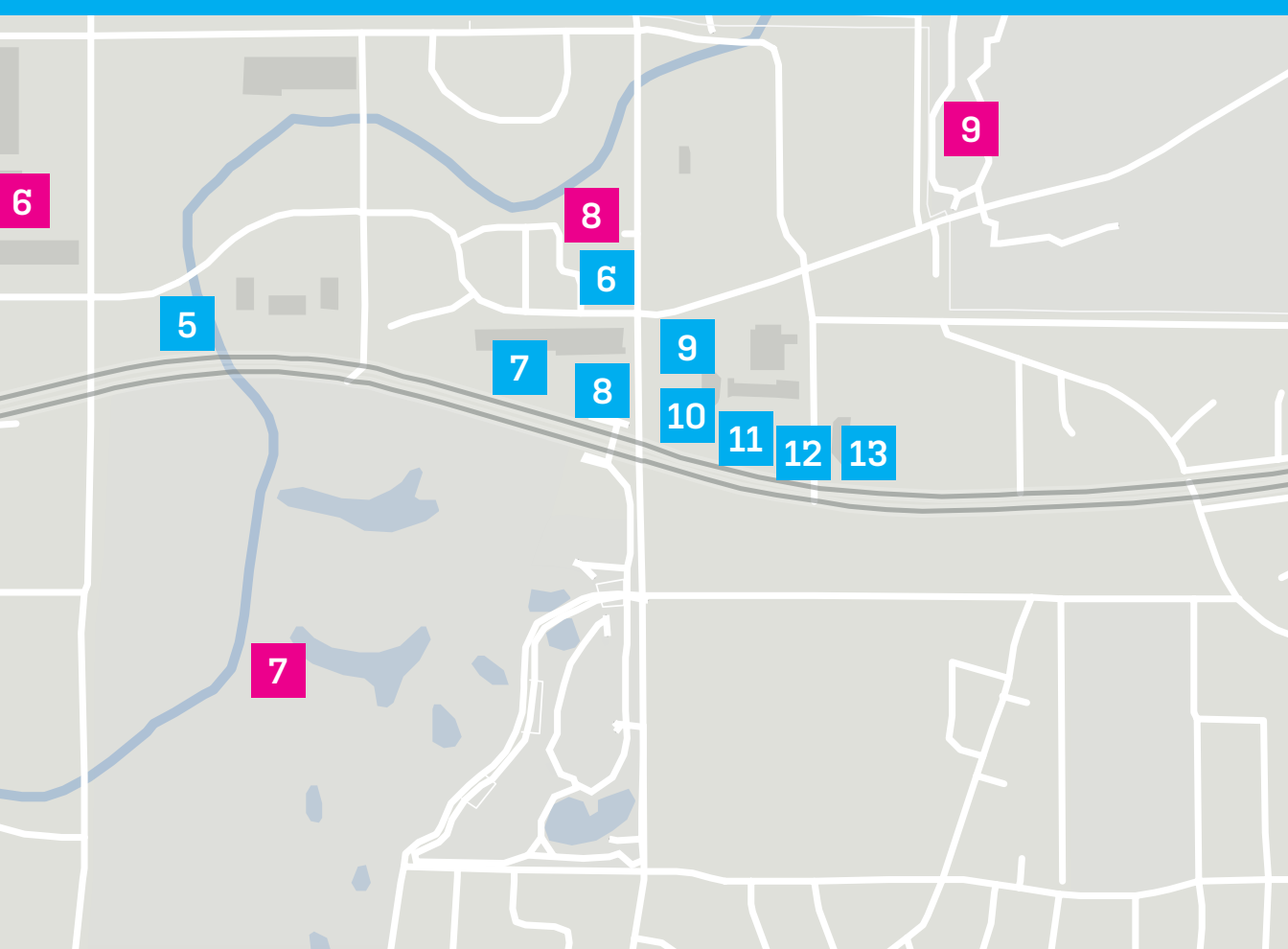


LOCAL FLAIR

Local Businesses and Restaurants

- 1 CUB FOODS
- 2 NEW HORIZONS DAYCARE
- 3 DISCOVER STRENGTH PERSONAL FITNESS
- 4 ST. LOUIS PARK FIT BODY BOOT CAMP
- 5 WILLOW CREEK 12 THEATRE
- 6 MOREY'S SEAFOOD INTERNATIONAL
- 7 BROOKVIEW GOLF COURSE
- 8 SNAP FITNESS
- 9 GOLDEN VALLEY GOLF COURSE

- 1 CARIBOU COFFEE
- 2 ERBERT & GERBERT'S
- 3 ARBY'S
- 4 AU BON PAIN
- 5 WHICH WICH
- 6 DAVANNI'S PIZZA
- 7 MORT'S DELI
- 8 CHIPOTLE MEXICAN GRILL
- 9 DOOLITTLE'S GRILL
- 10 NOODLES & CO
- 11 STARBUCKS
- 12 LEANN CHIN
- 13 D'AMICO & SONS



Ready to give your office a new
LOOK



WATERFORD
OFFICE PARK

For Leasing Information:

ANDREA LEON

612 217 5142

andrea.leon@am.jll.com

JESSICA MAIDL

612 217 6742

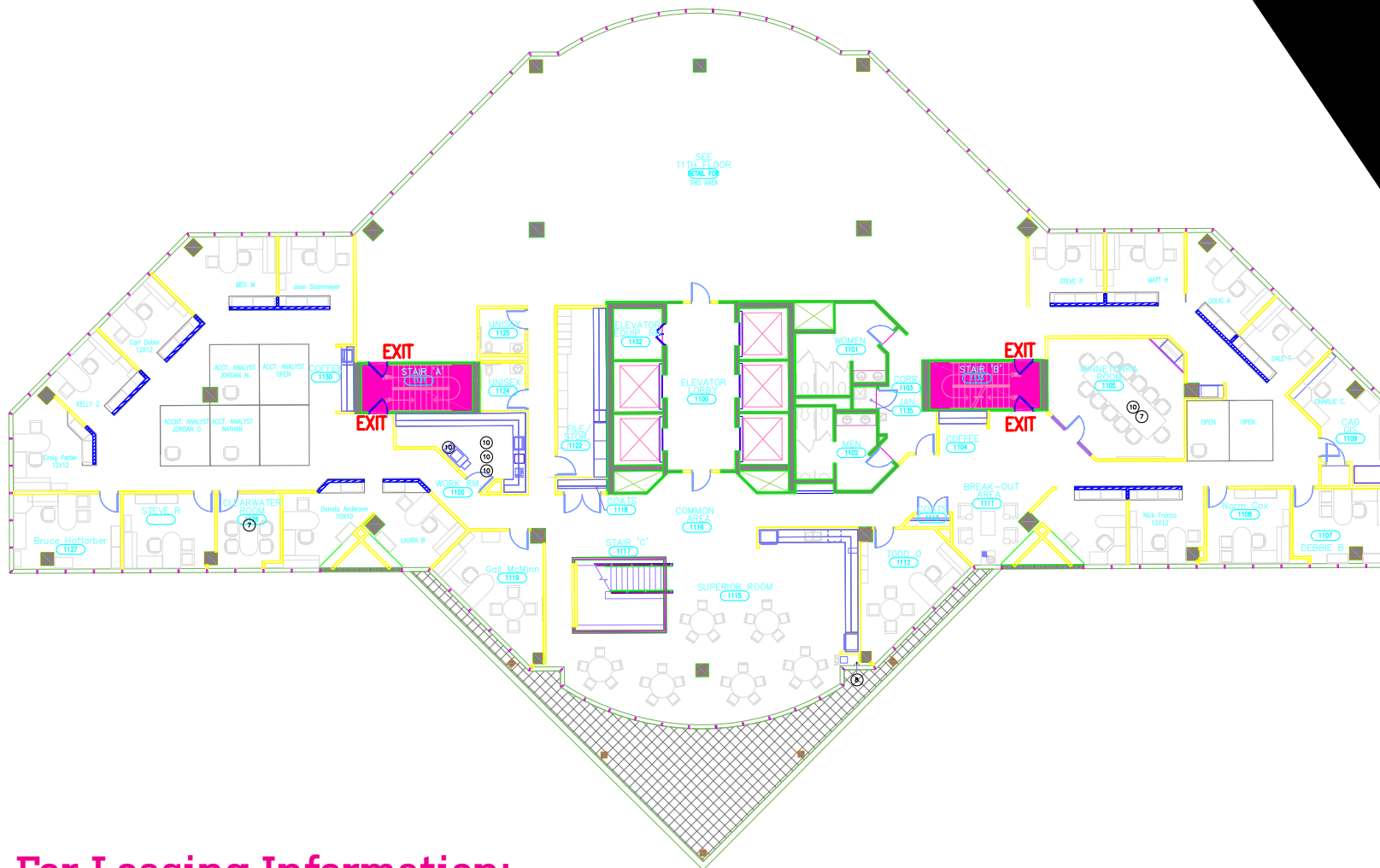
jessica.maidl@am.jll.com



11th floor - 15,824 SF

W WATERFORD
OFFICE PARK

605 N Highway 169
Plymouth, MN



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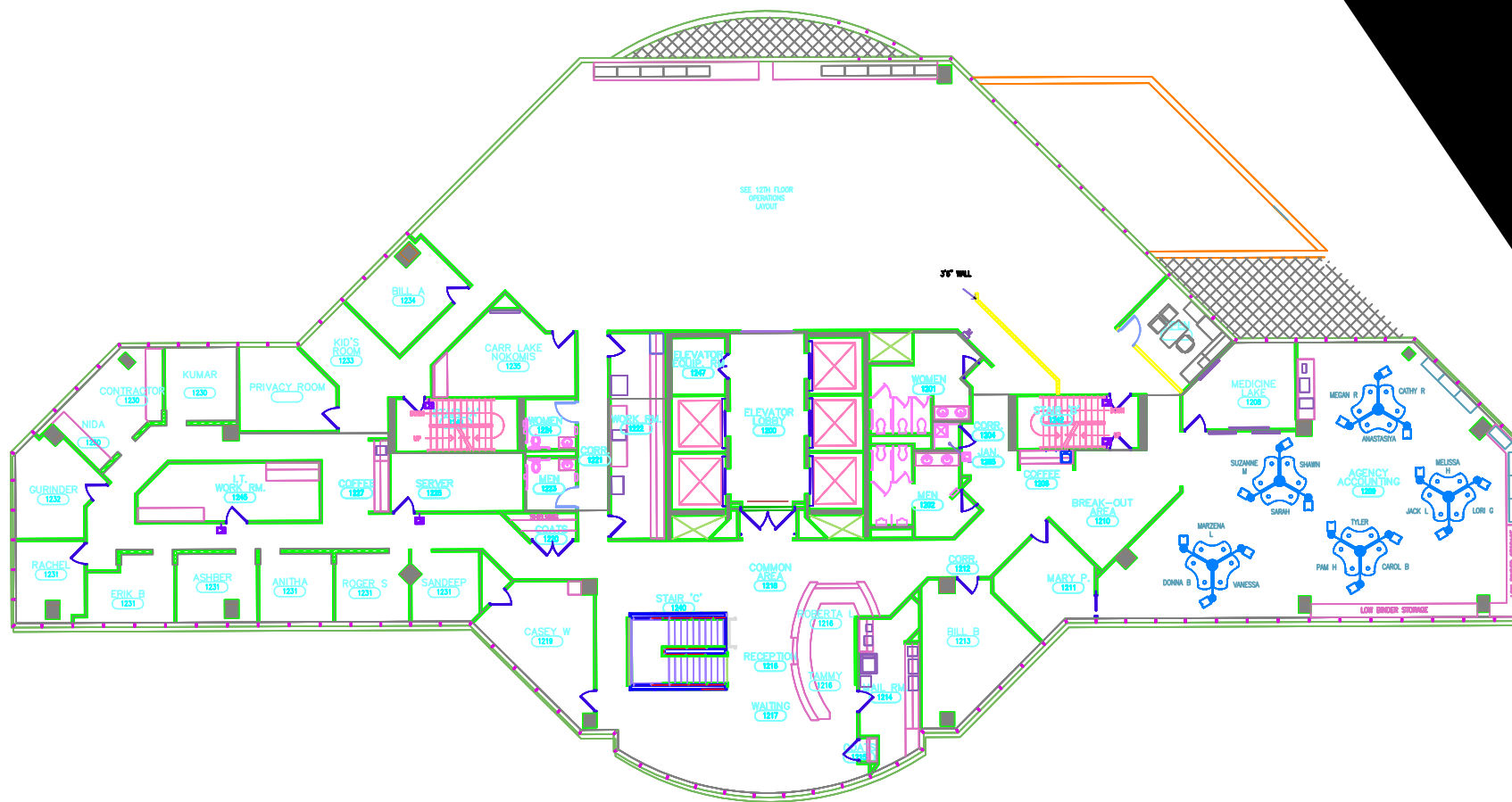
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12th floor - 14,737 SF

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