

ATRIA

3033 CAMPUS DRIVE | PLYMOUTH, MINNESOTA









# AN **ELEVATED** SUBURBAN OFFICE **EXPERIENCE**

ATRIA Corporate Center is a fully updated, Class A office building located in the western suburbs of Minneapolis, off the intersection of I-494 and Highway 55 in Plymouth, Minnesota.

Your employees will enjoy an elevated amenity package and the tranquility of being nestled in a scenic wooded setting. With connectivity to surrounding retail conveniences and an easy commute, ATRIA is an office environment in which your people will thrive.





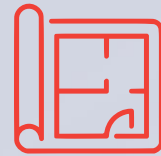
# PROPERTY HIGHLIGHTS



**Highly visible** Class A office building nestled in a wooded campus with **scenic views**



**Ideally located** with immediate access to I-494 & Hwy. 55, and less than 10 minutes from Ridgedale Mall



**Efficient floor plates** for both large and small users



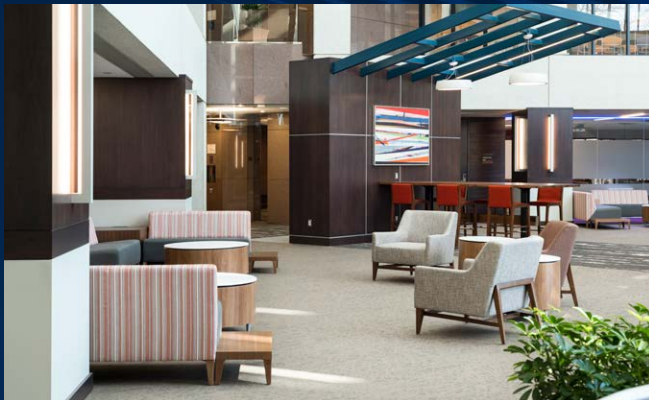
Awarded the **Energy Star** annually since 2007



Certified **LEED Gold** through the US Green Building Council



Awarded the **BOMA 360 "Performance Building"** designation



# BUILDING AMENITIES



Five-story architectural atrium providing **spacious seating and work areas** including a **complimentary coffee bar**



Fitness center with all **new equipment and updated locker rooms and showers**



**Conference and training facility** equipped with state-of-the-art technology



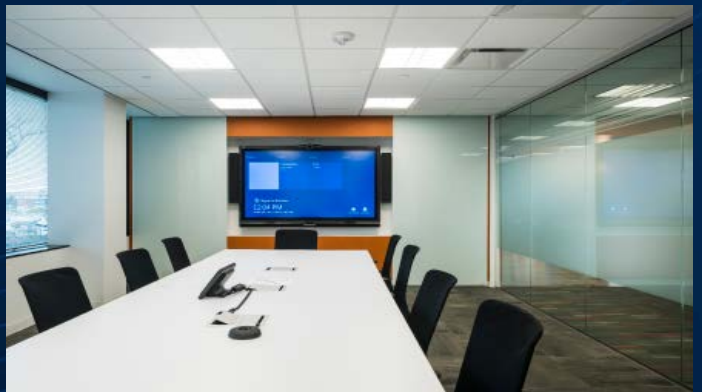
**On-site security,** building management and engineering staff



Innovative **bike share** program



**New four season patio** including games, fire features and soft seating







# NEW OUTDOOR PATIO

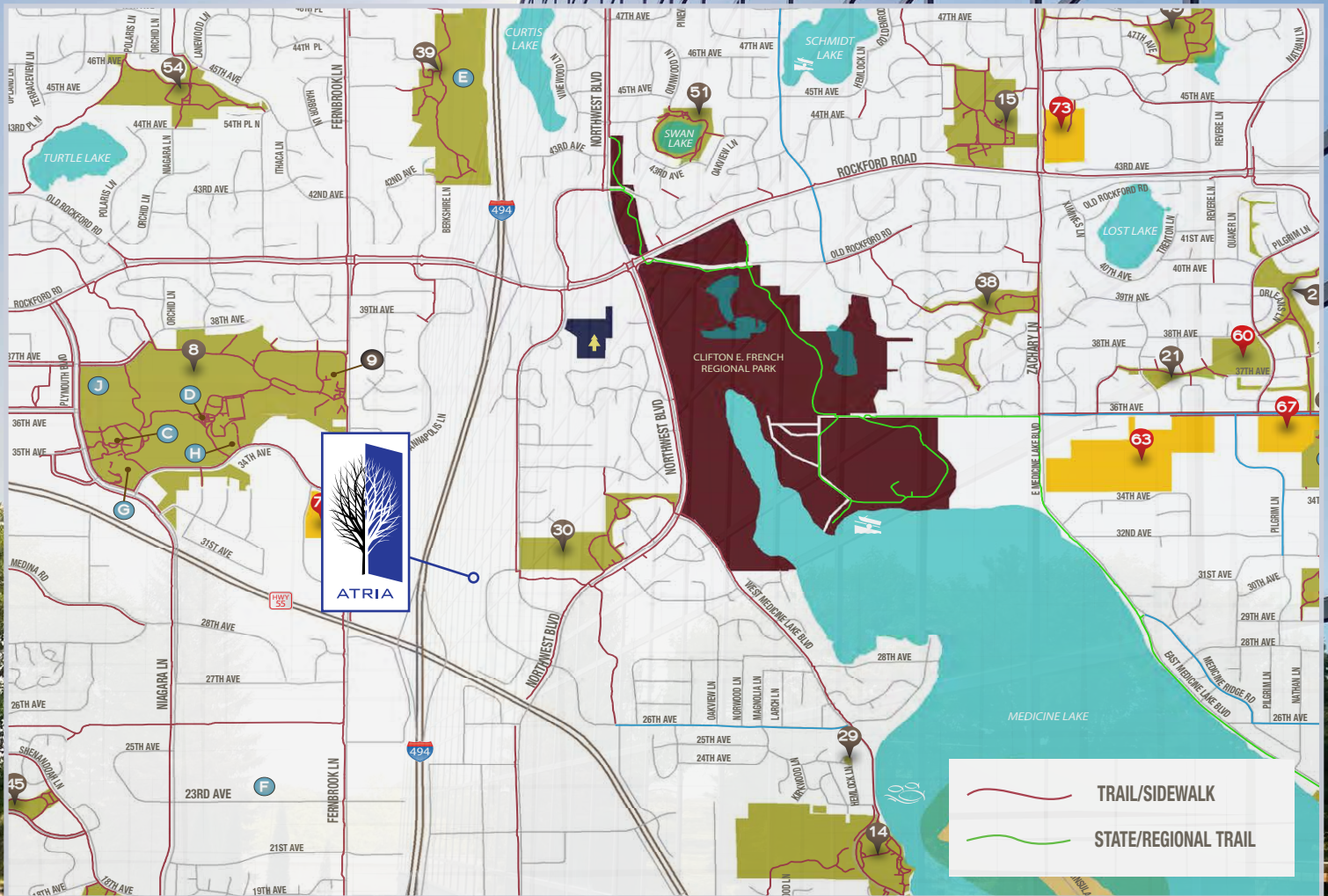
Recently completed, the patio space creates a unique outdoor experience and gathering space adjacent to the building for its tenants.

Features of the new patio include a grill area, gas fire pit, lounge furniture, USB power stations, hammock posts, individual seating, landscaping, pathway lighting and more.





# CONNECTED TO A **175 MILE** NETWORK OF CITY, STATE AND REGIONAL TRAILS





# IDEALLY LOCATED



Abundant nearby retail amenities; just minutes from restaurants, shopping, coffee shops, hotels and more



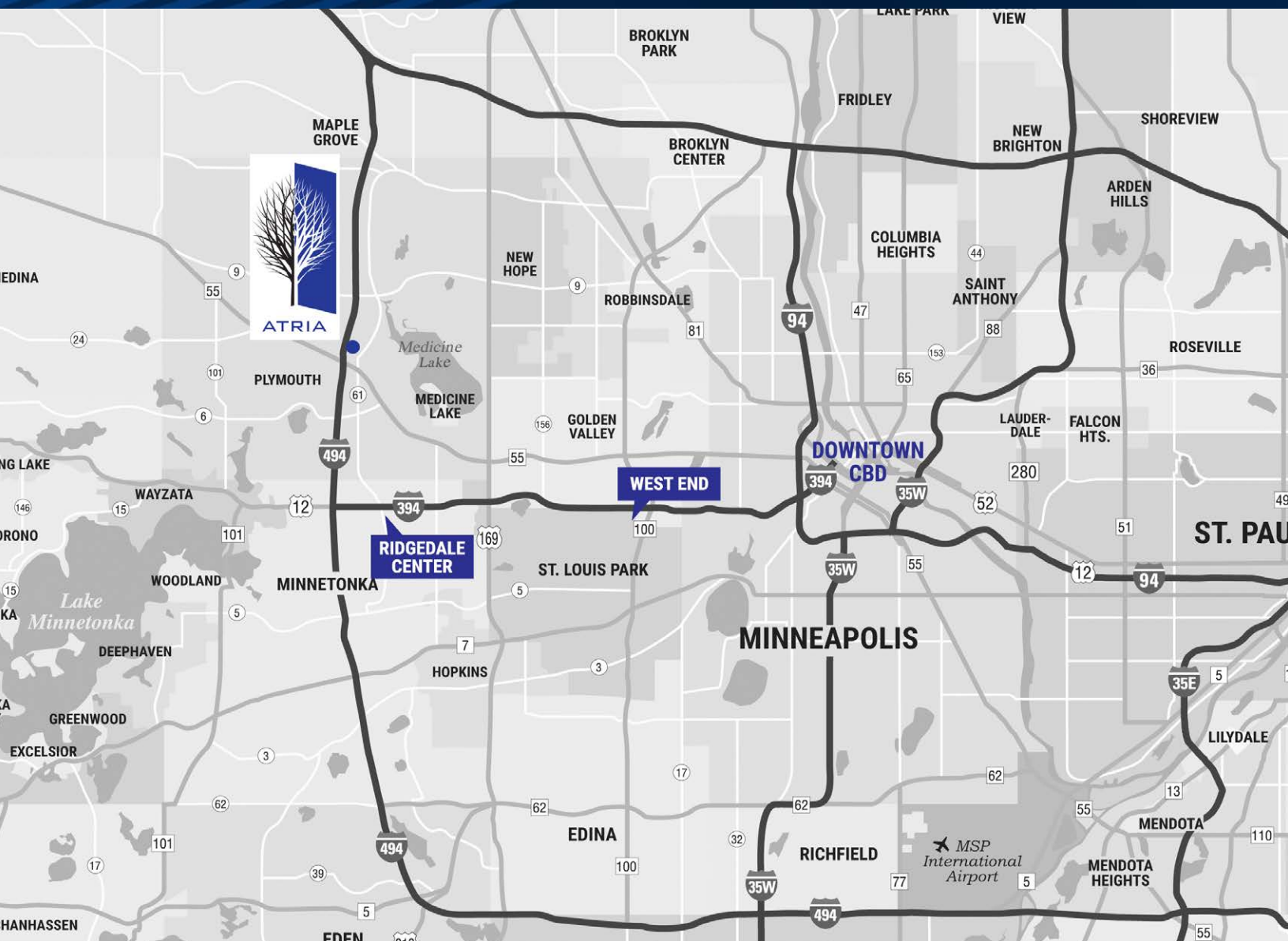
9 minutes to Ridgedale Center, which includes over 125 dining, shopping, and entertainment options



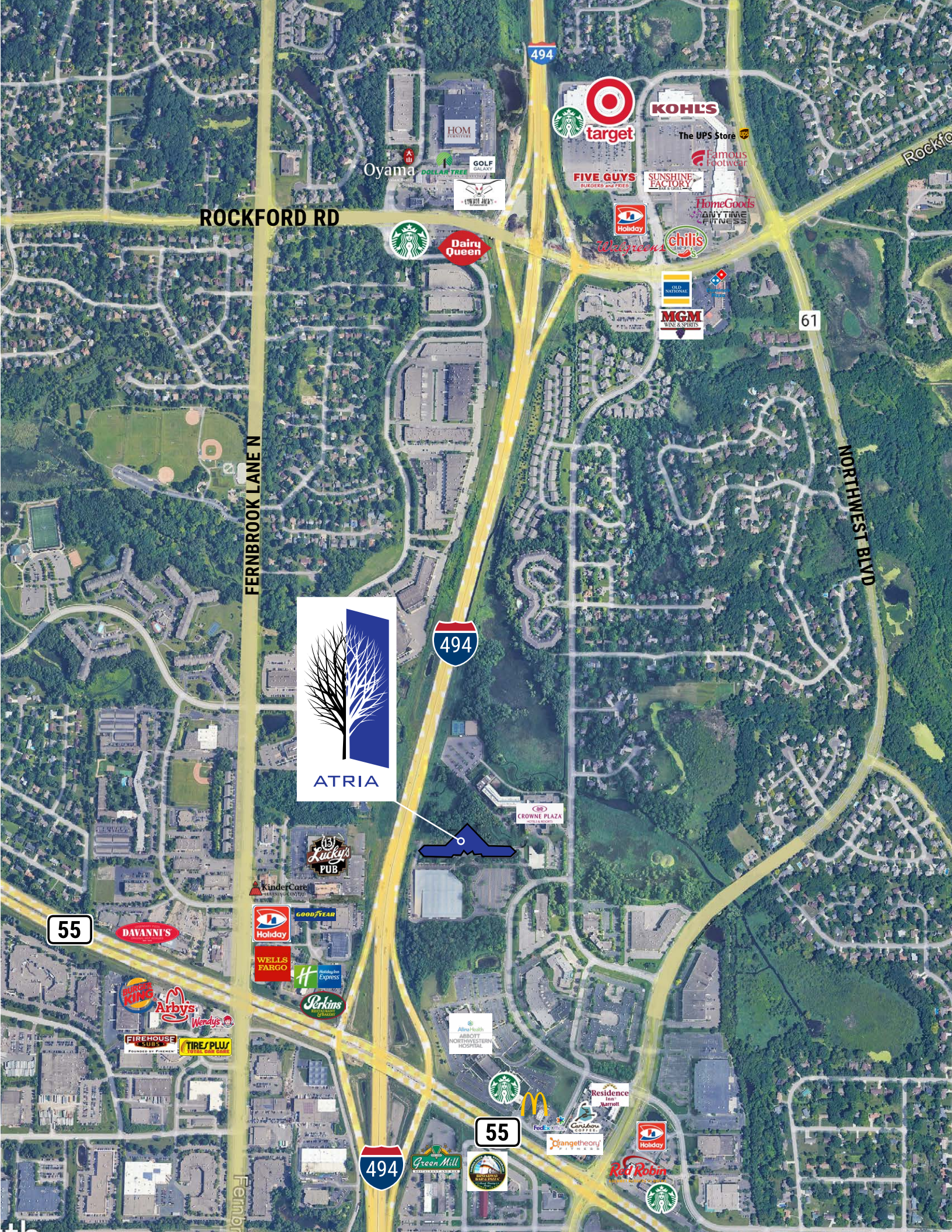
14 minutes to The Shops at West End



15 Minutes to Downtown Minneapolis







ROCKFORD RD

FERNBROOK LANE N

NORTHWEST BLVD

494

61

55

494

55

494



Kuckys PUB

KinderCare

Holiday

GOOD YEAR

WELLS FARGO

Express

Perkins

DAVANNT'S

Arby's

FIREHOUSE

TIRE PLU

CROWNE PLAZA

Altera Health  
ABOVITY  
NORTHWESTERN HOSPITAL

Starbucks

McDonald's

Residence Inn

Marriott

OrangeTheory

Holiday

Radi Robin

Green Mill

Starbucks

Starbucks

Oyama

DOLAR TREE

GOLF

COMPANY

Dairy Queen

Starbucks

target

KOHL'S

The UPS Store

Famous Footwear

FIVE GUYS

SUNSHINE FACTORY

Holiday

HomeGoods

ANYTIME FITNESS

Walgreens

chilis

OLD NATIONAL

MGM

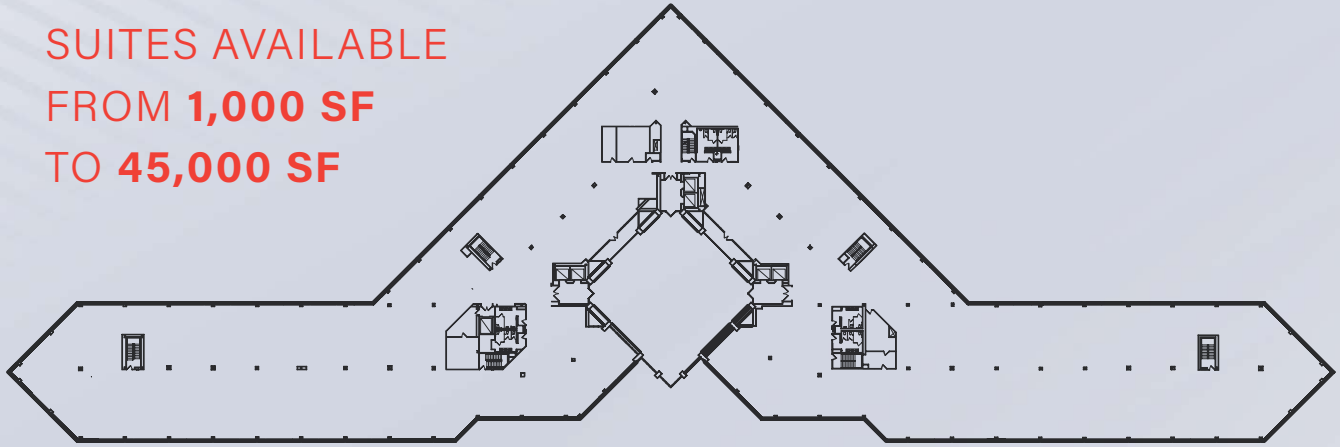
VAL & SPIRITS



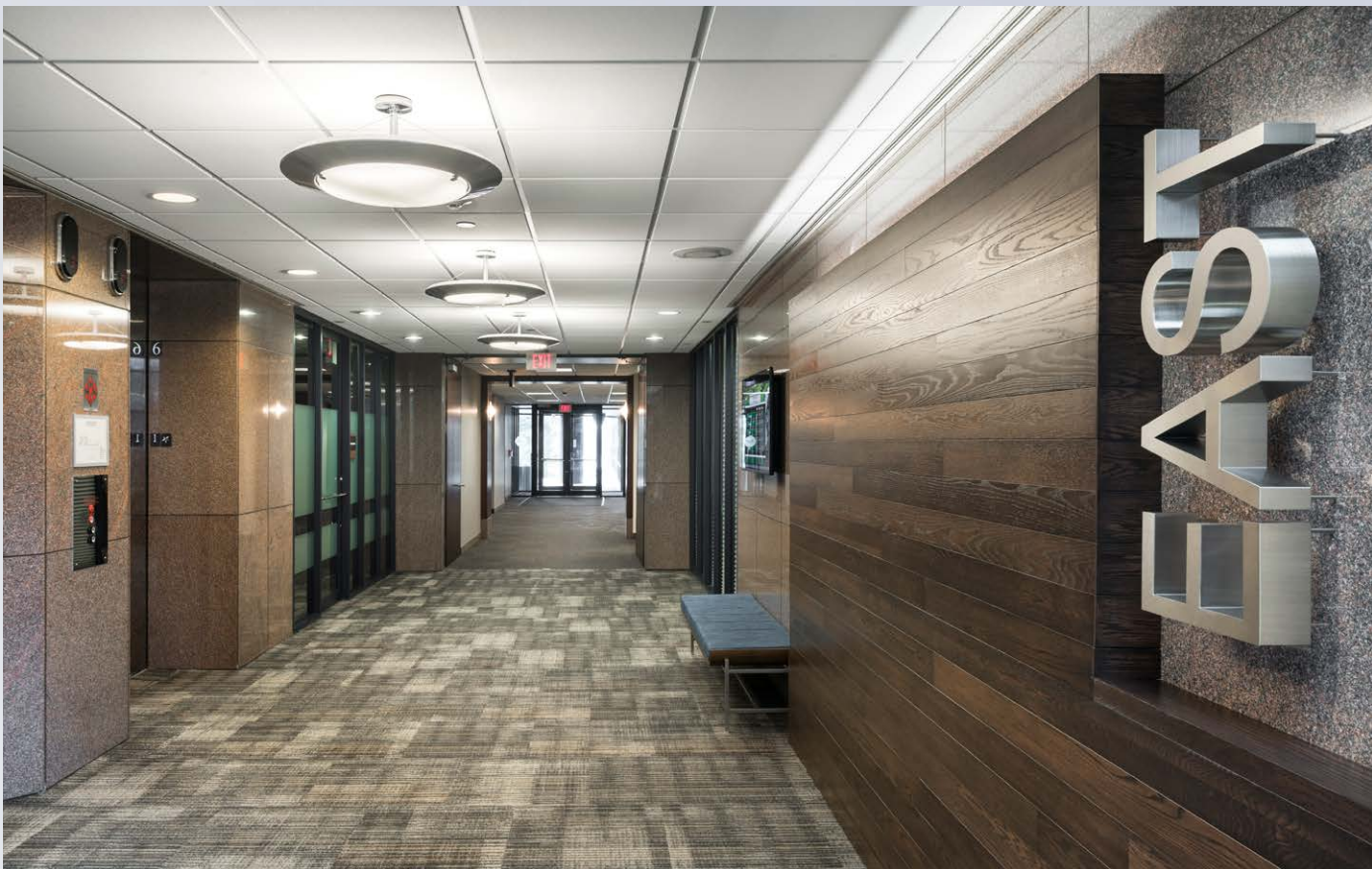
# AVAILABILITY

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SUITES AVAILABLE  
FROM **1,000 SF**  
TO **45,000 SF**











## FOR MORE INFORMATION:

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# NEWMARK

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