



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.



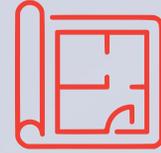
PROPERTY HIGHLIGHTS



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





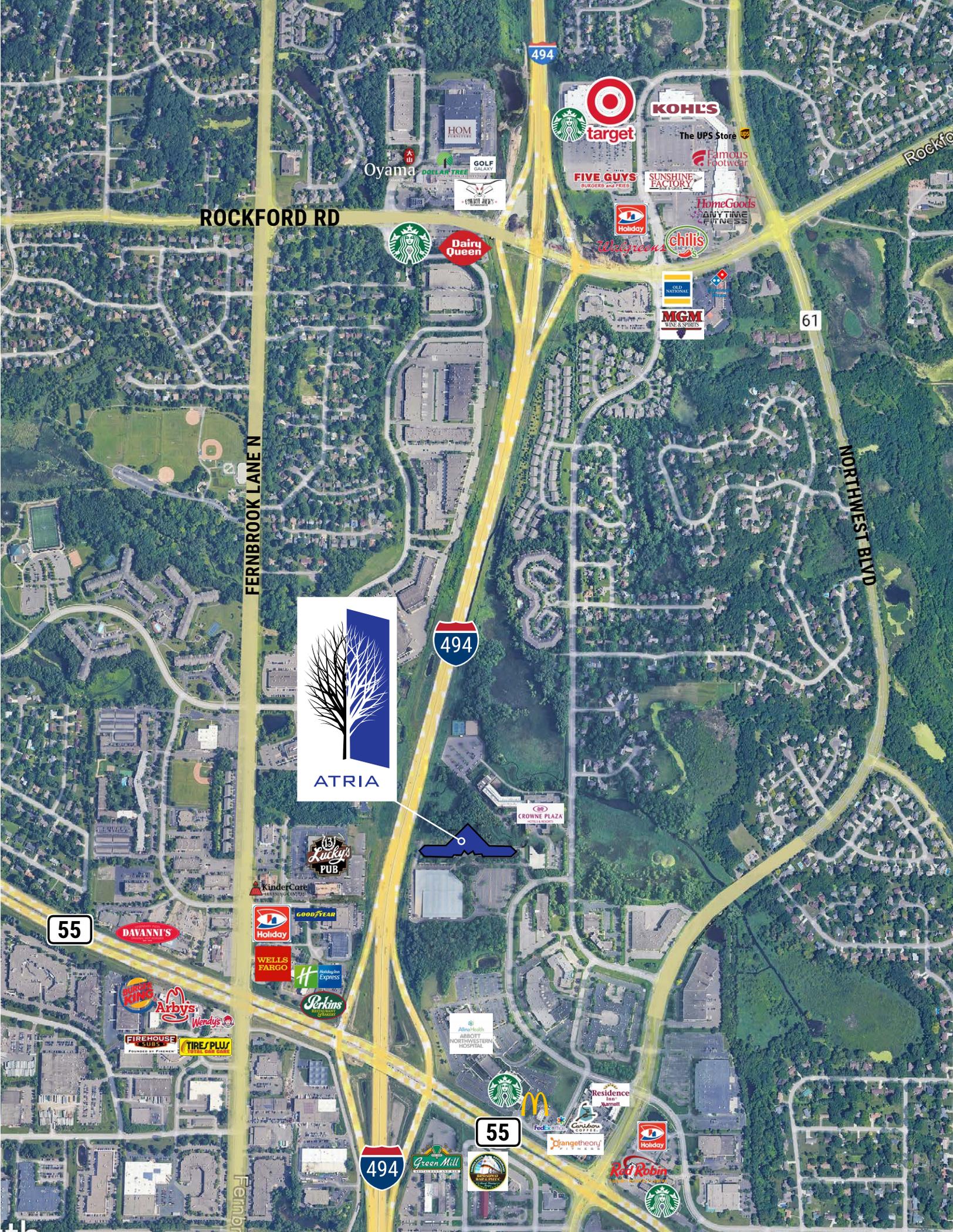
NEW OUTDOOR PATIO

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.







ROCKFORD RD

FERNBROOK LANE N

NORTHWEST BLVD

494

61

494

55

494

55



ATRIA



CROWNE PLAZA

Lucky's PUB

KinderCare

Holiday

GOOD YEAR

WELLS FARGO

Wendy's Express

Perkins

DAVANNT'S

Arby's

Wendy's

FIREHOUSE SUBS

TIRE/PLU

Alma Health
ABOVY
NORTHWESTERN
HOSPITAL

Starbucks

McDonald's

Residence Inn

Walmart

OrangeTheory

Red Robin

Green Mill

Starbucks

Starbucks

Oyama

DOLAR TREE

GOLF GALAXY

COMPASS JEWELRY

Starbucks

Dairy Queen

Starbucks

target

KOHL'S

The UPS Store

Famous Footwear

FIVE GUYS

SUNSHINE FACTORY

HomeGoods

ANY TIME FITNESS

Holiday

Walgreens

chilis

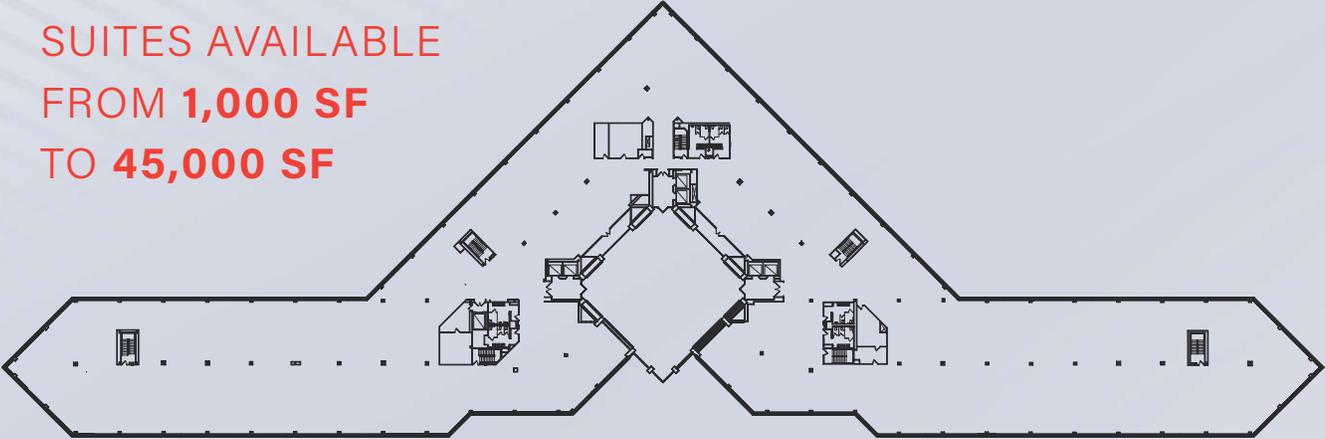
OLD NATIONAL

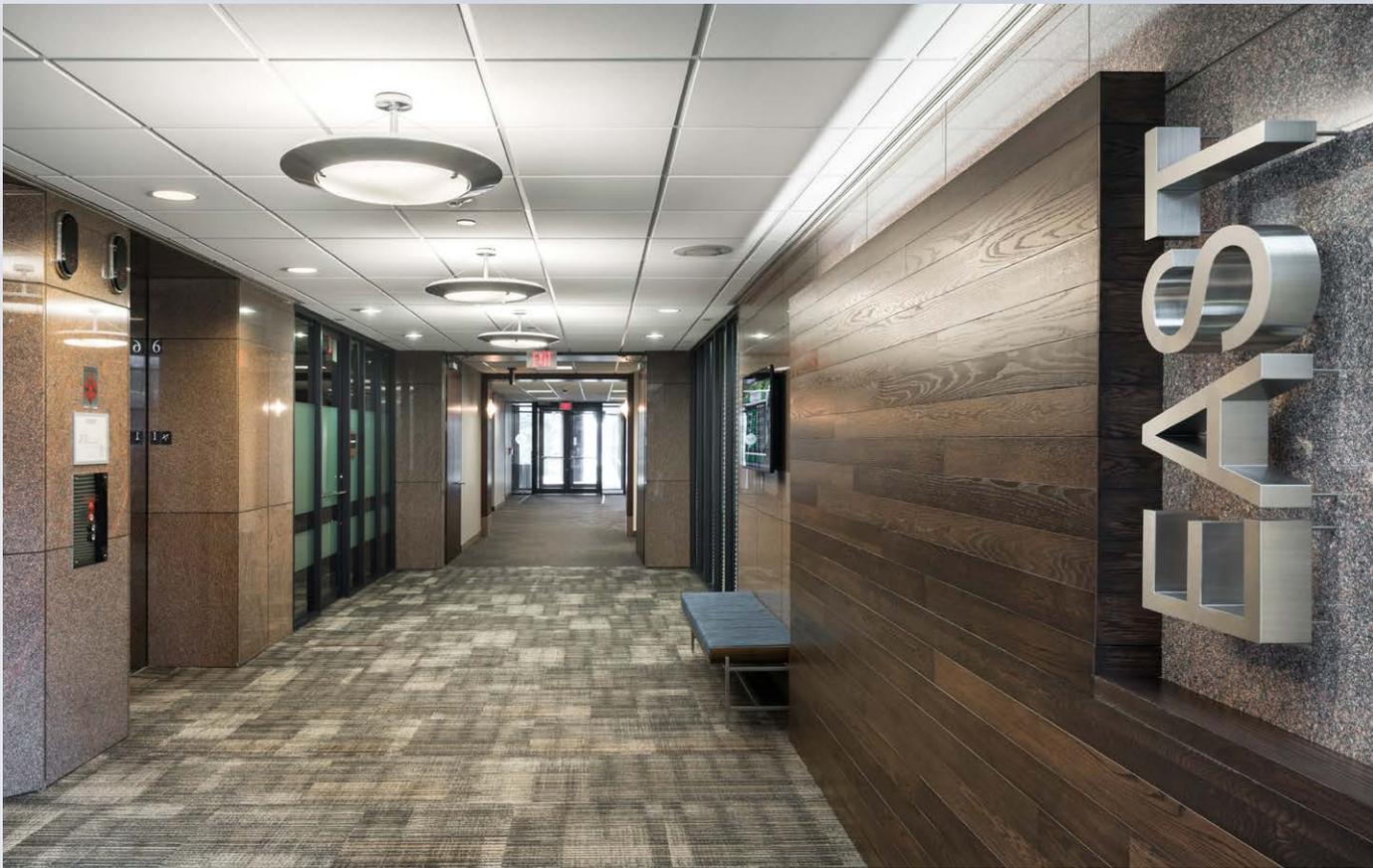
MGM

WINE & SPIRITS

AVAILABILITY

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







FOR MORE INFORMATION:

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NEWMARK

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