

OFFICE/FLEX SPACE FOR LEASE >

Eagle Lake III Business Center

7351 KIRKWOOD LANE NORTH | MAPLE GROVE, MN 55369



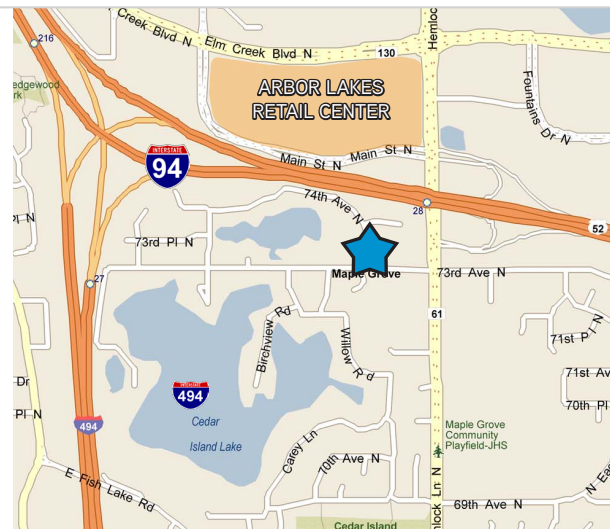
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Up to 38,363 SF Available

BUILDING AMENITIES

- > 95,260 SF office/flex building
- > Available space up to 38,363 square feet
- > Freeway visibility
- > Built in 1998
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 284 parking stalls or 3.00/1,000 ratio
- > Immediate access to I-94, I-494, & Highway 169
- > Near many area amenities via Arbor Lakes Retail Center
- > Individual signage for each suite



CONTACT US >

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EAGLE LAKE III BUSINESS CENTER >

AMENITIES

- > Class "A" brick and ribbon-glass facility
- > Energy efficient construction
- > Individual signage for each suite
- > Immediate access to I-94, I-494 & Highway 169
- > Near many area amenities via Arbor Lakes Retail Center
- > Institutionally owned and professionally managed by Sentinel Real Estate



AVAILABLE VACANCY

> SUITE 126*

10,000 SF Total
5,240 SF Office
4,760 SF Warehouse
Four (4) Dock doors

> SUITE 130*

12,685 SF Total
6,395 SF Office
3,355 SF Warehouse
2,935 SF Production
One (1) Dock door

> SUITE 134-140*

15,678 SF Total
5,042 SF Office
10,636 SF Office/Tech
Three (3) Drive-in doors

> *SUITES 126 & 130 & 134-140

38,363 SF Total
22,271 SF Office/Tech
13,157 SF Warehouse
2,935 SF Production
Four (4) Dock doors and Four (4) Drive-in doors

PARKING STALLS

284 stalls or 3.00/1,000

YEAR BUILT

1998

CLEAR HEIGHT

18'

ZONING

FF, Freeway Frontage

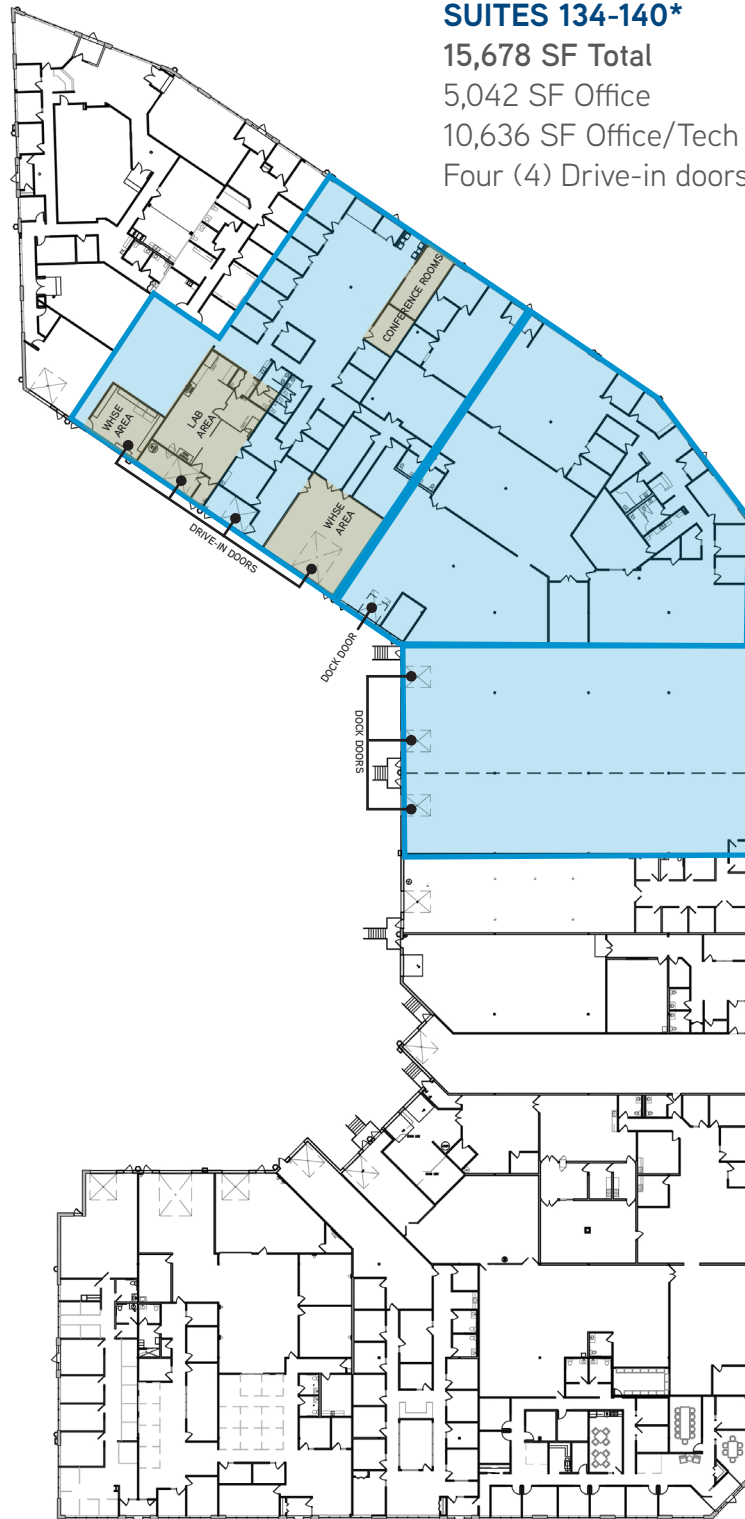
2018 CAM/TAX EST.

\$2.07 PSF CAM
\$2.21 PSF Tax
\$4.28 PSF Total

NET RENTAL RATE

\$10.00 PSF Office
\$5.00 PSF Flex/Warehouse area

SITE MAP



SUITES 134-140*

15,678 SF Total

5,042 SF Office

10,636 SF Office/Tech

Four (4) Drive-in doors

SUITE 130*

12,685 SF Total

6,395 SF Office

3,355 SF Warehouse

2,935 SF Production

One (1) Dock door

SUITE 126*

10,000 SF Total

5,240 SF Office

4,760 SF Warehouse

Three (3) Dock doors

***SUITES 126-140**

38,363 SF Total

22,271 SF Office/Tech

13,157 SF Warehouse

2,935 SF Production

Four (4) Dock doors

Four (4) Drive-in doors



Elm Creek Blvd

ARBOR LAKES RETAIL CENTER

INTERSTATE
94

73rd Ave S

Hemlock Lane N

INTERSTATE
494

EAGLE LAKE III BUSINESS CENTER >



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FLOOR PLAN >

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> FLOOR PLAN

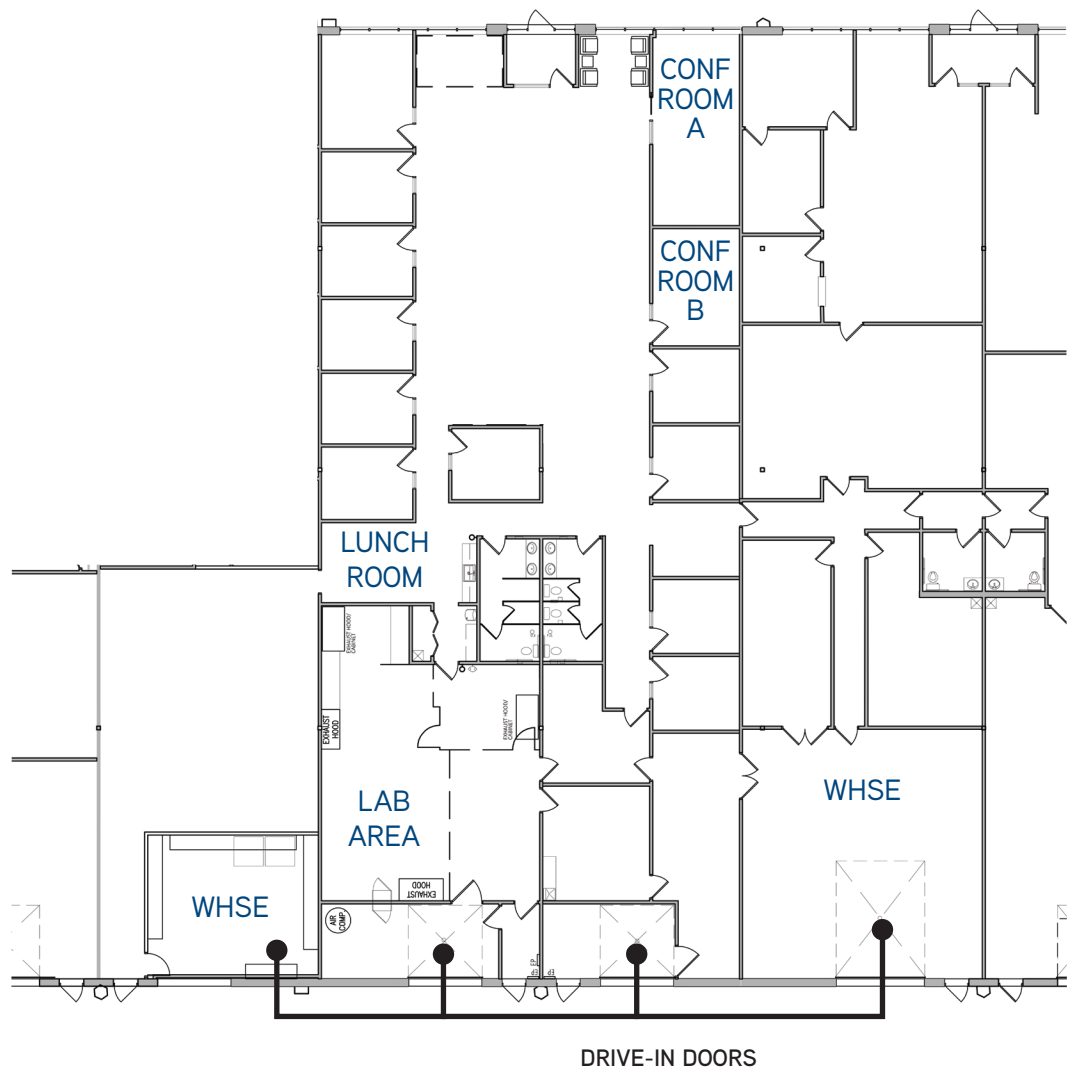
SUITES 134-140

15,678 SF Total

5,042 SF Office

10,636 SF Office/Tech

Four (4) Drive-in doors



DRIVE-IN DOORS

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FLOOR PLAN >

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> FLOOR PLAN

SUITE 130

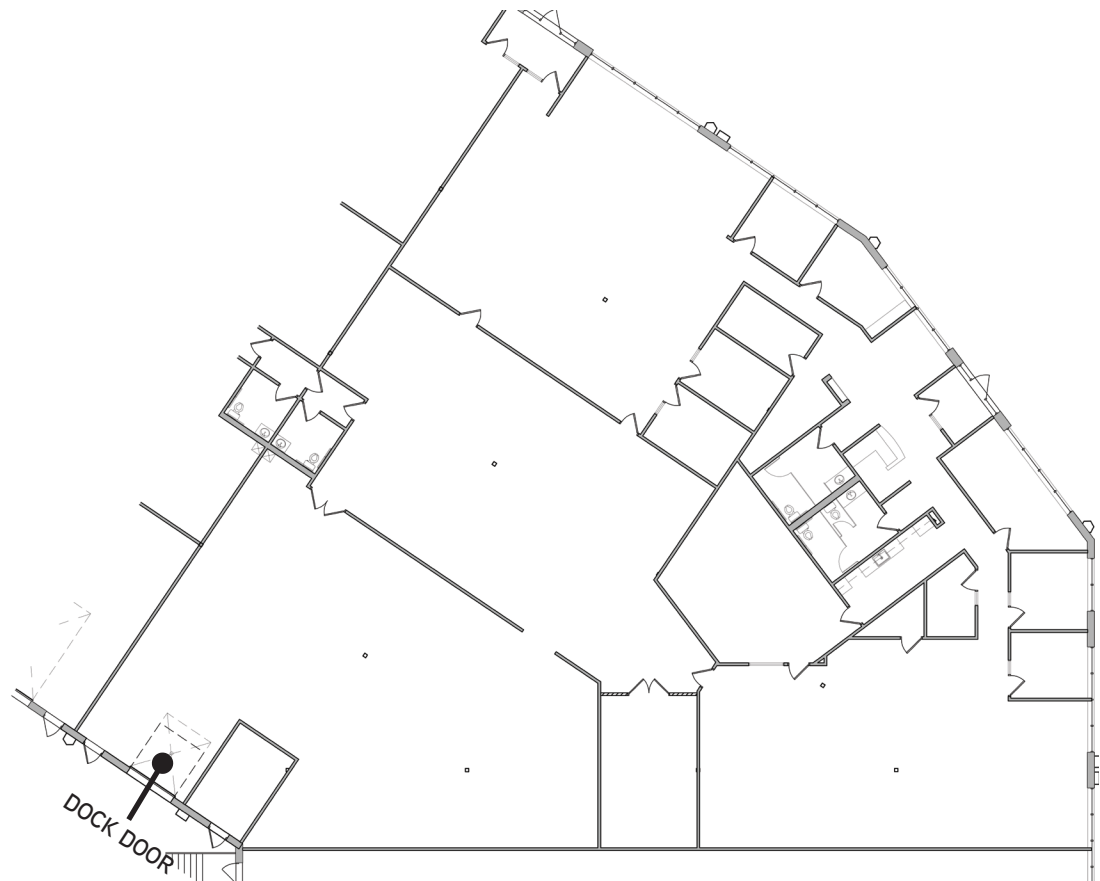
12,685 SF Total

6,395 SF Office

3,355 SF Warehouse

2,935 SF Production

One (1) Dock door



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> FLOOR PLAN

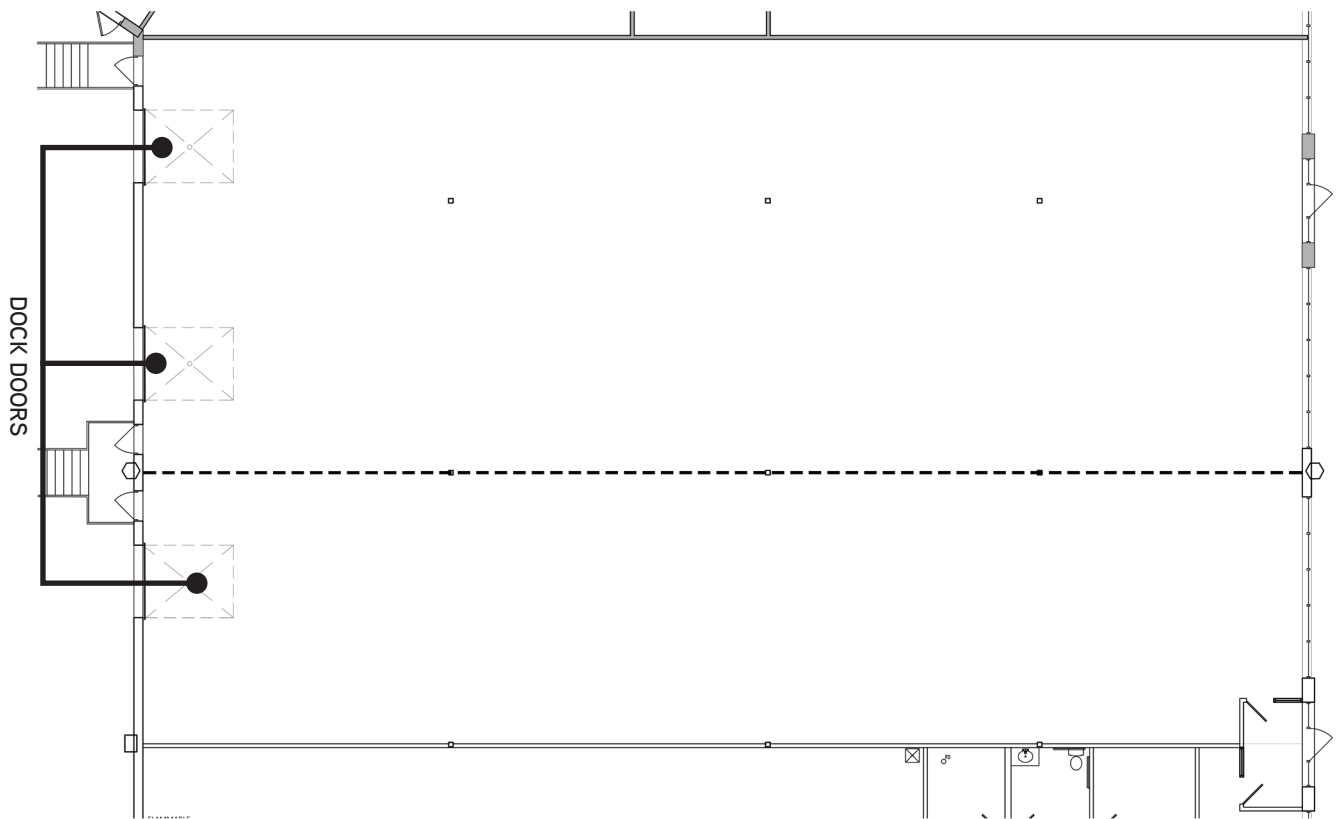
SUITE 126

10,000 SF Total

5,240 SF Office

4,760 SF Warehouse

Three (3) Dock doors



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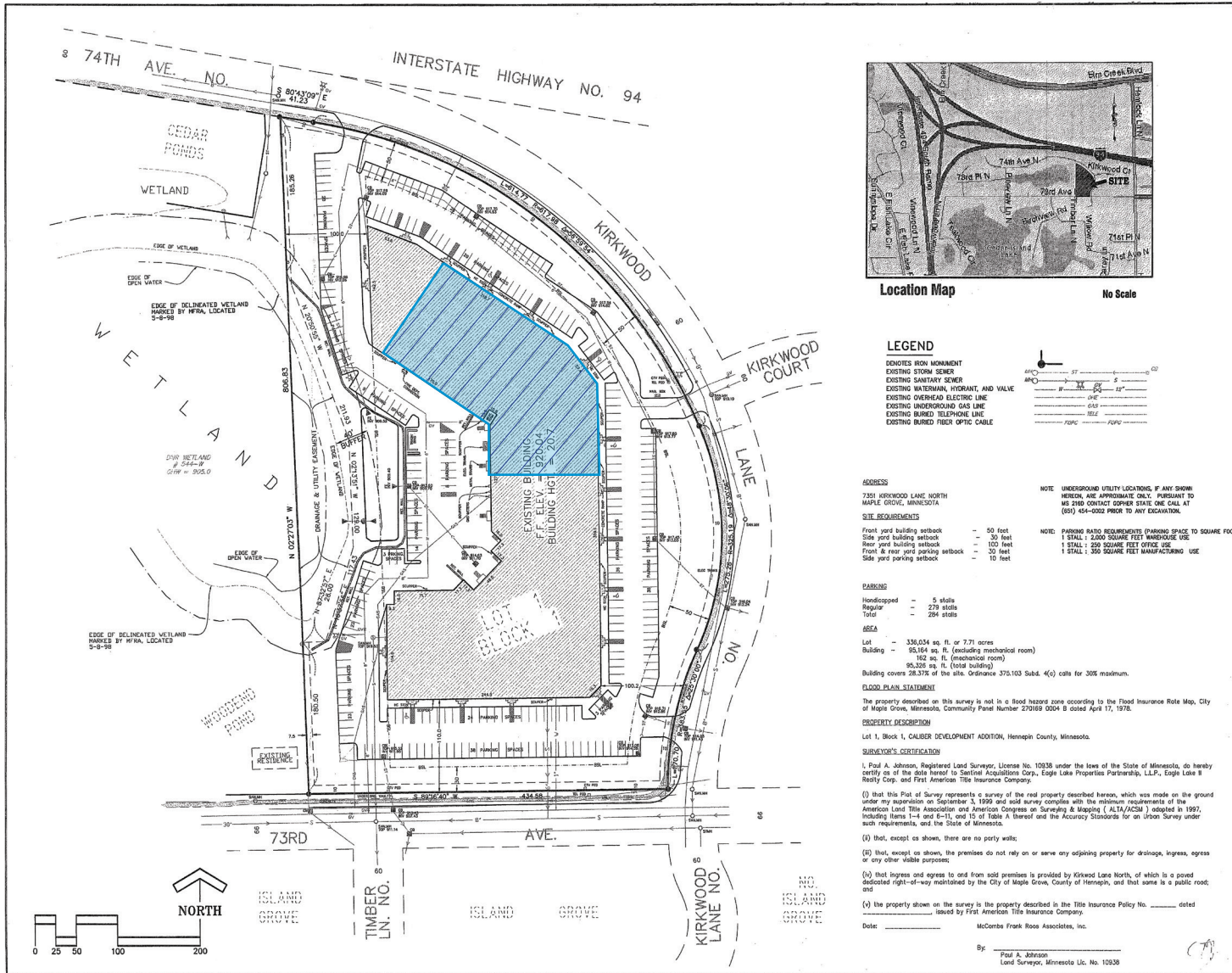
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SITE SURVEY >

Eagle Lake Business Center III | 7351 Kirkwood Lane North | Maple Grove, MN



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