

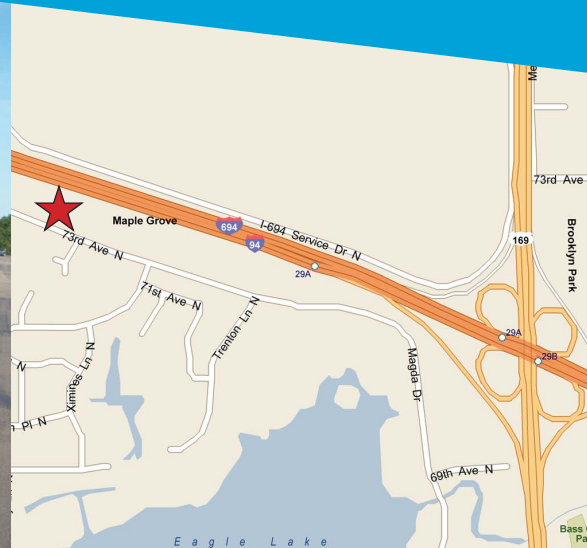
OFFICE/INDUSTRIAL SPACE FOR LEASE >

# Eagle Lake Business Centre I

10900 73rd Avenue | Maple Grove, MN 55369



Accelerating success.



## BUILDING AMENITIES

- > 78,163 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned FF, Freeway Frontage
- > Built in 1998
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 223 parking stalls - 2.85/1000
- > Great access to I-494, I-94 & Highway 169
- > Near many area amenities
- > Individual signage for each suite

## CONTACT US

PAUL BICKFORD  
952 897 7732  
MINNEAPOLIS, MN  
[paul.bickford@colliers.com](mailto:paul.bickford@colliers.com)

ROB BRASS  
952 897 7757  
MINNEAPOLIS, MN  
[rob.brass@colliers.com](mailto:rob.brass@colliers.com)

ANDREW ODNEY  
952 897 7709  
MINNEAPOLIS, MN  
[andrew.odney@colliers.com](mailto:andrew.odney@colliers.com)

[www.mnshowroom.com](http://www.mnshowroom.com)

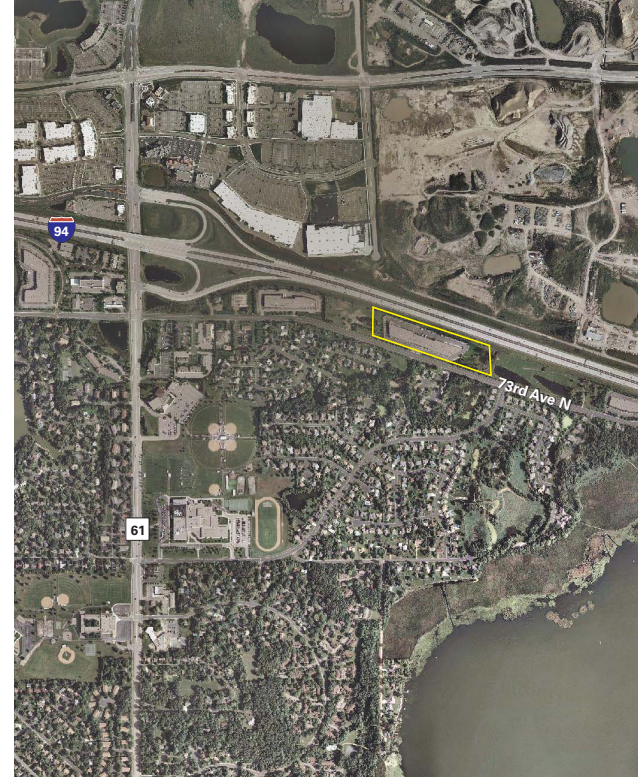
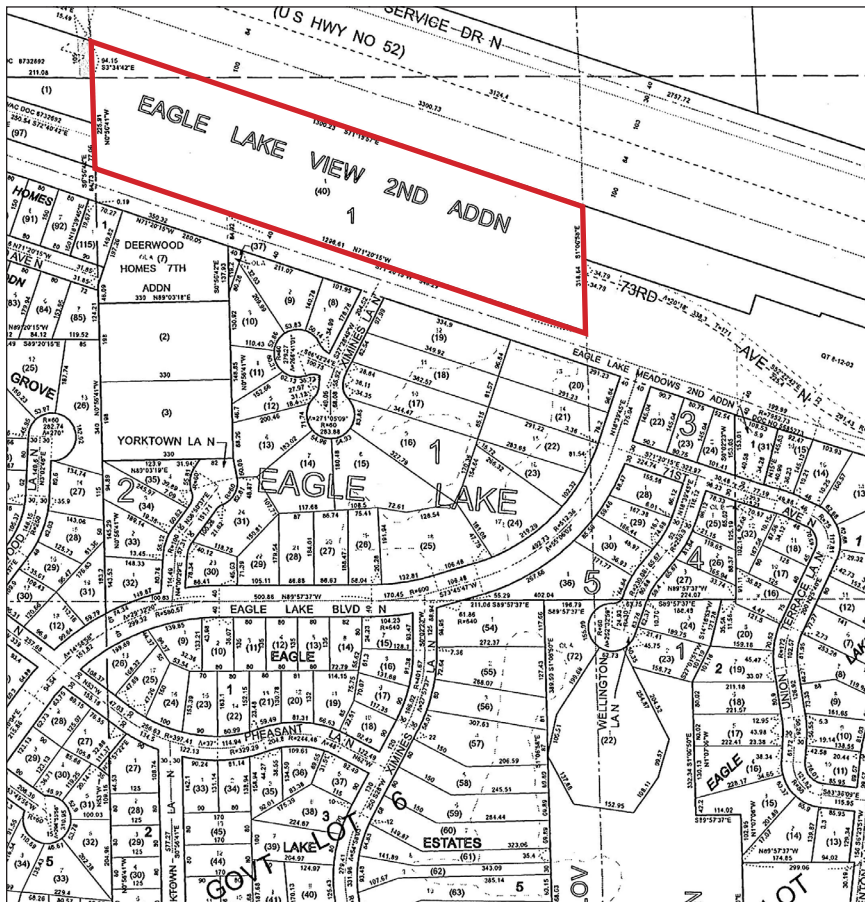
Leased & Managed by

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com/msp](http://www.colliers.com/msp)

Owned by

**Washington Capital**  
MANAGEMENT, INC.

# EAGLE LAKE BUSINESS CENTRE I > PLAT



## CONTACT US

PAUL BICKFORD  
952 897 7732  
MINNEAPOLIS, MN  
[paul.bickford@colliers.com](mailto:paul.bickford@colliers.com)

ROB BRASS  
952 897 7757  
MINNEAPOLIS, MN  
[rob.brass@colliers.com](mailto:rob.brass@colliers.com)

ANDREW ODNEY  
952 897 7709  
MINNEAPOLIS, MN  
[andrew.odney@colliers.com](mailto:andrew.odney@colliers.com)





# Eagle Lake Business Centre I

10900 73rd Avenue | Maple Grove, MN 55369

**PROPERTY ADDRESS:**

10900 73rd Avenue  
Maple Grove, MN 55369

**BUILDING SQUARE FEET:**

78,163 square feet total

**CURRENTLY AVAILABLE:**

**SUITE 106:**

3,612 square feet total  
3,612 square feet of office  
• One (1) drive-in

**SUITE 140:**

4,688 square feet total  
3,957 square feet of office  
731 square feet of warehouse  
• One (1) drive-in

**SUITE 145:**

7,211 square feet total  
5,095 square feet of office  
2,116 square feet of warehouse  
• One (1) drive-in

**SUITE 140/145:**

11,899 square feet total  
9,052 square feet of office  
2,847 square feet of warehouse  
• Two (2) drive-ins

**PARKING:**

223 stalls or 2.85/1000

**YEAR BUILT:**

1998

**CLEAR HEIGHT:**

18'

**ZONING:**

FF, Freeway Frontage

**NET RENTAL RATES:**

\$10.50 per square foot office  
\$ 7.50 per square foot tech  
\$ 5.25 per square foot warehouse

**2018 EST. CAM & REAL ESTATE TAX:**

\$1.43 per square foot CAM  
\$2.04 per square foot real estate taxes  
\$3.47 per square foot total

**AMENITIES:**

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Great access to I-494, I-94 & Highway 169
- Near many area amenities



**FOR LEASING INFORMATION, CONTACT:**

**Paul Bickford**

952 897 7732

paul.bickford@colliers.com

**Rob Brass**

952 897 7757

rob.brass@colliers.com

**Andrew Odney**

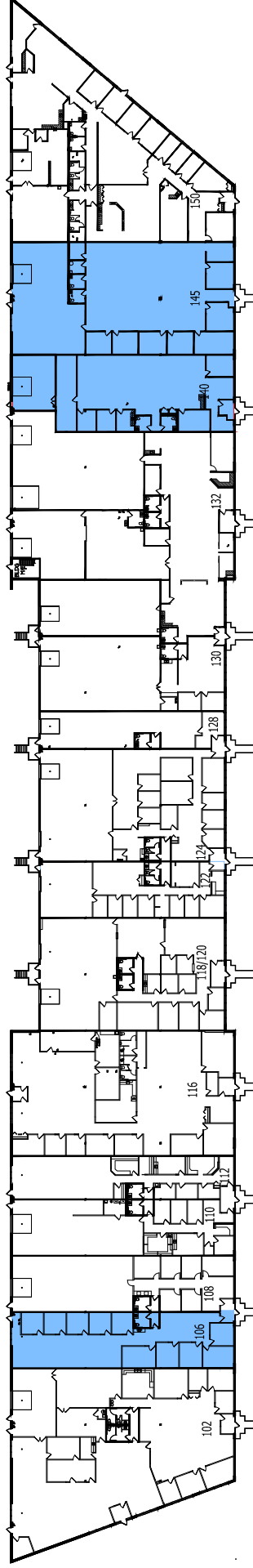
952 897 7709

andrew.odney@colliers.com

Colliers International | Minneapolis-St. Paul  
4350 Baker Road, Suite 400, Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)



SUBSCRIBE TO OUR BLOG



SUITE 102 CQI	SUITE 108 SKYLINE FIRE PROTECTION	SUITE 112 VDYNE, LLC	SUITE 116 VDYNE, LLC	SUITE 120 FRONTIER PRECISION	SUITE 124 DAY SPRING PRODUCTIONS	SUITE 130 THE TOOL HOUSE INC.	SUITE 140 VACANT OFFICE TECH WAREHOUSE BLDG M/E TOTAL EXP: ---	SUITE 145 VACANT OFFICE TECH WAREHOUSE BLDG M/E TOTAL EXP: ---	SUITE 150 CHOICE, INC.
							3,957 S.F. 0 S.F. 721 S.F. 10 S.F. 4,688 S.F.	5,095 S.F. 0 S.F. 2,101 S.F. 15 S.F. 7,211 S.F.	

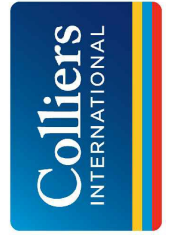
SUITE 106 VACANT OFFICE TECH WAREHOUSE BLDG M/E TOTAL EXP: ---	SUITE 110 SAUNDERS THERAPY CENTER	SUITE 116 VDYNE, LLC	SUITE 122 FRONTIER PRECISION	SUITE 128 MAPLE GROVE HOSPITAL	SUITE 132 MECHATRONICS
3,604 S.F. 0 S.F. 0 S.F. 8 S.F. 3,612 S.F.					

## BUILDING KEY PLAN

1 14.01441.00/ EAS

02/19/18  
NOT TO SCALE

LEASED & MANAGED BY:



## EAGLE LAKE BUSINESS CENTRE

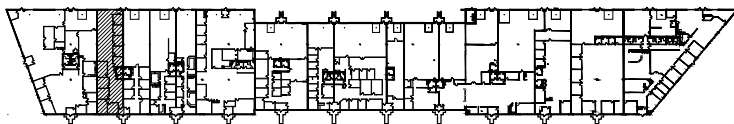
10900 73RD AVENUE NORTH  
MAPLE GROVE, MINNESOTA

# NELSON

Nelson Upper Midwest Operating Company, LLC  
a licensed affiliate  
1201 Marquette Avenue South - Suite 200  
Minneapolis, MN 55403  
Phone: (612) 822-1231  
Fax: (612) 822-1008

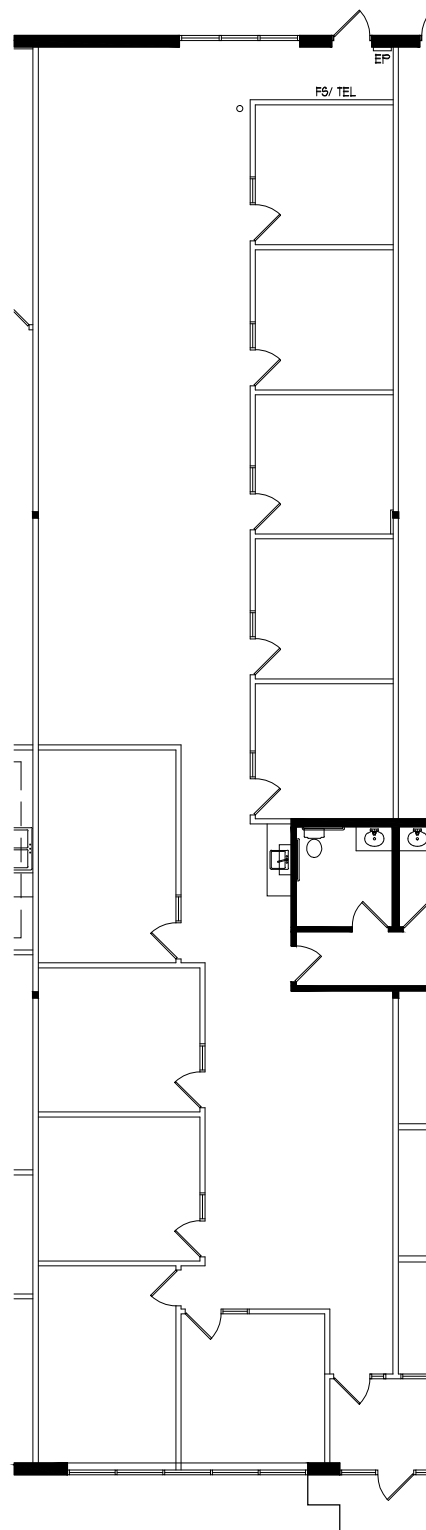
## SQUARE FOOTAGE SUMMARY

OFFICE	3,604 S.F.
BLDG M/E	8 S.F.
TOTAL	<u>3,612 S.F.</u>



## KEY PLAN

NOT TO SCALE



## FLOOR PLAN - SUITE 106

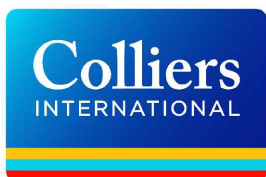
14.01441.00/ TTL

08-23-17

SCALE: 1/16"=1'-0"



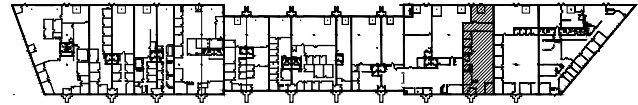
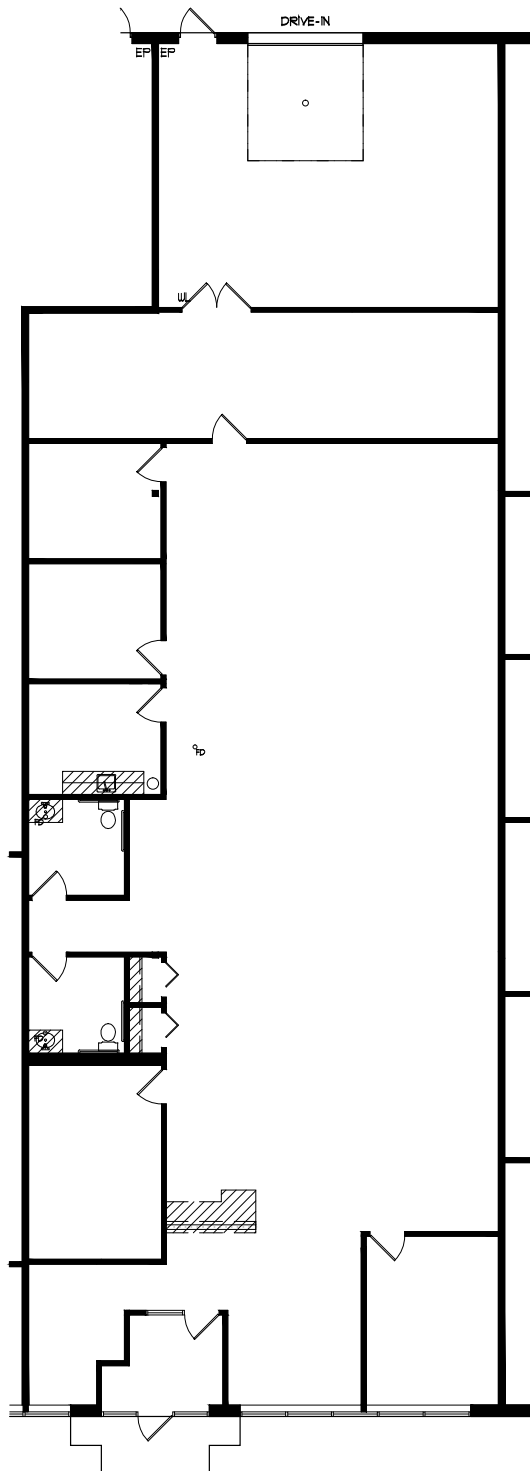
LEASED & MANAGED BY:



**EAGLE LAKE  
BUSINESS CENTRE**  
10900 73RD AVENUE NORTH  
MAPLE GROVE, MINNESOTA

**NELSON**

Nelson Upper Midwest Operating Company, LLC  
a licensed affiliate



## KEY PLAN

NOT TO SCALE



## SQUARE FOOTAGE SUMMARY

OFFICE	3,957 S.F.
WAREHOUSE	721 S.F.
BLDG M/E	10 S.F.
TOTAL	4,688 S.F.

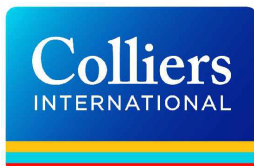
1 FLOOR PLAN - SUITE 140  
1 14.01441.00/ TTL

06-21-17

SCALE: 1/16" = 1'-0"



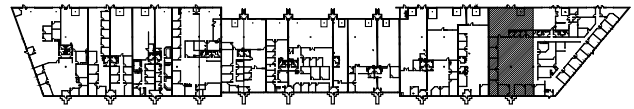
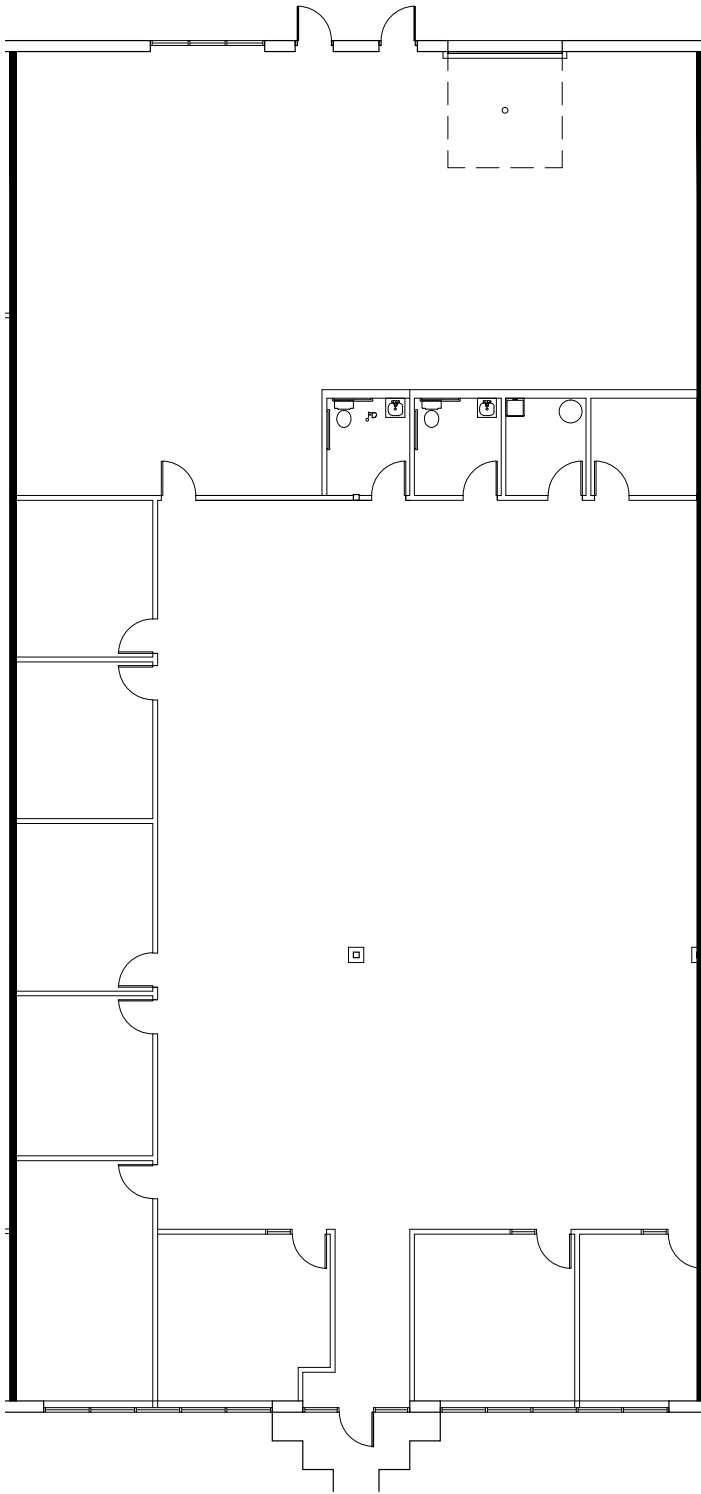
LEASED & MANAGED BY:



**EAGLE LAKE  
BUSINESS CENTRE**  
10900 73RD AVENUE NORTH  
MAPLE GROVE, MINNESOTA

**NELSON**

Nelson Upper Midwest Operating Company, LLC  
a licensed affiliate



## KEY PLAN

NOT TO SCALE



## SQUARE FOOTAGE SUMMARY

OFFICE	5,095 S.F.
WAREHOUSE	2,101 S.F.
BLDG M/E	15 S.F.
<b>TOTAL</b>	<b>7,211 S.F.</b>



## FLOOR PLAN - SUITE 145

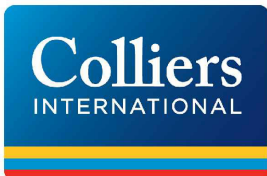
14.01441.00/ TTL

7-30-15

SCALE: 1/16" = 1'-0"



LEASED & MANAGED BY:



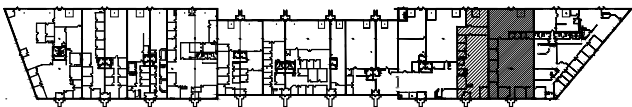
**EAGLE LAKE  
BUSINESS CENTRE**  
10900 73RD AVENUE NORTH  
MAPLE GROVE, MINNESOTA

**NELSON**

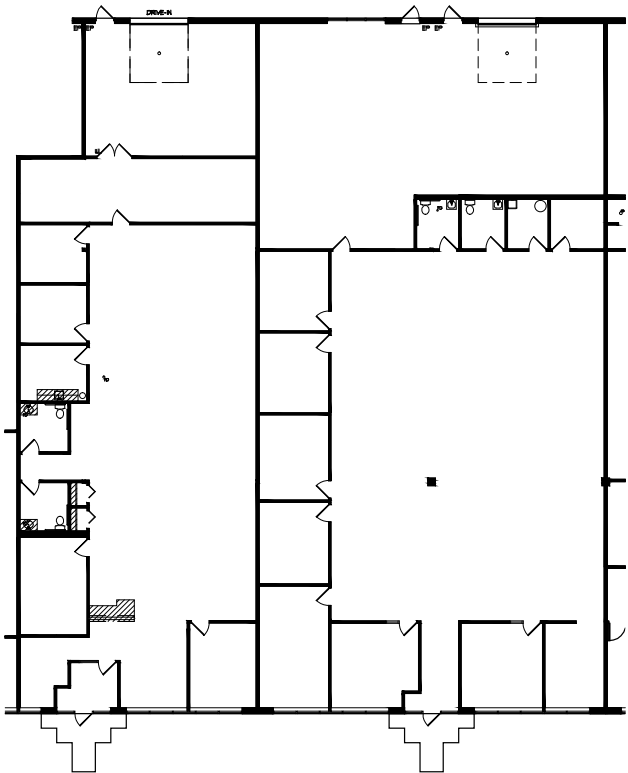
Nelson Upper Midwest Operating Company, LLC  
a licensed affiliate

# SQUARE FOOTAGE SUMMARY

	<u>SUITE 140</u>	<u>SUITE 145</u>	<u>TOTAL</u>
OFFICE	3,957 S.F.	5,095 S.F.	9,052 S.F.
WAREHOUSE	721 S.F.	2,101 S.F.	2,822 S.F.
BLDG M/E	10 S.F.	15 S.F.	25 S.F.
TOTAL	4,688 S.F.	7,211 S.F.	11,899 S.F.



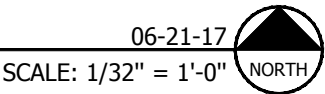
## KEY PLAN



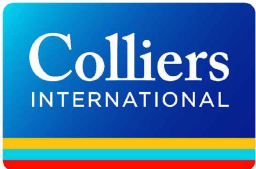
## FLOOR PLAN - SUITES 140 AND 145

14.01441.00/ TTL

06-21-17



LEASED & MANAGED BY:



EAGLE LAKE  
BUSINESS CENTRE  
10900 73RD AVENUE NORTH  
MAPLE GROVE, MINNESOTA

**NELSON**

Nelson Upper Midwest Operating Company, LLC  
a licensed affiliate





Accelerating success.

Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | [colliers.com/msp](http://colliers.com/msp)