

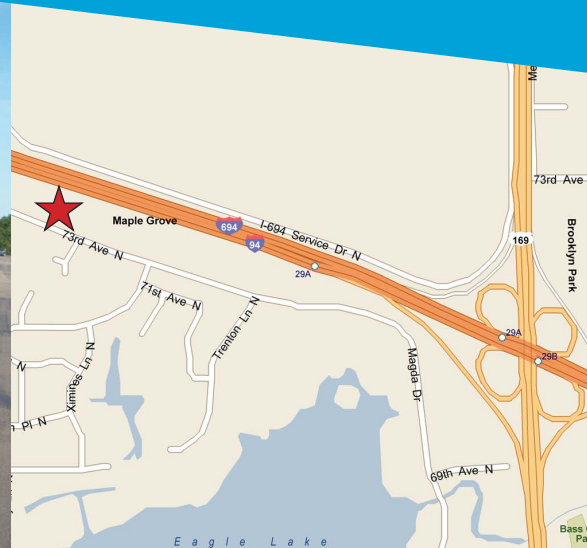
OFFICE/INDUSTRIAL SPACE FOR LEASE >

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

Owned by

Washington Capital
MANAGEMENT, INC.

CONTACT US

PAUL BICKFORD
952 897 7732
MINNEAPOLIS, MN
paul.bickford@colliers.com

ROB BRASS
952 897 7757
MINNEAPOLIS, MN
rob.brass@colliers.com

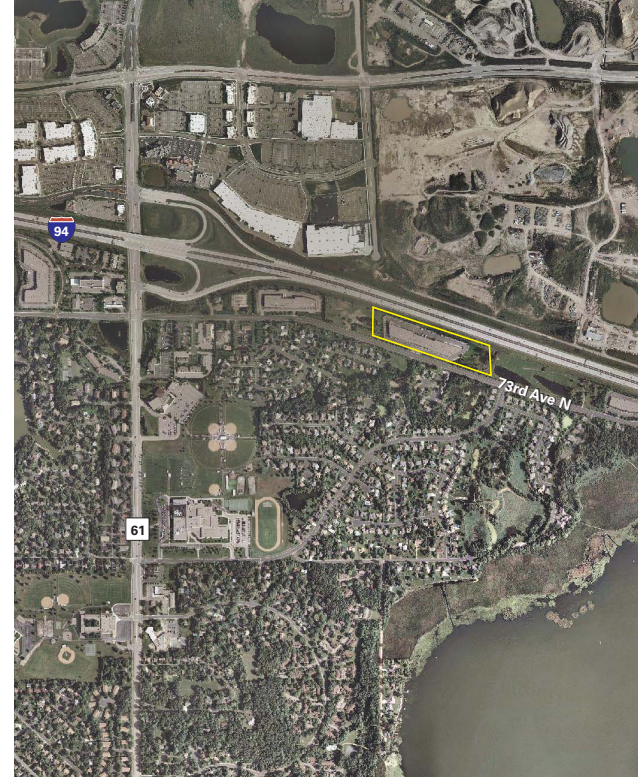
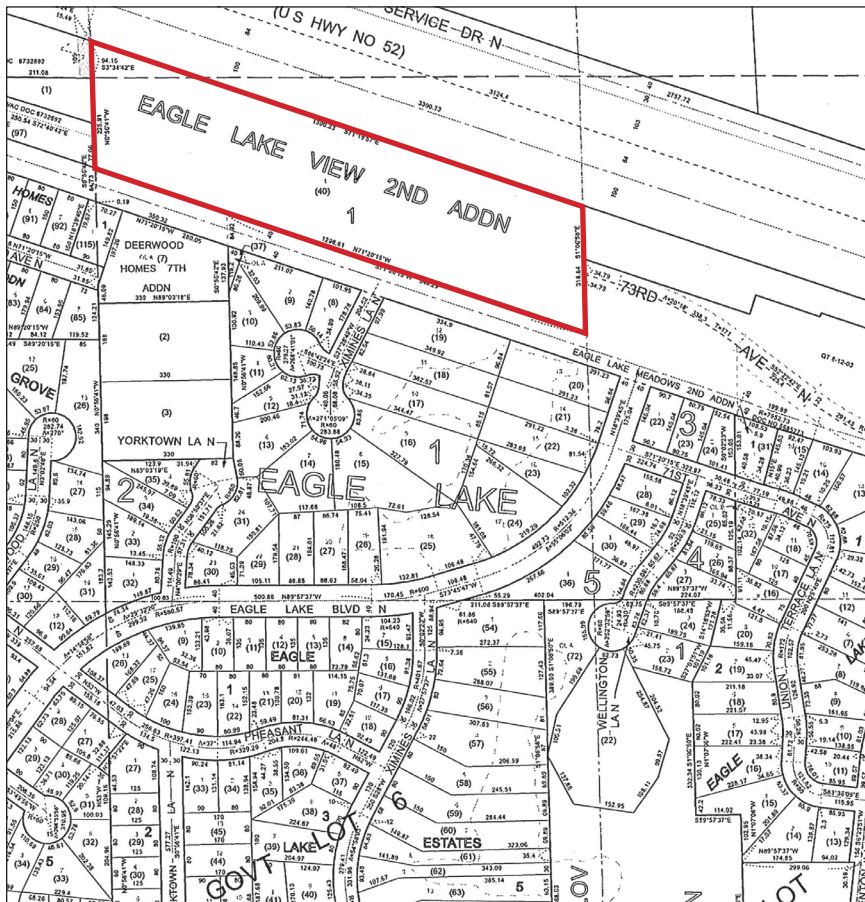
ANDREW ODNEY
952 897 7709
MINNEAPOLIS, MN
andrew.odney@colliers.com

www.mnshowroom.com

Leased & Managed by

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

EAGLE LAKE BUSINESS CENTRE I > PLAT



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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

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

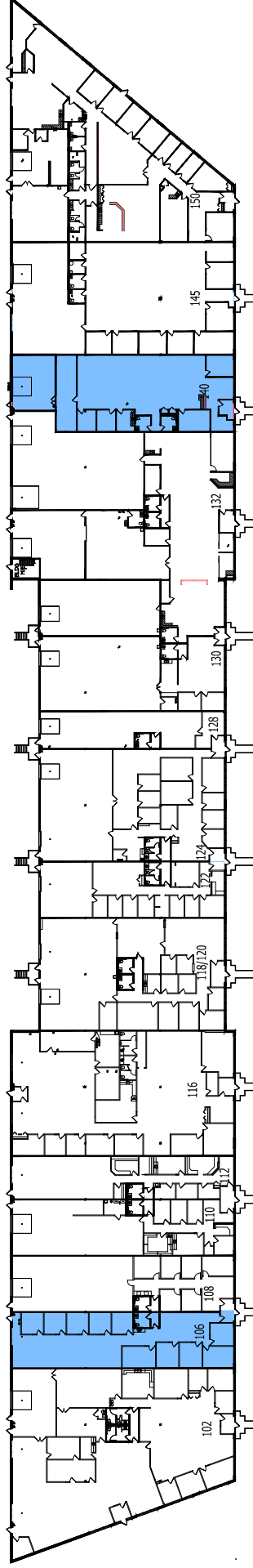
952 897 7709

andrew.odney@colliers.com

Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400, Minnetonka, MN 55343
www.colliers.com



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SUITE 102
CQI

SUITE 108
SKYLINE FIRE PROTECTION

SUITE 112
VDYNE, LLC

SUITE 118/120
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
HARDWIRE TECHNOLOGY COMPANY

SUITE 150
CHOICE, INC.

3,957 S.F.
0 S.F.
721 S.F.
10 S.F.
4,688 S.F.

SUITE 106
VACANT
OFFICE
TECH
WAREHOUSE
BLDG M/E
TOTAL
EXP: ---

3,604 S.F.
0 S.F.
0 S.F.
8 S.F.
3,612 S.F.

SUITE 110
SAUNDERS THERAPY
CENTER

SUITE 116
VDYNE, LLC

SUITE 122
FRONTIER PRECISION

SUITE 128
MAPLE GROVE HOSPITAL

SUITE 132
MECHATRONICS

BUILDING KEY PLAN

1 14,01441.00/ EAS

06/27/18
NOT TO SCALE



LEASED & MANAGED BY:



EAGLE LAKE BUSINESS CENTRE

10900 73RD AVENUE NORTH
MAPLE GROVE, MINNESOTA

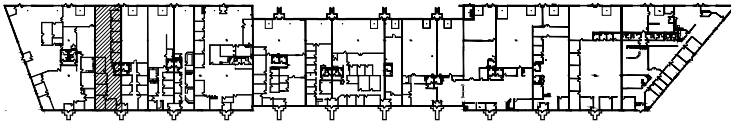
NELSON

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

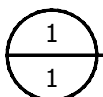
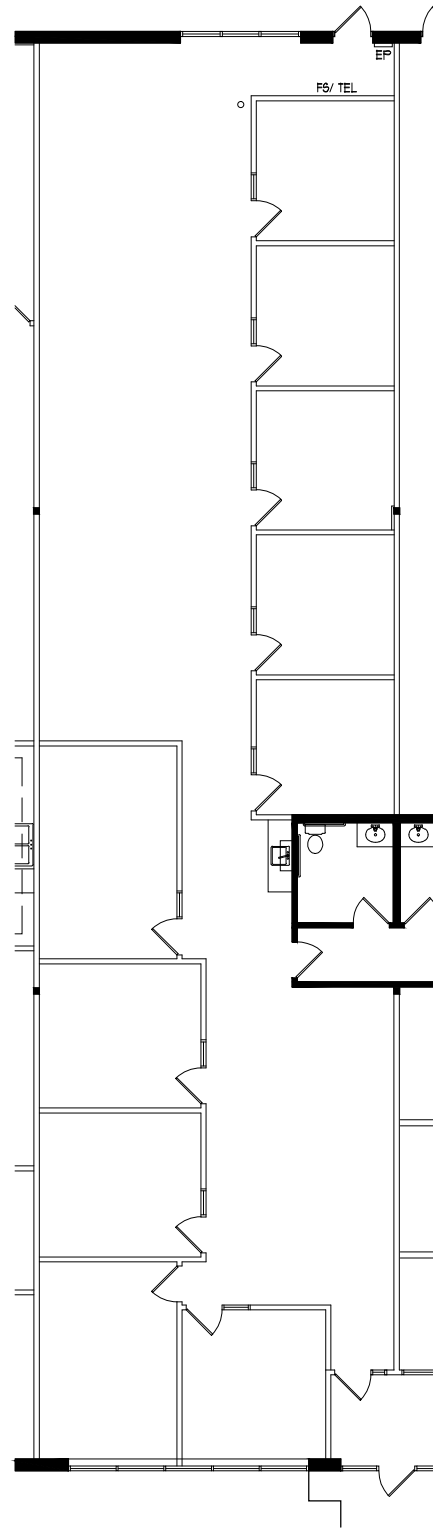
SQUARE FOOTAGE SUMMARY

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

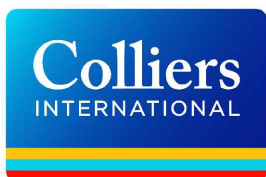
14.01441.00/ TTL

08-23-17

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



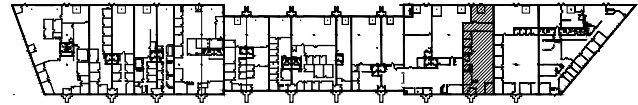
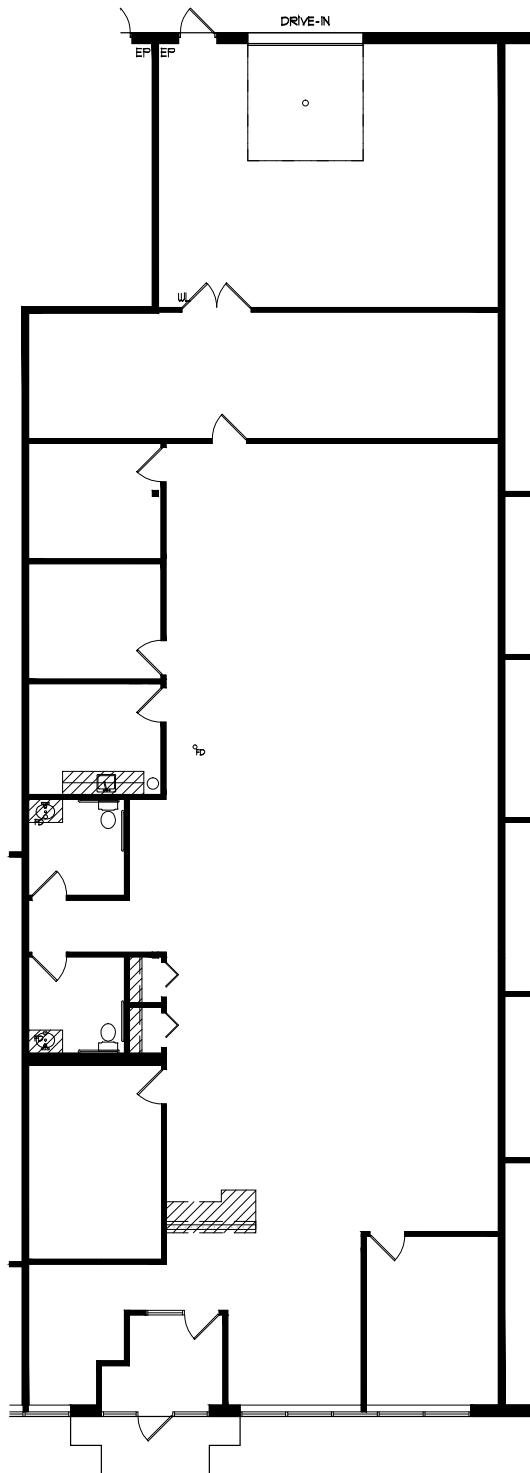
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BUSINESS CENTRE**
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MAPLE GROVE, MINNESOTA

NELSON

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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.

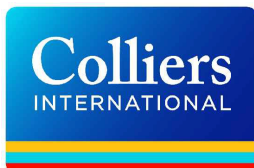
1 FLOOR PLAN - SUITE 140
1 14.01441.00/ TTL

06-21-17

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



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