

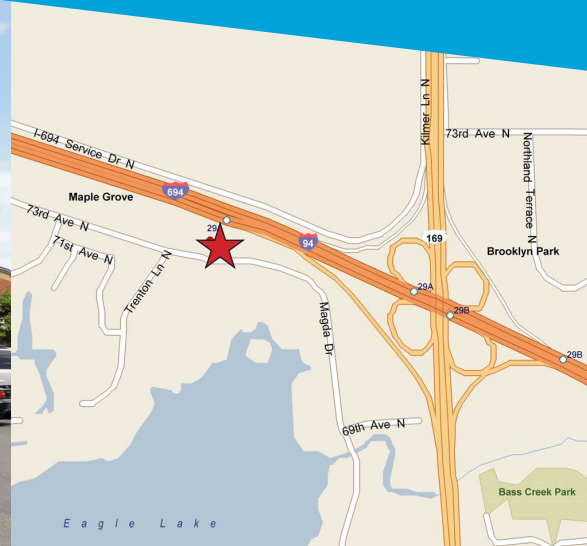
OFFICE/INDUSTRIAL SPACE FOR LEASE >

# Eagle Lake Business Centre II

10200 73rd Avenue | Maple Grove, MN 55369



Accelerating success.



## BUILDING AMENITIES

- > 42,026 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned FF, Freeway Frontage
- > Built in 1999
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 169 parking stalls - 4.02/1000
- > Great access to I-494, I-94 & Highway 169
- > Near many area amenities
- > Individual signage for each suite

## CONTACT US

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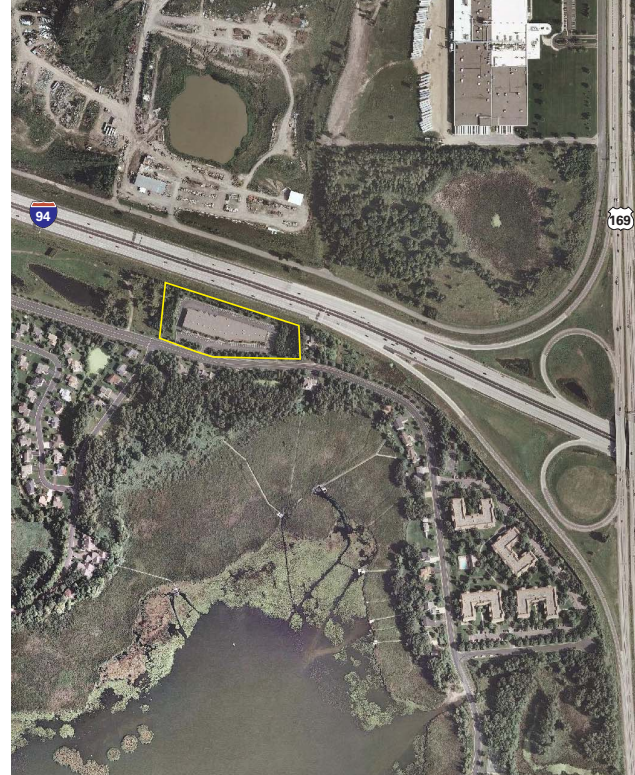
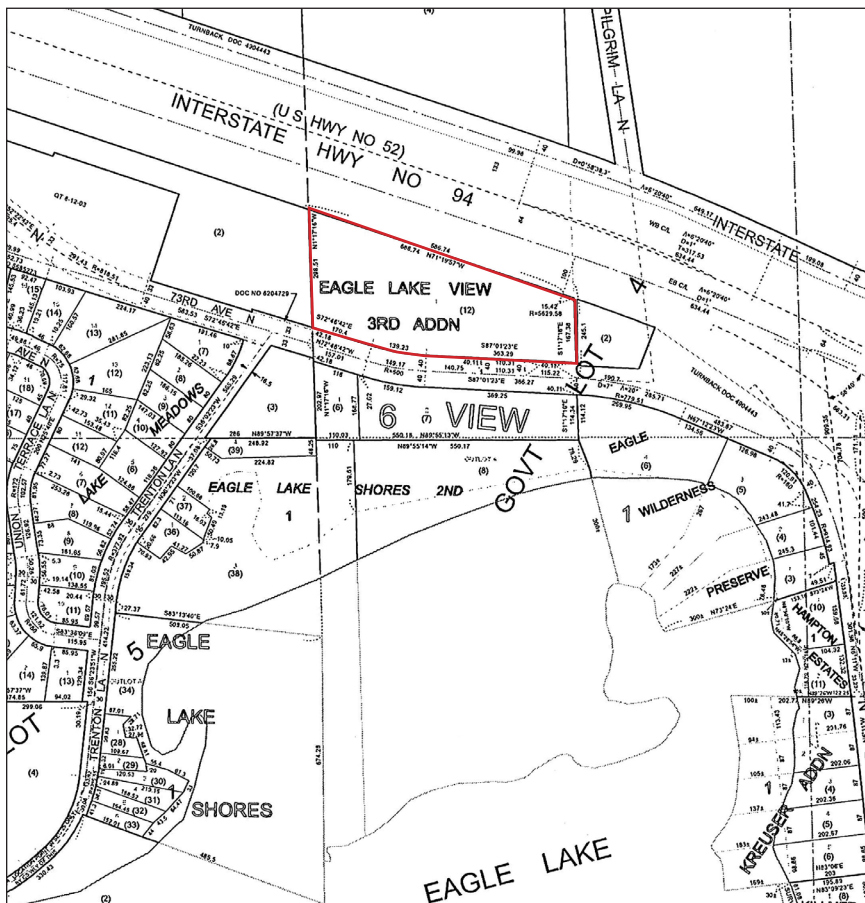
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# EAGLE LAKE BUSINESS CENTRE II > PLAT



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# Eagle Lake Business Centre II

10200 73rd Avenue | Maple Grove, MN 55369

**PROPERTY ADDRESS:**

10200 73rd Avenue  
Maple Grove, MN 55369

**BUILDING SQUARE FEET:**

42,026 square feet total

**CURRENTLY AVAILABLE:**

No vacancies currently

**PARKING:**

169 stalls or 4.02/1000

**YEAR BUILT:**

1999

**CLEAR HEIGHT:**

18'

**ZONING:**

FF - Freeway Frontage

**NET RENTAL RATES:**

\$7.50 per square foot office  
\$3.50 per square foot warehouse

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

\$1.75 per square foot CAM  
\$2.01 per square foot real estate taxes  
\$3.76 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:**

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