



Office/Lab/Flex Space for Lease

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Eagle Lake Business Center III 7351 Kirkwood Lane N, Maple Grove

- 95,260 SF office/flex building
- Freeway visibility
- End cap suite available today
- 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 and Highway 169
- Near many area amenities via Arbor Lakes Retail Center
- Individual signage for each suite
- Space is divisible with individual signage for each suite

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Property Overview

Building Information

Address 7351 Kirkwood Lane N, Maple Grove, MN

Year Built 1998

Clear Height 18'

Parking Stalls 284 stalls or 3.00/1,000

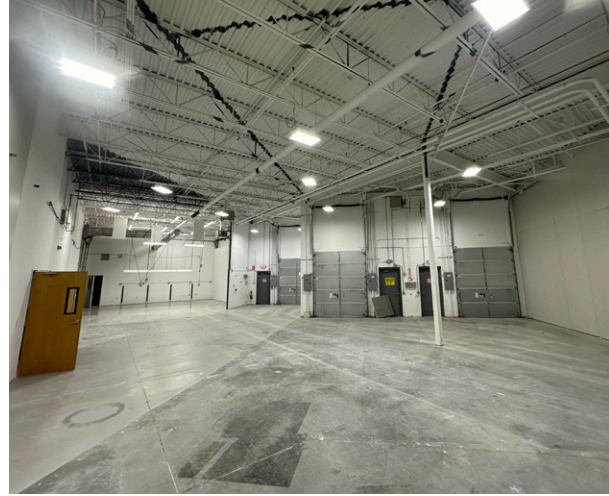
Power 6-200 amps, 120/208 volts, 1-phase
1-200 amp, 120/208 volts, 3-phase

Zoning FF, Freeway Frontage

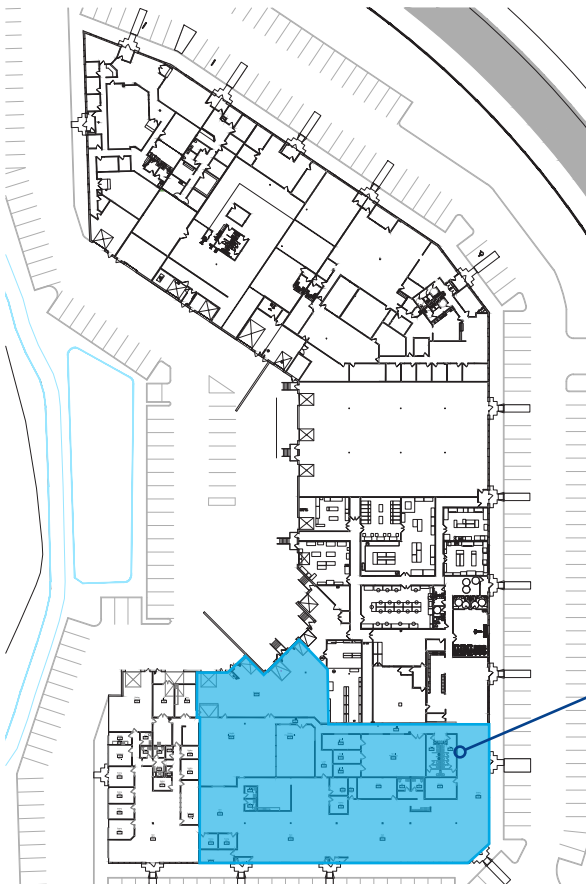
Net Rental Rate Negotiable

CAM/Tax Rate (2025) \$5.60 PSF

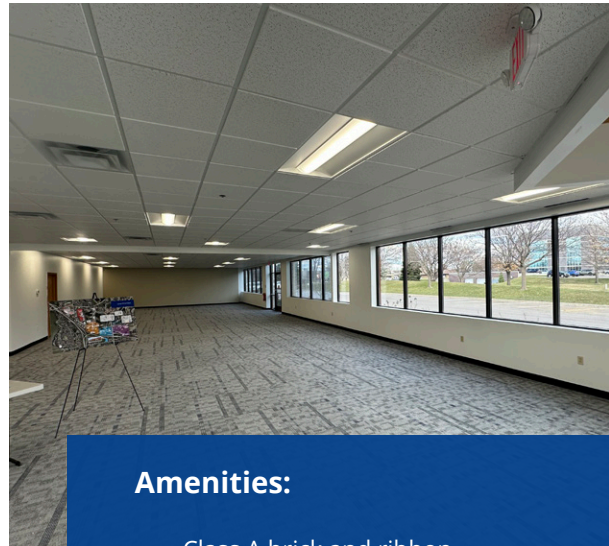
Type Office/Lab/Flex Space



Site Plan



Suite 104: Available
22,576 SF Total
20,279 SF Office/Lab
2,279 SF Warehouse



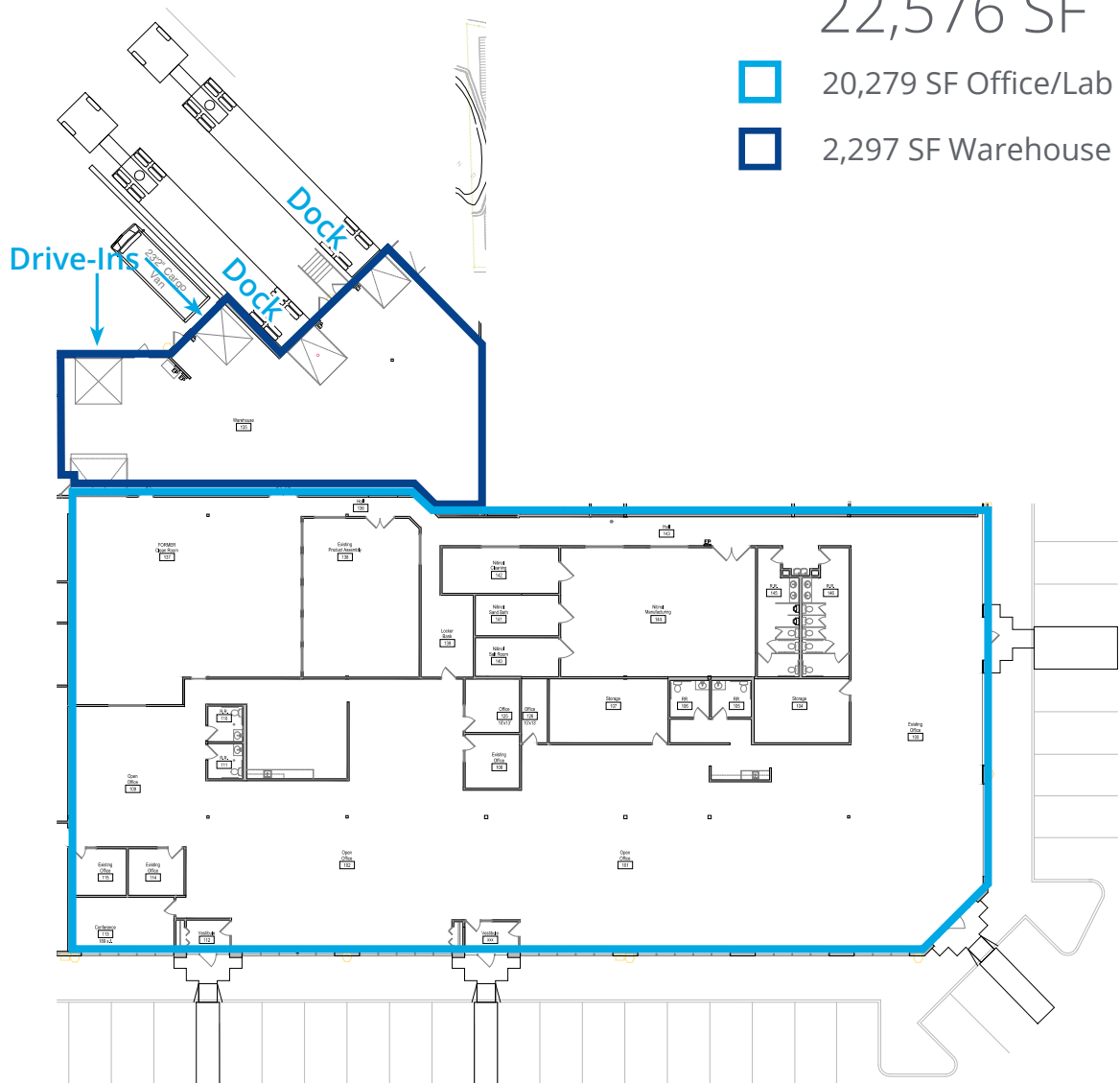
Amenities:

- Class A brick and ribbon glass facility
- End cap suite
- Energy efficient construction
- Individual signage for each suite
- Immediate access to I-94, I-494 and Highway 169
- Institutionally owned and professionally managed by Sentinel Real Estate

Floor Plan

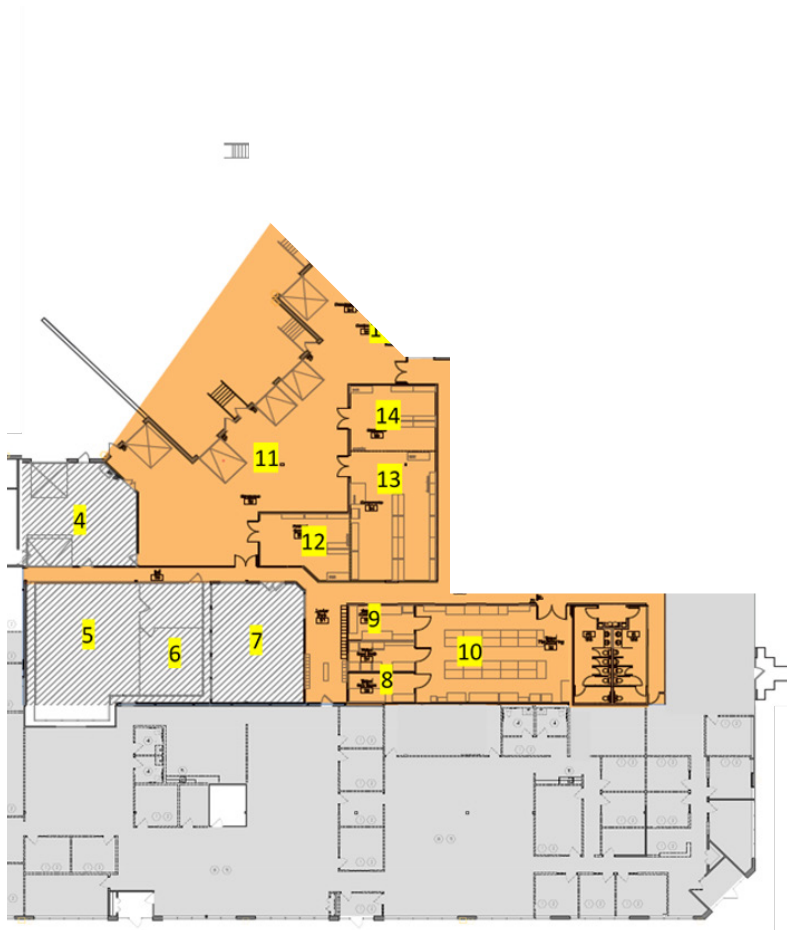
Suite 104
22,576 SF

- 20,279 SF Office/Lab
- 2,297 SF Warehouse



Property Drawings

Former Use of Space



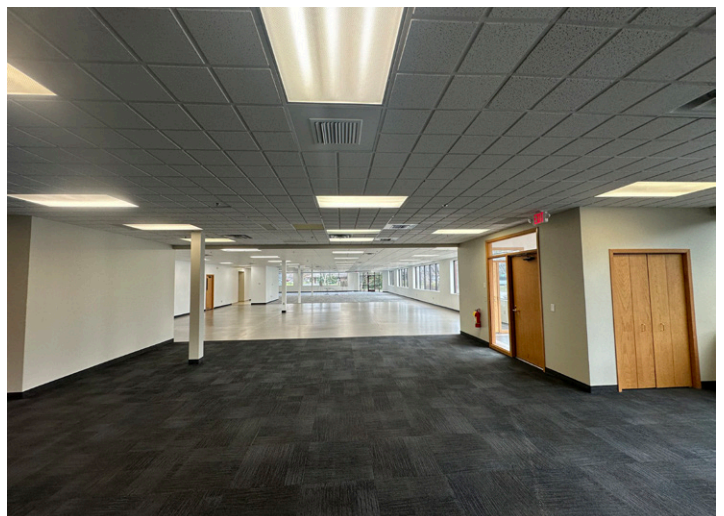
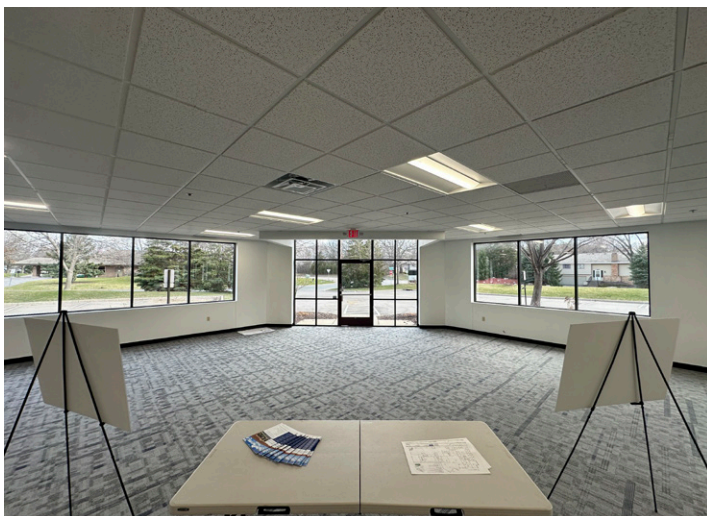
Location	Room Name	Area Type
1	Tissue Lab	MA
2	Autoclave Cleaning	MA
3	Parts Cleaning	MA
4	Inspection	MA
5	Cleanroom A	CR
6	Cleanroom B	CR
7	R&D Valve Assembly	UA
8	Salt Bath	MA
9	Nitinol Parts Cleaning	MA
10	Nitinol Mfg	MA
11	Dock Area	UA
12	Component & Finished Goods	WH
13	Supplies	WH
14	Quarantine	WH

N

Eagle Lake Business Centre III | For Lease

Property Gallery

Vacant suite has recently undergone improvements and whiteboxing, making it ready for immediate move in!



View Online
colliers.com/msp



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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