



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 to I-694/I-94 with 120,089 VPD
- 18' clear height
- 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

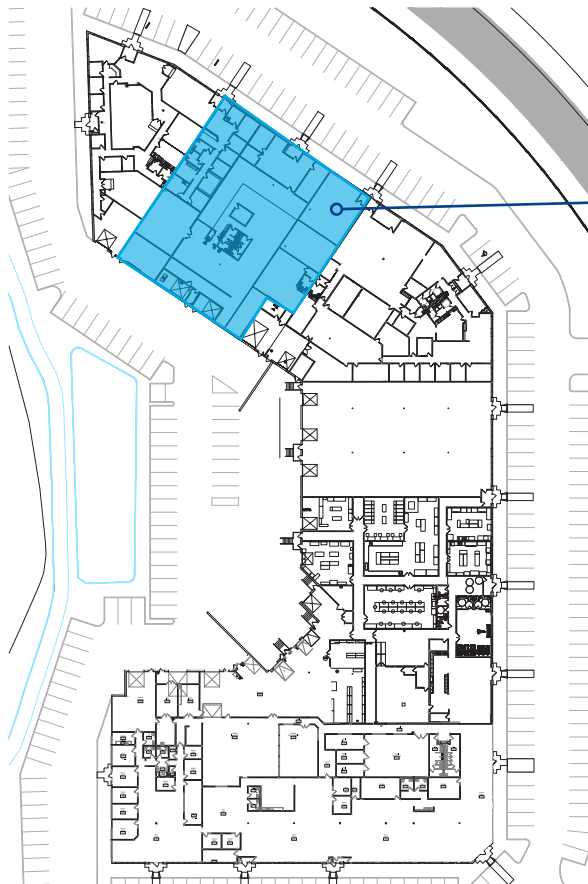
Net Rental Rate Negotiable

CAM/Tax Rate (2026) \$5.50 PSF

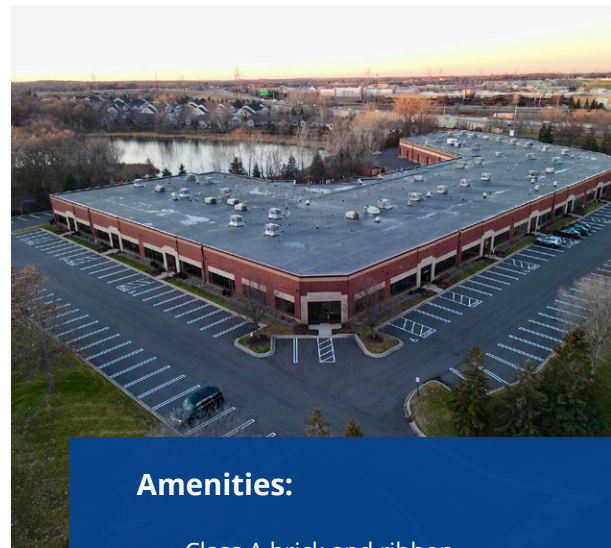
Type Office/Lab/Flex Space



Site Plan



Suite 138-140:
Available 10/31/2026
14,959 SF Total
14,959 SF Office/Lab
• 3 drive-ins



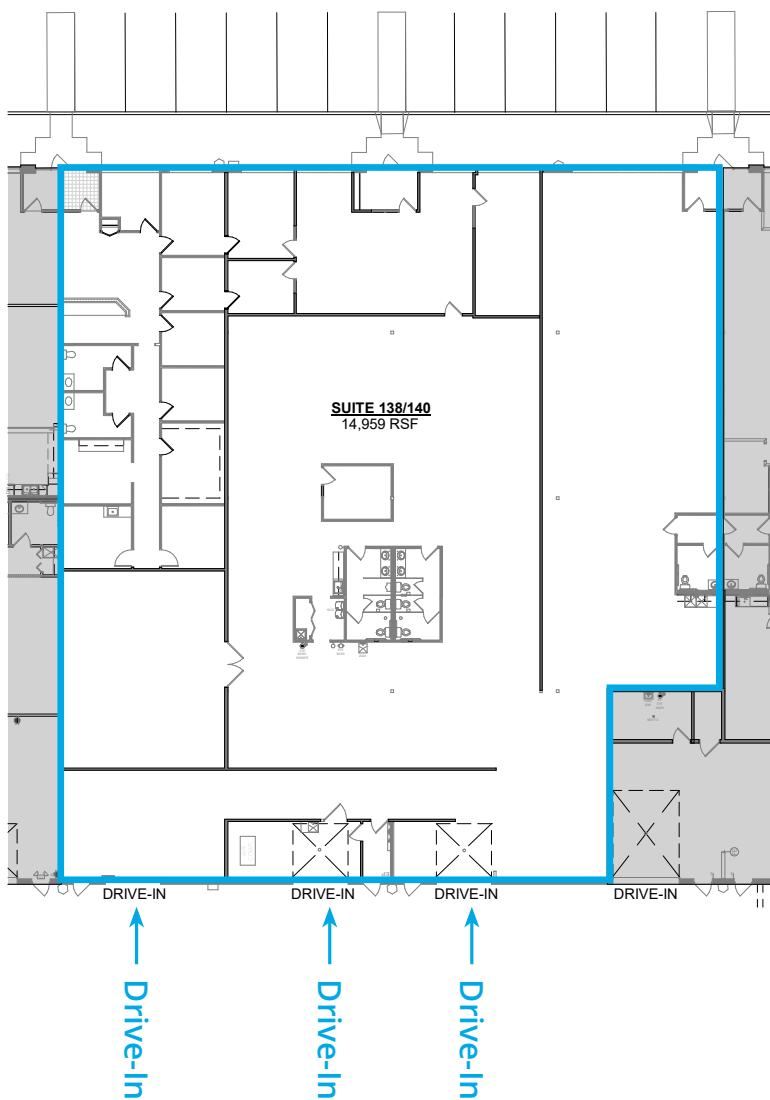
Amenities:

- 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 138-140
14,959 SF

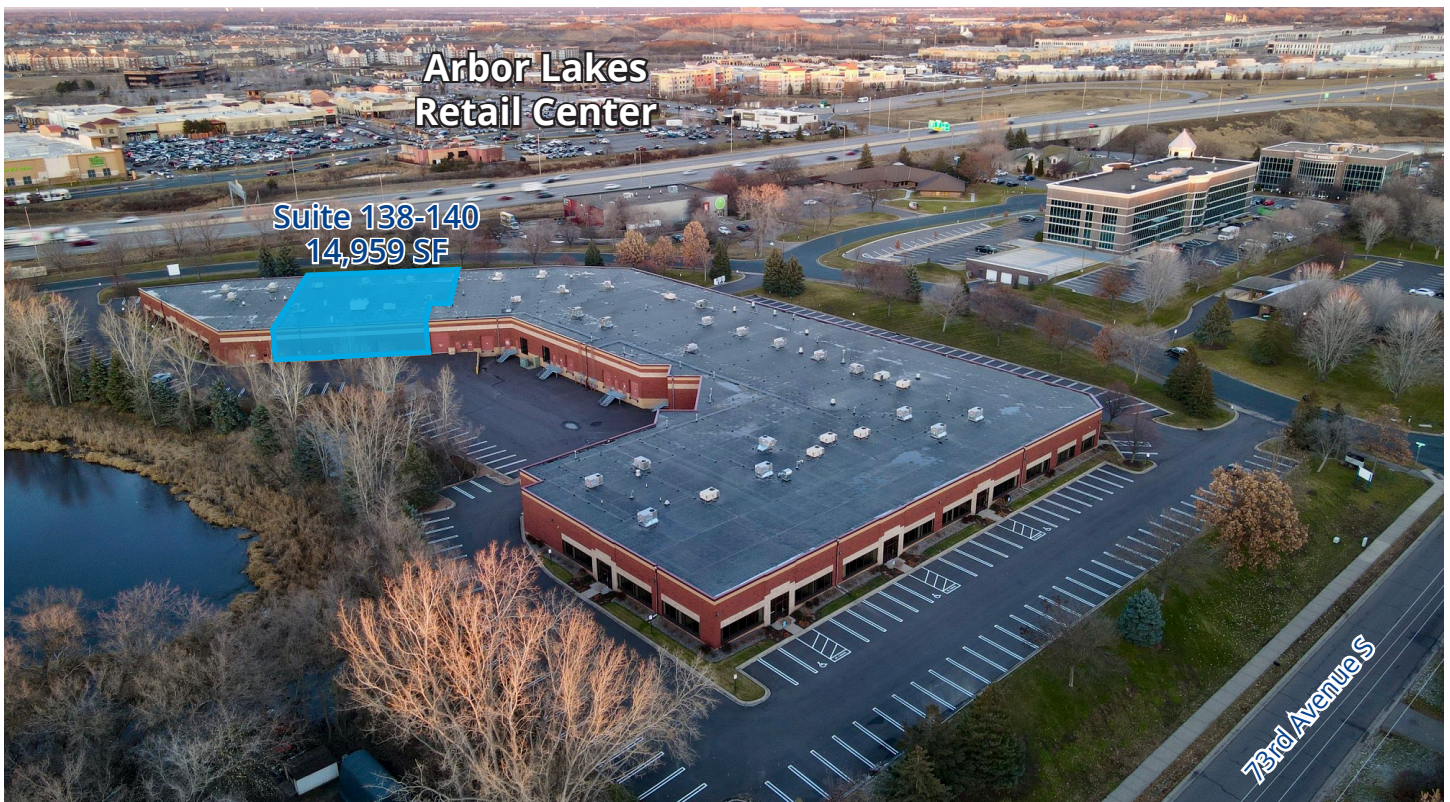
 14,959 SF Office/Lab



Eagle Lake Business Centre III | For Lease

Property Gallery

Coming fall vacancy to undergo improvements making it ready for Q4 026 move-in!



View Online
colliers.com/msp



Contact

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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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