



Office/Industrial Space for Lease

Paul Bickford

Vice President
+1 952 897 7732
paul.bickford@colliers.com

Brad Bohlman, SIOR

Senior Vice President
+1 952 897 7733
brad.bohlman@colliers.com

1600 Utica Avenue S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

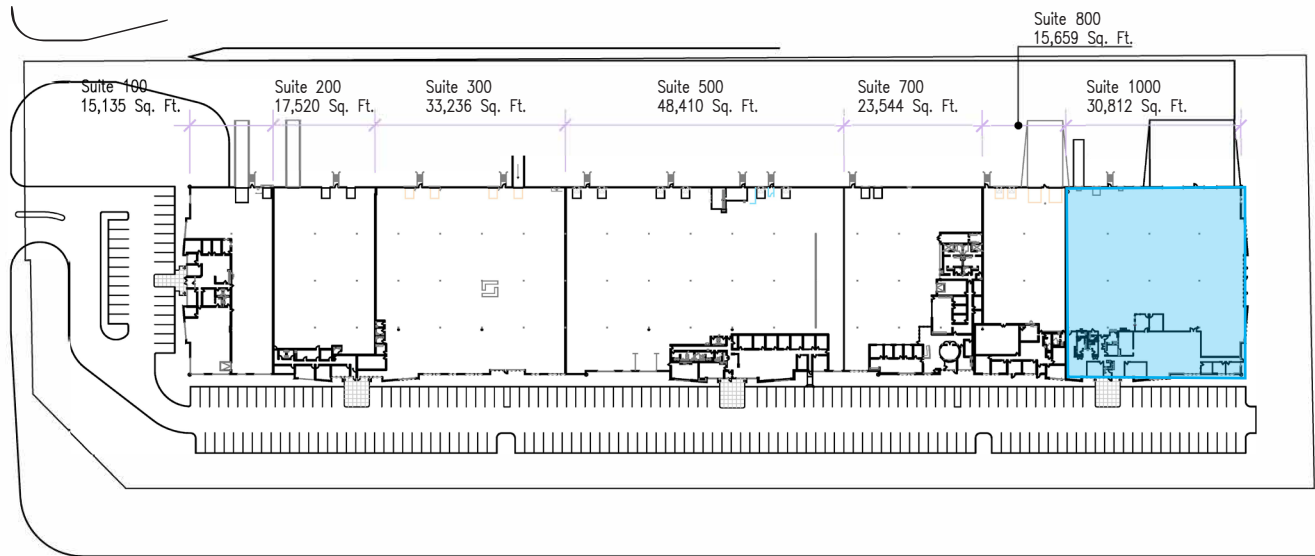
Elm Creek Commerce Center I 8900 109th Ave N, Champlin

Building Amenities

- > 184,316 square foot office/warehouse building
- > Built in 1995
- > Nineteen (19) dock doors and seven (7) drive-in doors
- > 24' clear height
- > ESFR sprinkler system/smoke evacuation system
- > Outstanding visibility and access to Hwy 169

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Elm Creek Commerce Center > Floor Plan



Elm Creek Commerce Center > Aerial



Elm Creek Commerce Center I

8900 109th Avenue North | Champlin, MN 55316

Property Address:

8900 109th Avenue North
Champlin, MN 55316

Building Square Feet:

184,316 SF Total

**Currently Available:
Suite 1000**

30,812 SF Total
6,814 SF Office
23,998 SF Warehouse
• Four (4) Docks
• One (1) Oversize drive-in
• One (1) Standard drive-in

Year Built:

1995

Clear Height:

24'

Sprinkler:

ESFR system/smoke
evacuation system

Net Rental Rate:

\$13.00 PSF Office
\$ 7.50 PSF Warehouse

2026 Est CAM/RE Taxes:

\$1.81 PSF CAM
\$2.99 PSF RE Taxes
\$4.80 PSF Total

Amenities:

- Quasi retail uses possible
- Hwy 169 visibility
- Excellent parking

**FOR LEASING INFORMATION, CONTACT:**

Paul Bickford

952 897 7732

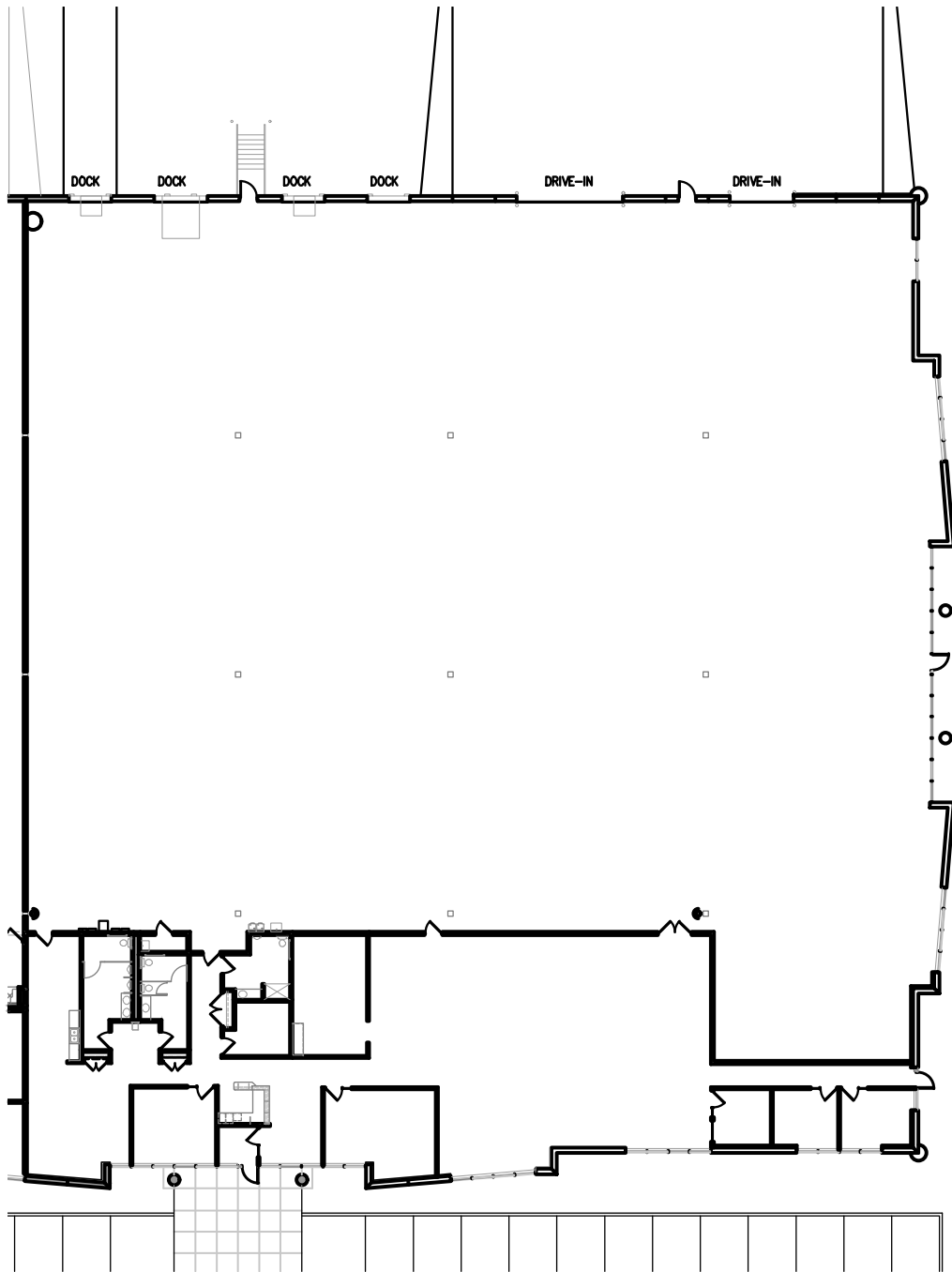
paul.bickford@colliers.com

Brad Bohlman, SIOR

952 897 7733

brad.bohlman@colliers.com

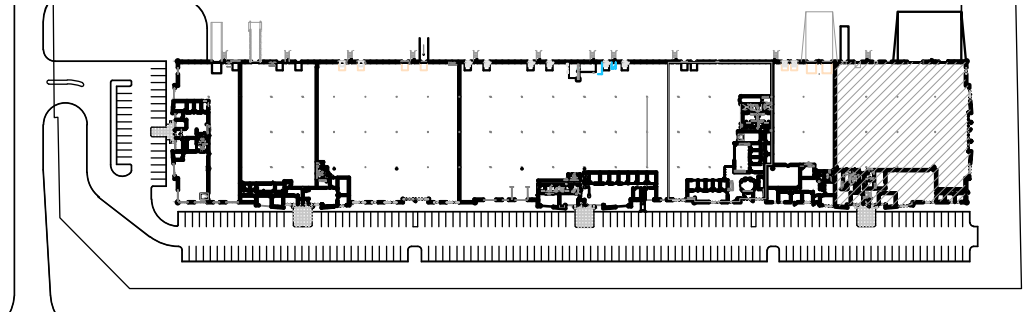
Colliers International | Minneapolis-St. Paul
1600 Utica Ave S Ste 300, St. Louis Park, MN 55416
www.colliers.com



Floor Plan
Scale 1"=35'-0"

Office = 6,814 sq. ft.
Whse. = 23,998 sq. ft.
Total = 30,812 sq. ft.

Building Key



10125 Crosstown Circle, Ste. 225
Eden Prairie, MN 55344

Elm Creek Commerce Center I

Suite 1000
8900 109th Ave. North
Champlin, MN 55316

Leased By:



Paul Bickford: (952) 897-7732
Brad Bohlman: (952) 897-7733