

Office/Industrial Space for Lease

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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

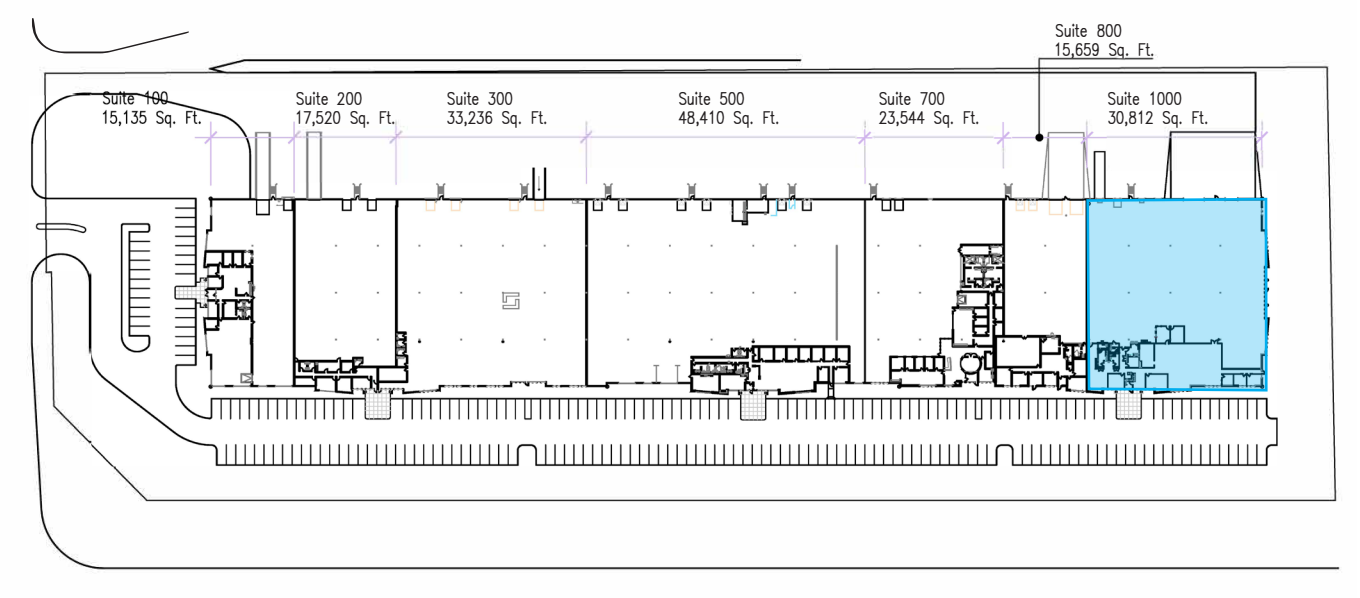
> 24’ clear height

> ESFR sprinkler system/smoke evacuation system

> Outstanding visibility and access to Hwy 169

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Elm Creek Commerce Center > Floor Plan



Elm Creek Commerce Center > Aerial



Property Fact Sheet >

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

2025 Est CAM/RE Taxes:
$1.57 PSF CAM
$2.96 PSF RE taxes
$4.53 PSF Total

Amenities:
• Quasi retail uses possible
• Hwy 169 visibility
• Excellent parking





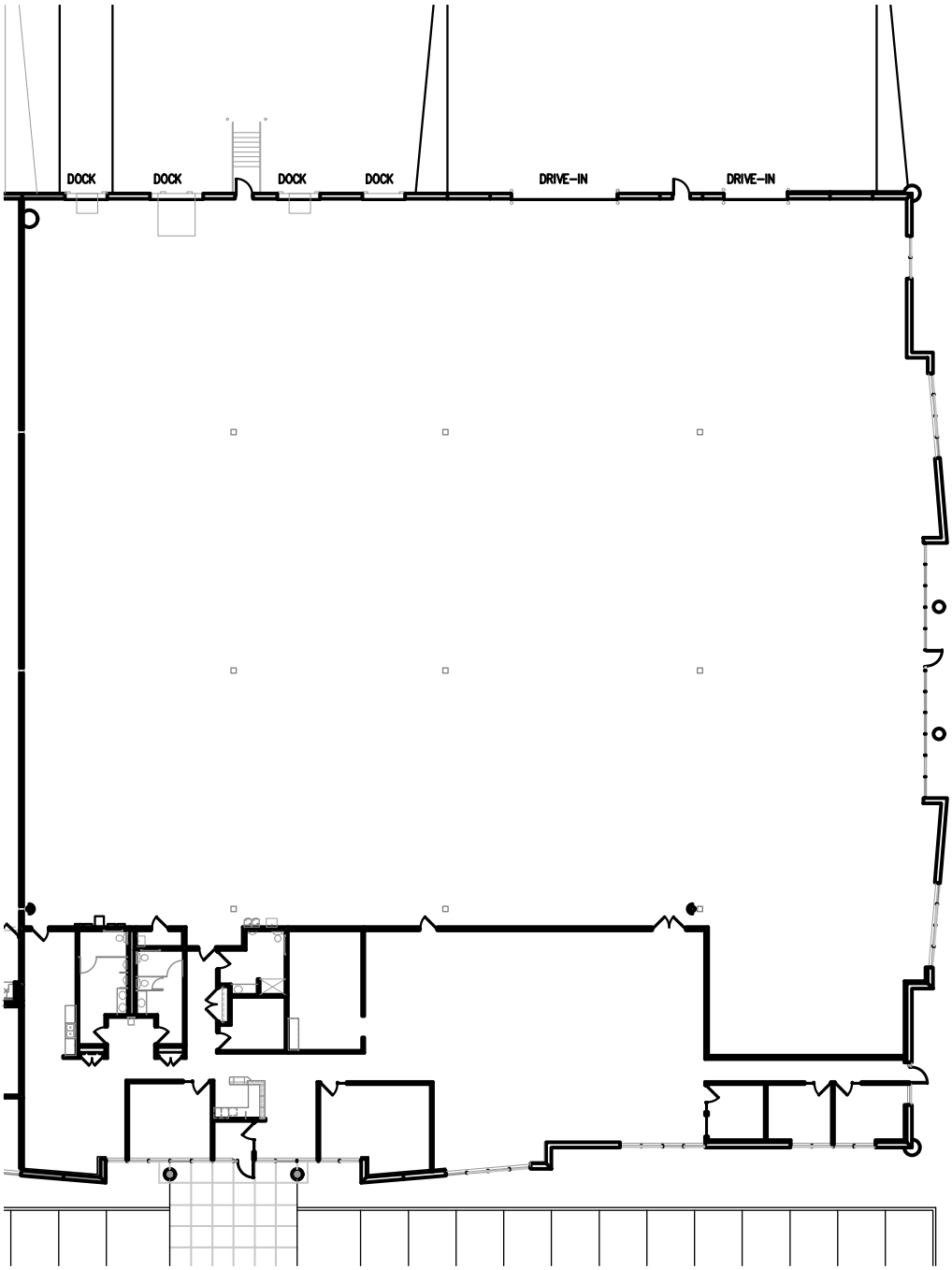


FOR LEASING INFORMATION, CONTACT:

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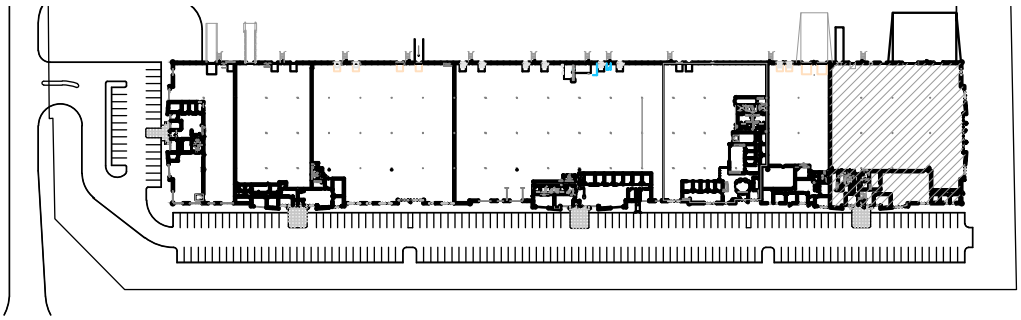


Floor Plan

Scale 1"=35'-0"

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

BuildingKey



FRAMEWORK ARCHITECTS
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:
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