



Office/Industrial Space for Lease

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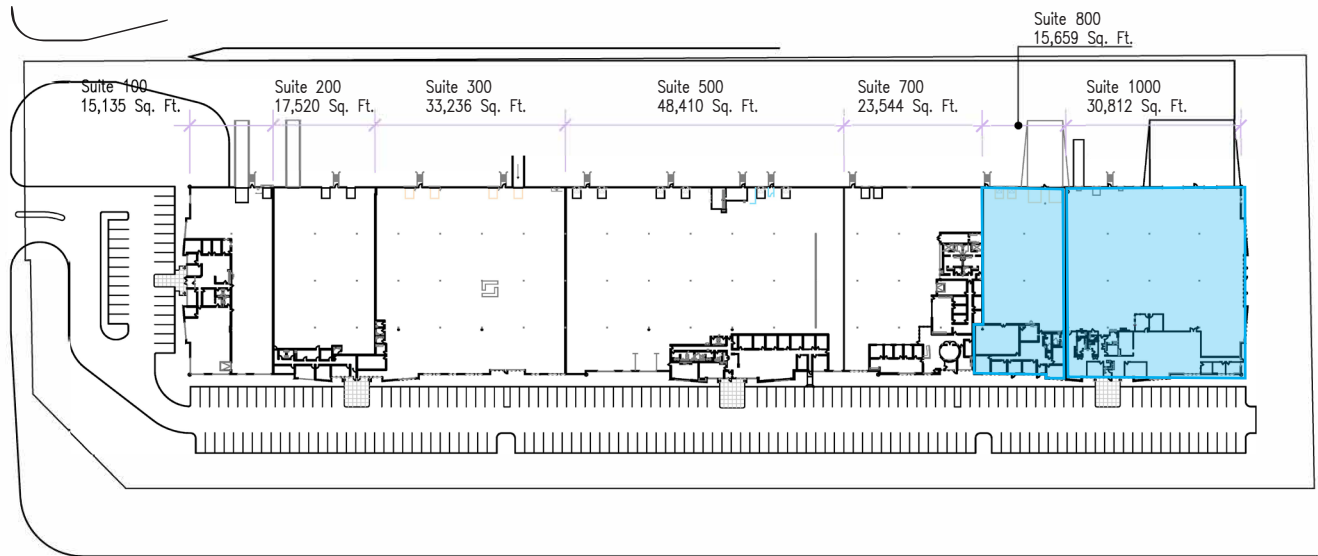
Elm Creek Commerce Center I 8900 109th Ave N, Champlin

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



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

**Suite 800
Available 4/1/26**

15,659 SF Total
2,950 SF Office
1,221 SF Tech
11,488 SF Warehouse
• Two (2) Docks
• Two (2) Oversize drive-ins

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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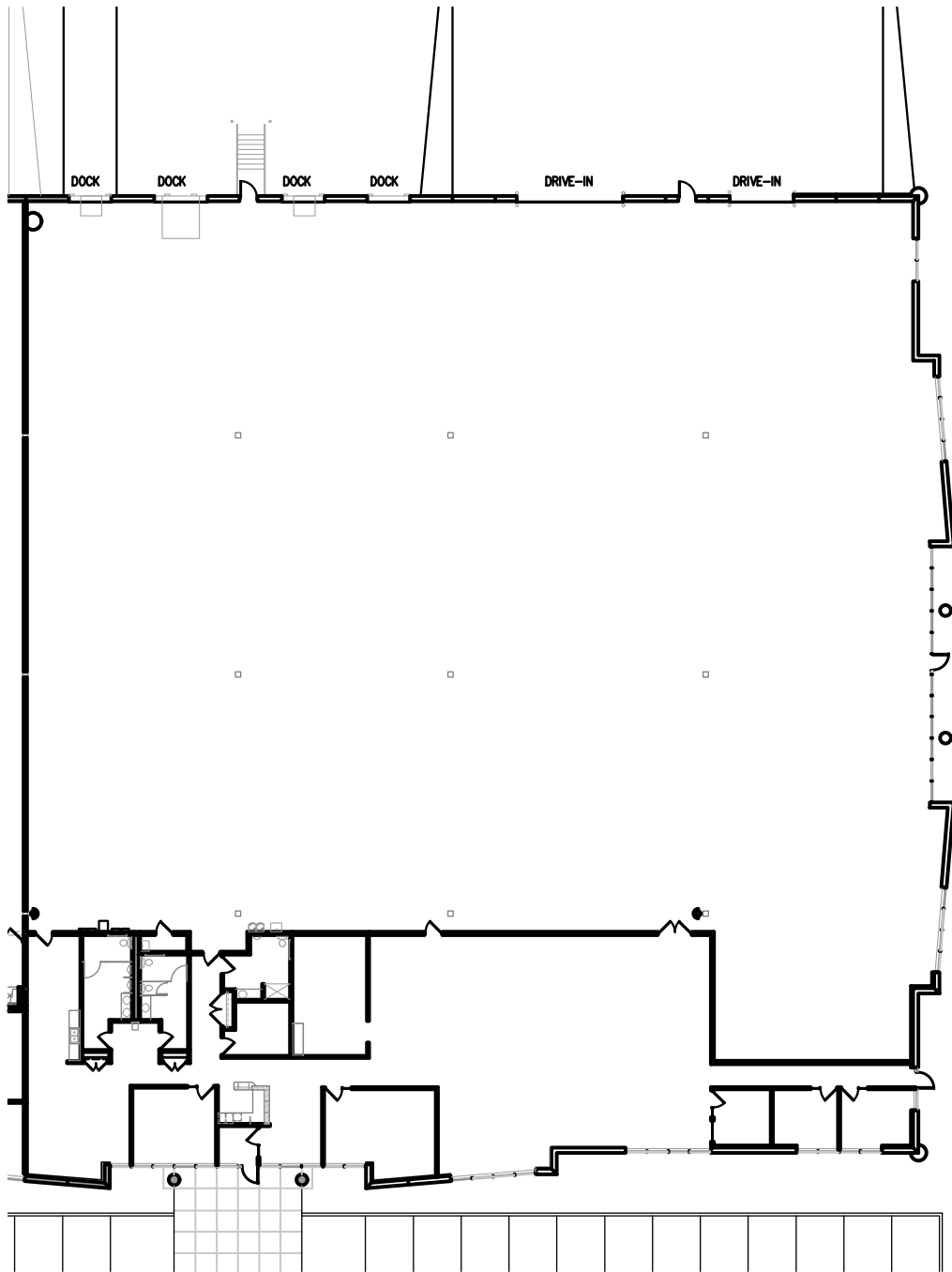
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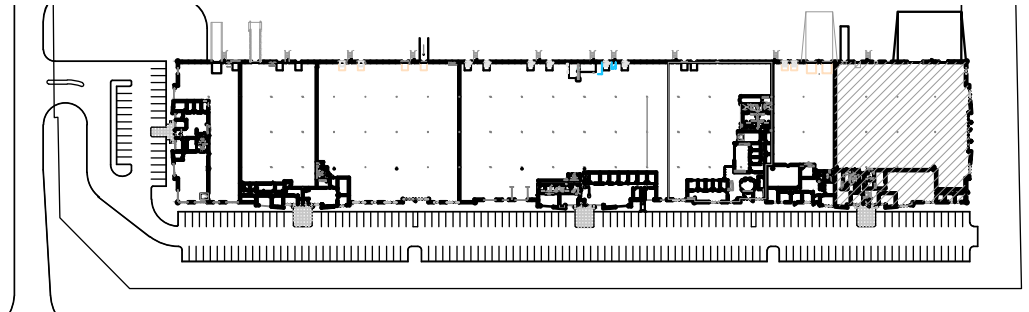
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Floor Plan
Scale 1"=35'-0"

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

Building Key



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

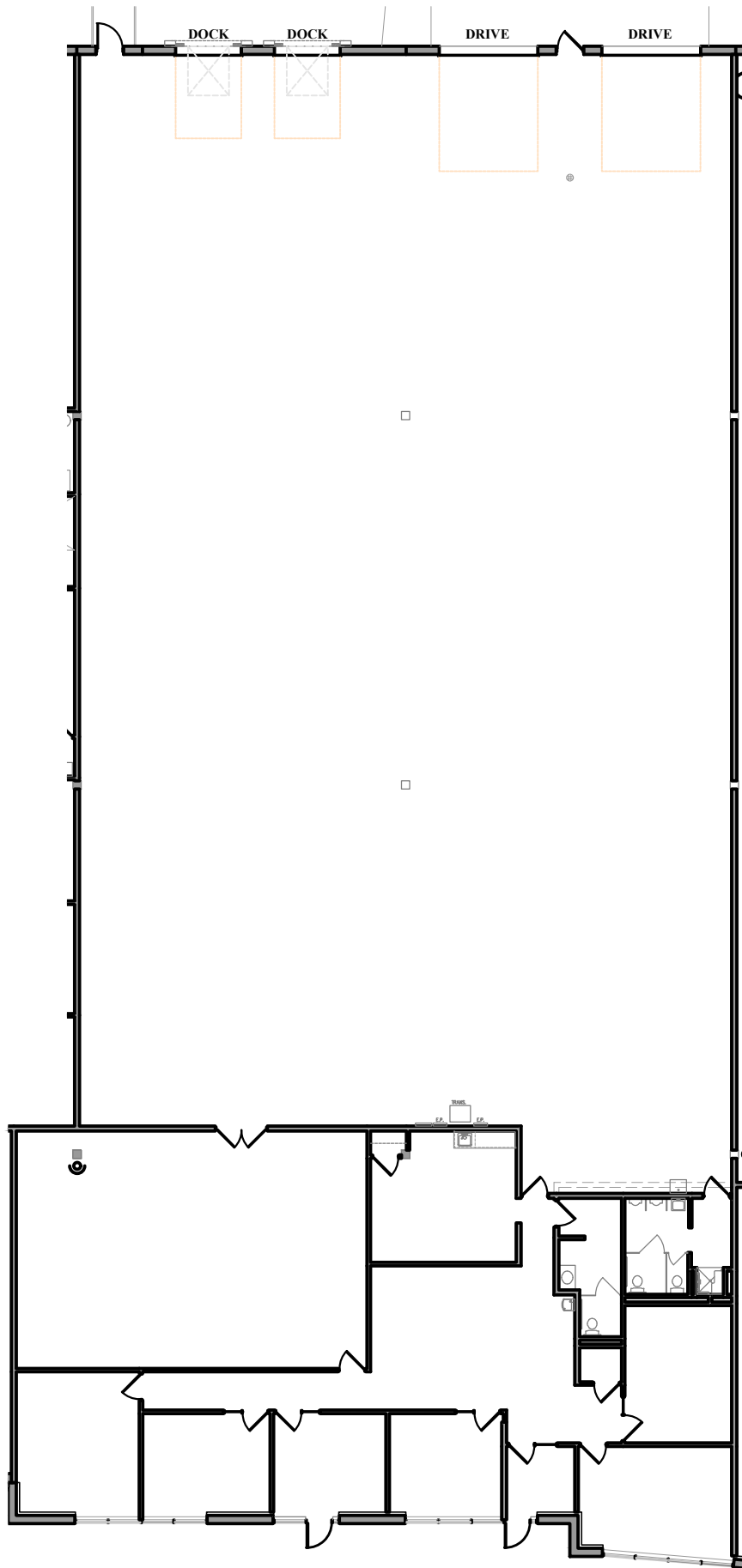
Elm Creek Commerce Center I

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

Leased By:



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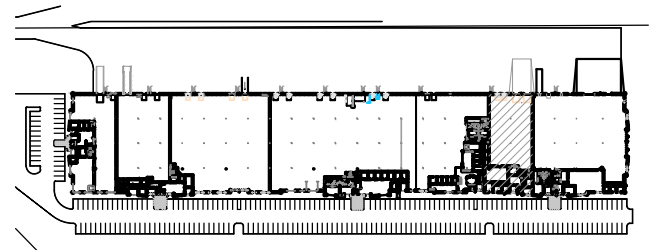


Floor Plan

Scale: 1"=20'-0"

Office =	2,950 sq. ft.
Tech. =	1,221 sq. ft.
Whse. =	11,488 sq. ft.
Total =	15,659 sq. ft.

Building Key:



FRAMEWORK
ARCHITECTS

10125 Crosstown Circle
Suite 225
Eden Prairie, MN 55344

Suite 800 - 15,659 sq. ft.

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8900 109th Ave. North
Champlin, MN 55316

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