



Office/Industrial Space for Lease

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Owned by
Washington Capital
MANAGEMENT, INC.

Eagle Lake Business Centre II 10200 73rd Avenue, Maple Grove

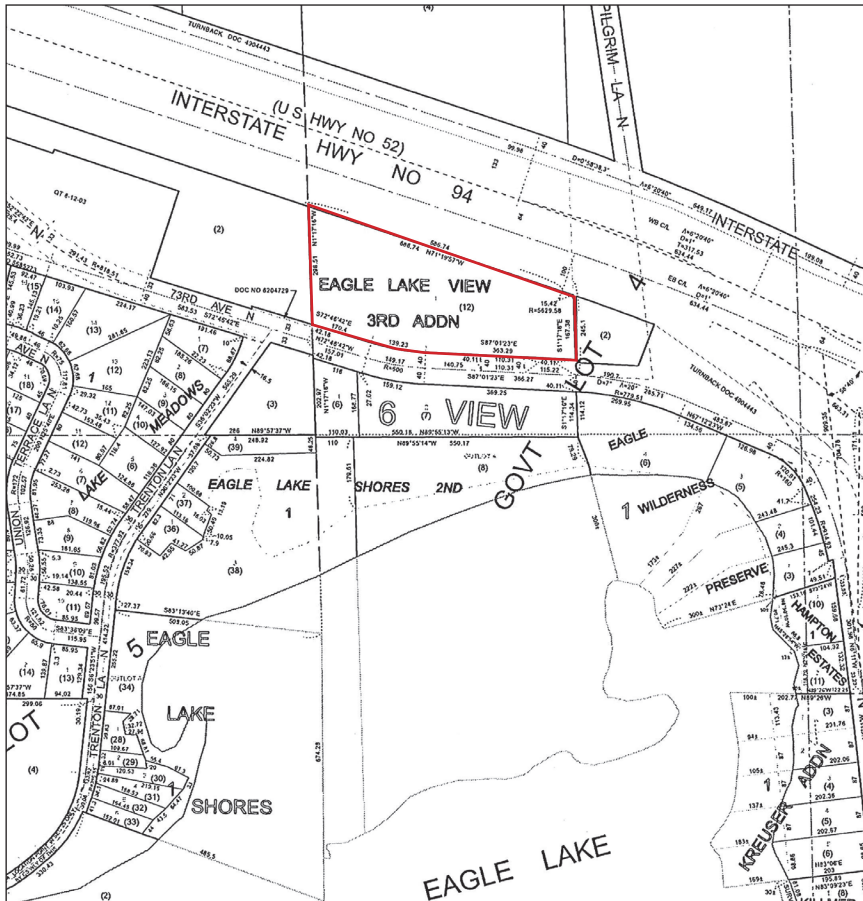
Building Amenities

- > 42,026 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned FF, Freeway Frontage
- > Built in 1999
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 169 parking stalls - 4.02/1000
- > Great access to I-494, I-94 & Hwy 169
- > Near many area amenities
- > Individual signage for each suite

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For Lease

Eagle Lake Business Centre II > Plat



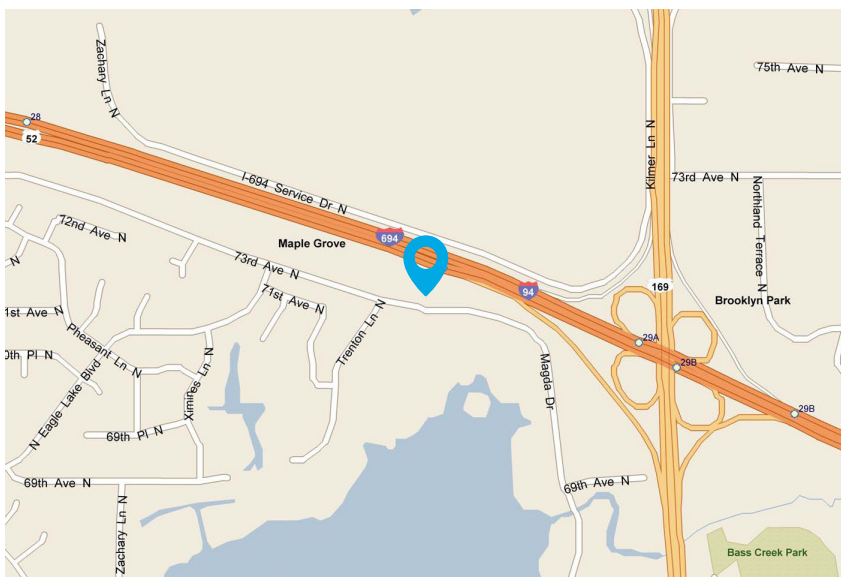
Contact us:

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Eagle Lake Business Centre II

10200 73rd Avenue | Maple Grove, MN 55369

Property Address:

10200 73rd Avenue
Maple Grove, MN 55369

Building Square Feet:

42,026 square feet total

Currently Available:

Suite 112:

3,443 SF Total
1,864 SF Office
1,579 SF Whse
• One (1) Dock

Parking:

169 stalls or 4.02/1000

Year Built:

1999

Clear Height:

18'

Zoning:

FF, Freeway Frontage

Net Rental Rates:

\$13.00 PSF Office
\$13.00 PSF Tech
\$ 7.50 PSF Warehouse

2025 Est. CAM & RE Tax:

\$2.75 PSF CAM
\$4.04 PSF RE taxes
\$6.79 PSF total

Amenities:

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Great access to I-494, I-94 & Hwy 169
- Near many area amenities



For leasing information, contact:

Paul Bickford

952 897 7732

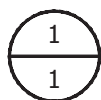
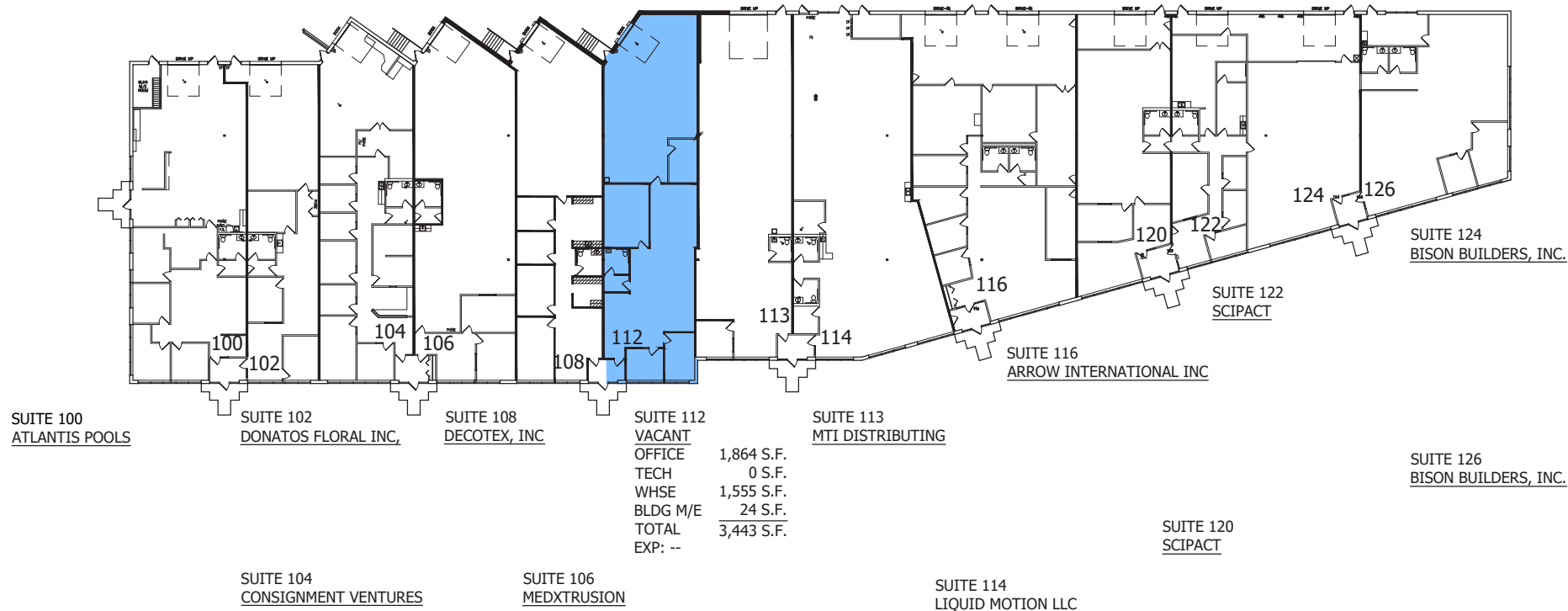
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BUILDING KEY PLAN

14.0001442.000/ TTL

1/06/25
 NOT TO SCALE



LEASED & MANAGED BY:



EAGLE LAKE BUSINESS CENTRE II

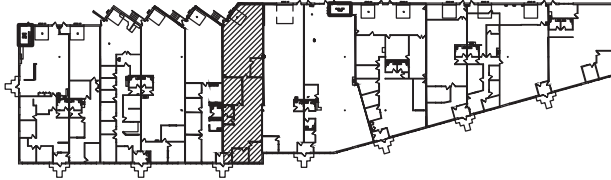
10200 73RD AVENUE NORTH
 MAPLE GROVE, MINNESOTA



901 Marquette Avenue South - Suite 2850
 Minneapolis, MN 55402
 Contact: Tiffany Townsend
 Phone: (612) 375-1594

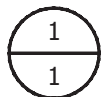
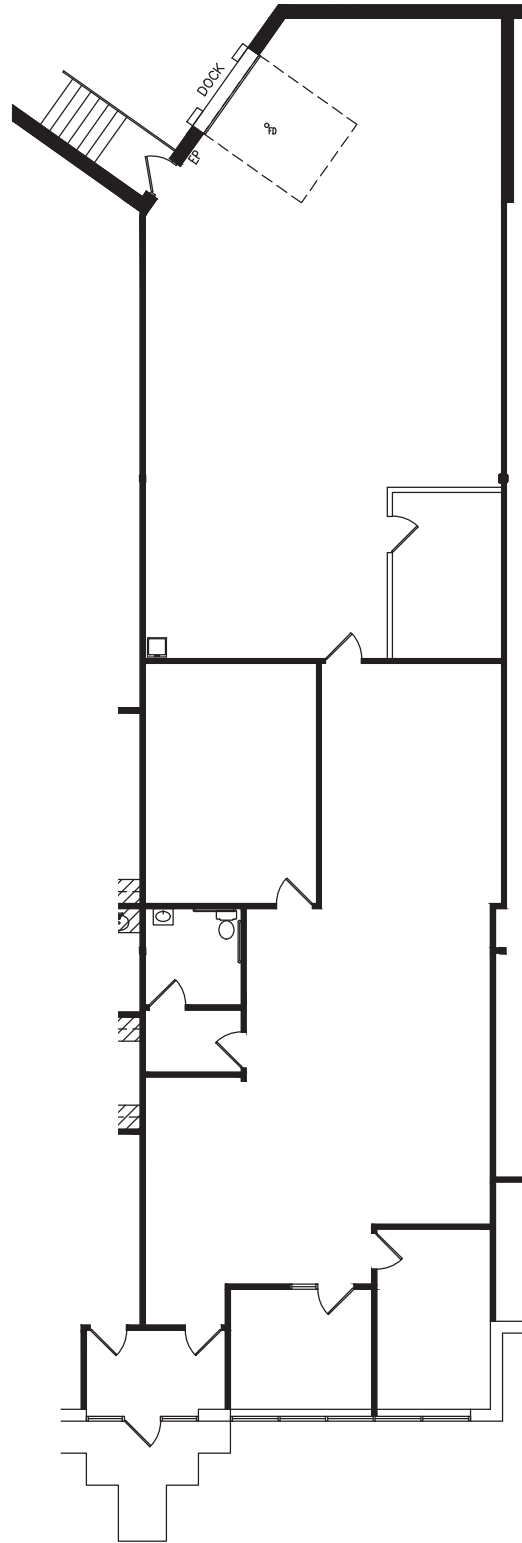
SQUARE FOOTAGE SUMMARY

OFFICE	1,864 SF
WAREHOUSE	1,555 SF
BLDG M/E	24 SF
TOTAL	<u>3,443 RSF</u>



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 112

14.0001442.000/ TTL

02/01/24

SCALE: 1/16"=1'-0"



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