



Office/Lab/Flex Space for Lease

Steve Nilsson CCIM, SIOR

Vice President
+1 952 897 7899
steve.nilsson@colliers.com

Michael Anderstrom

Associate Vice President
+1 952 897 7712
michael.anderstrom@colliers.com

Matt Newell

Senior Associate
+1 651 356 5074
matthew.newell@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com/msp

Eagle Lake Business Center III 7351 Kirkwood Lane N, Maple Grove

- 95,260 SF office/flex building
- Freeway visibility
- End cap suite available today
- 18' clear height
- Dock & 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

Copyright © 2025 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.

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

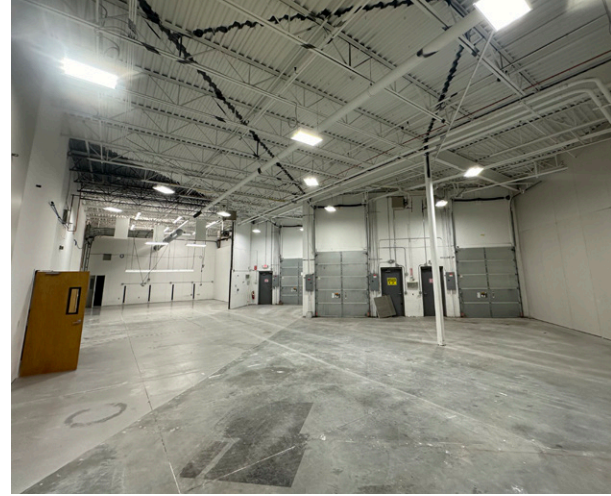
Power 6-200 amps, 120/208 volts, 1-phase
1-200 amp, 120/208 volts, 3-phase

Zoning FF, Freeway Frontage

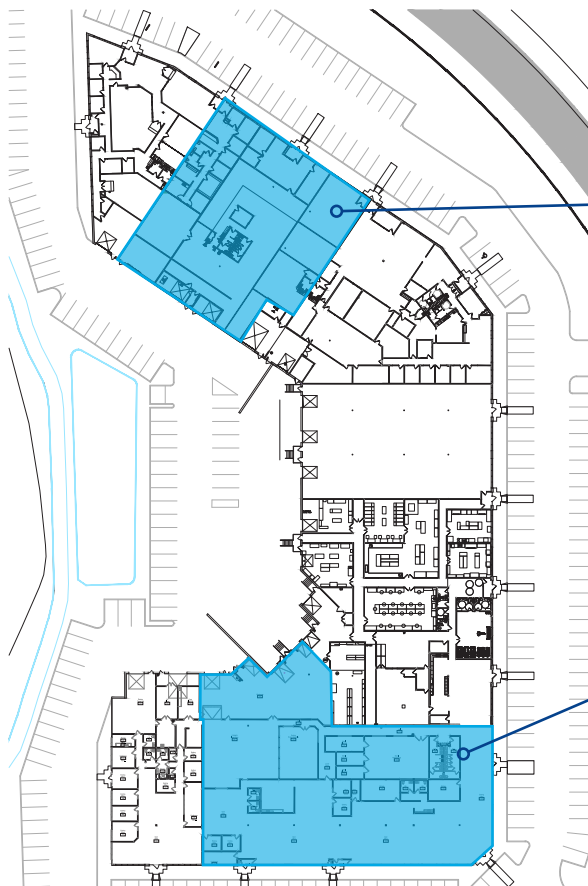
Net Rental Rate Negotiable

CAM/Tax Rate (2025) \$5.60 PSF

Type Office/Lab/Flex Space

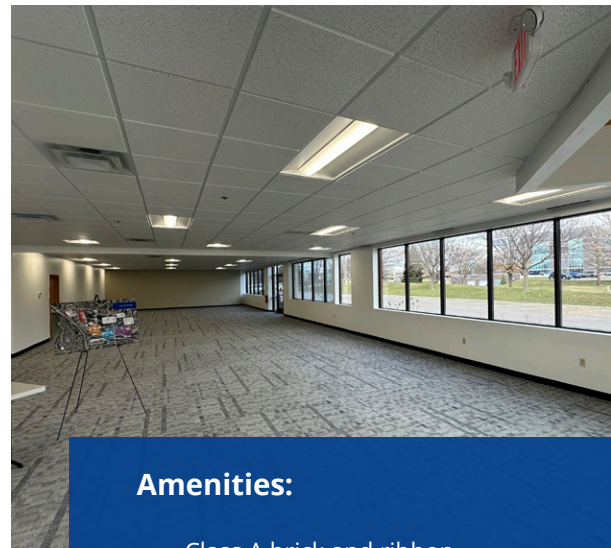


Site Plan



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

Suite 104: Available
22,576 SF Total
20,279 SF Office/Lab
2,279 SF Warehouse
• 2 dock doors
• 2 drive-ins



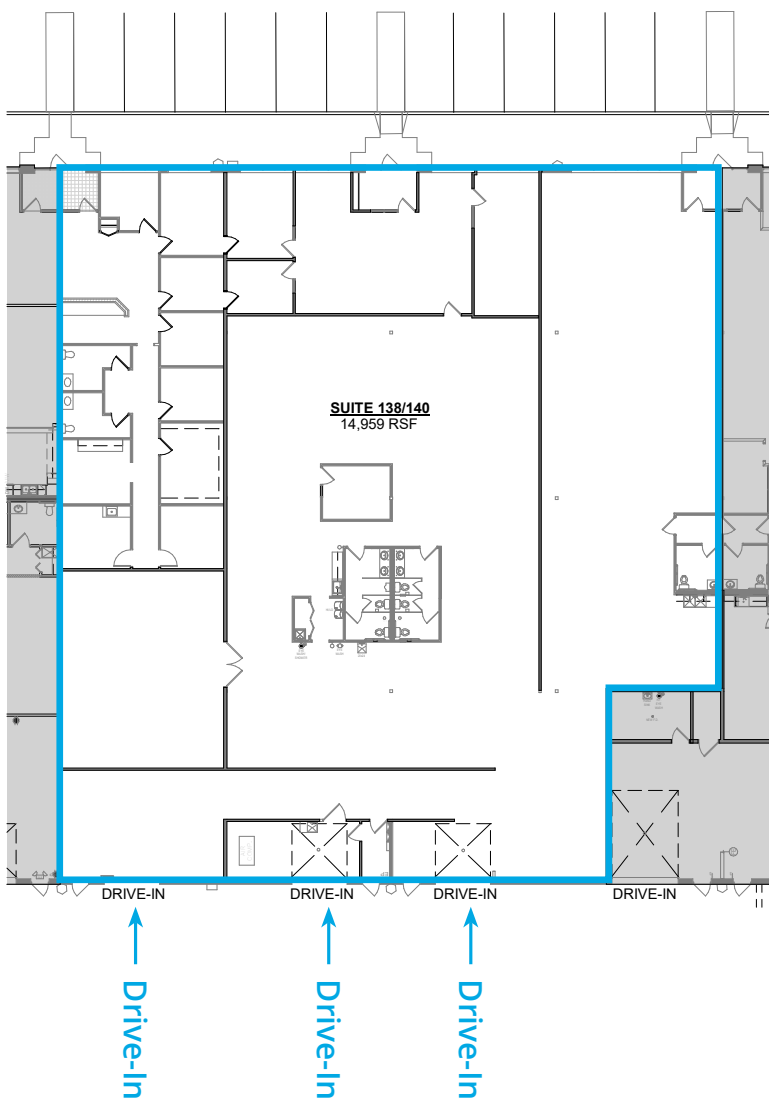
Amenities:

- 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

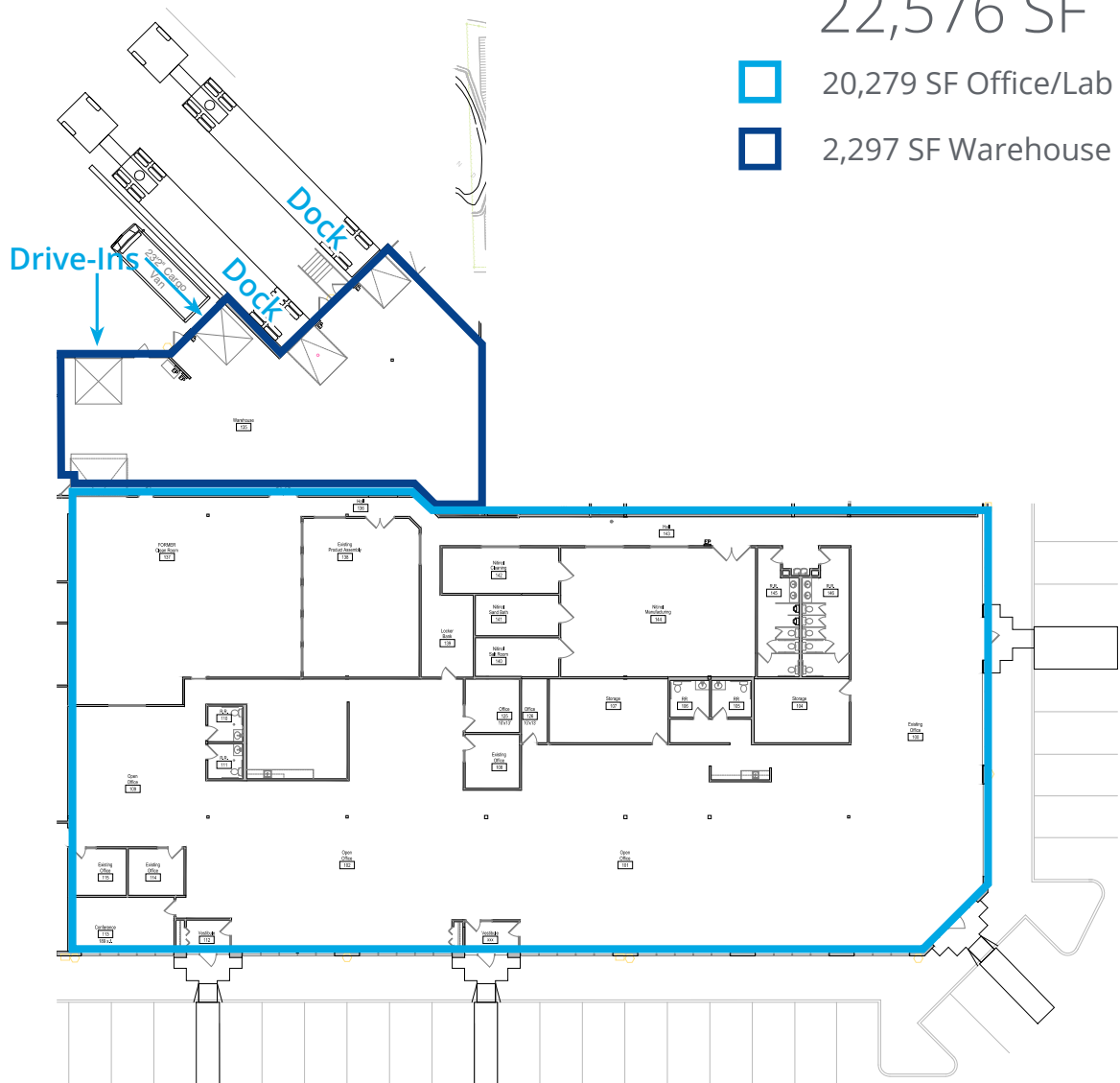
 14,959 SF Office/Lab



Floor Plan

Suite 104
22,576 SF

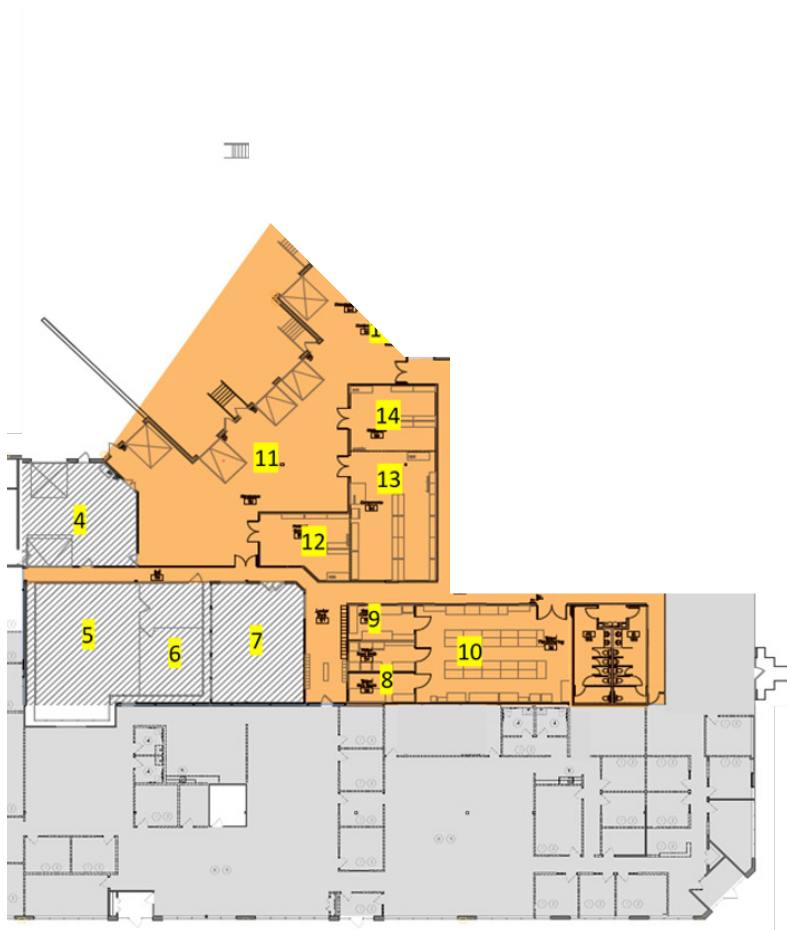
- 20,279 SF Office/Lab
- 2,297 SF Warehouse



N

Property Drawings

Former Use of Space



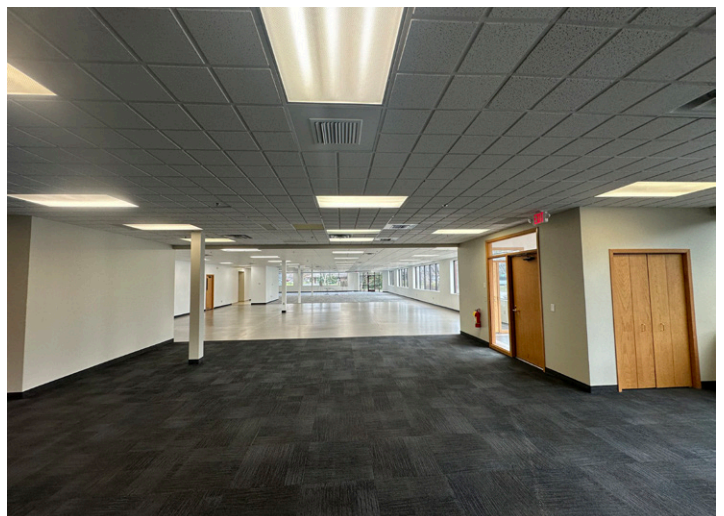
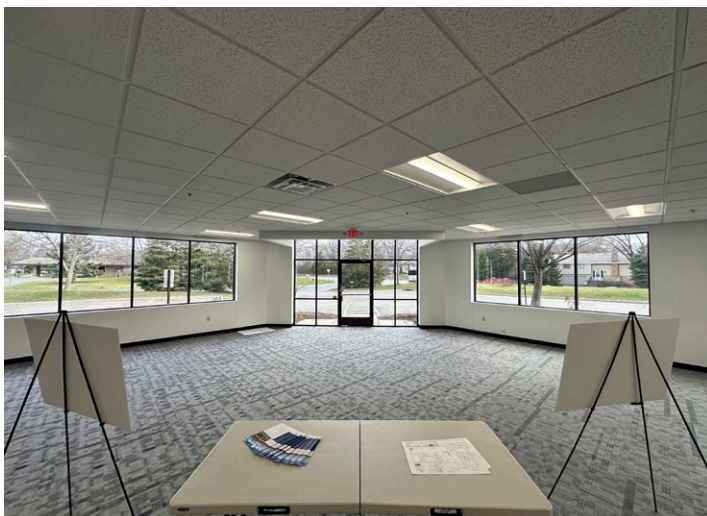
Location	Room Name	Area Type
1	Tissue Lab	MA
2	Autoclave Cleaning	MA
3	Parts Cleaning	MA
4	Inspection	MA
5	Cleanroom A	CR
6	Cleanroom B	CR
7	R&D Valve Assembly	UA
8	Salt Bath	MA
9	Nitinol Parts Cleaning	MA
10	Nitinol Mfg	MA
11	Dock Area	UA
12	Component & Finished Goods	WH
13	Supplies	WH
14	Quarantine	WH

N

Eagle Lake Business Centre III | For Lease

Property Gallery

Vacant suite has recently undergone improvements and whiteboxing, making it ready for immediate move in!



View Online
colliers.com/msp



Contact

Steve Nilsson CCIM, SIOR

Vice President
+1 952 897 7899
steve.nilsson@colliers.com

Michael Anderstrom

Associate Vice President
+1 952 897 7712
michael.anderstrom@colliers.com

Matt Newell

Senior Associate
+1 651 356 5074
matthew.newell@colliers.com

Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 962 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.