



Water Tower Place Business Center
6901 E Fish Lake Road
Maple Grove, MN 55369

FOR LEASE
3,477 SF to 12,570 SF OFFICE/WAREHOUSE



FEATURES:

- 3,477 SF, 7,422 SF & 12,570 SF available of flex office/warehouse space!
- Convenient location in Maple Grove along I-494.
- Locally owned and managed building.
- Close to other businesses & MG retail area.

Lease Rate:

Office: \$12.95 / PSF
Flex: \$9.00 / PSF
Warehouse : \$6.50 / PSF
Tax & Cam - \$6.00 / psf



FACTS:

- ▲ Built in 2002
 - ▲ Fully-sprinklered
 - ▲ 18' Clear Height
 - ▲ Loading docks & drive-in
 - ▲ 4/1,000 Parking Ratio
- Suite 154 - Available 10/1/24

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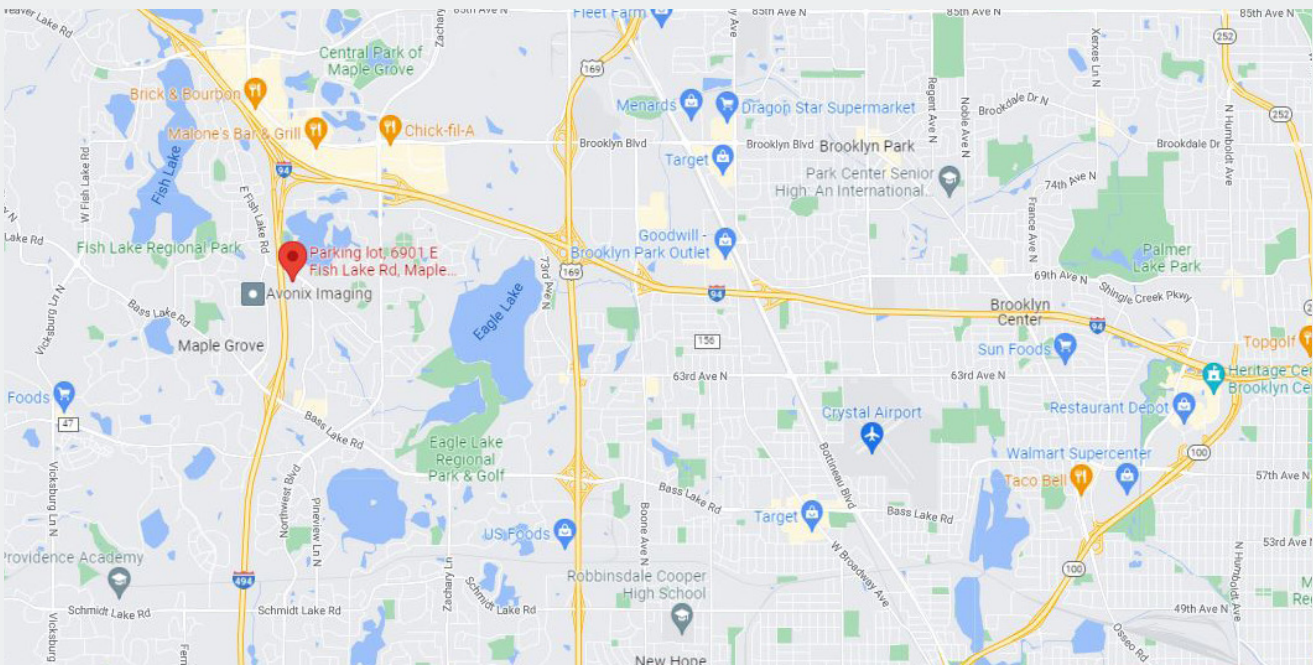


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AERIAL & MAP

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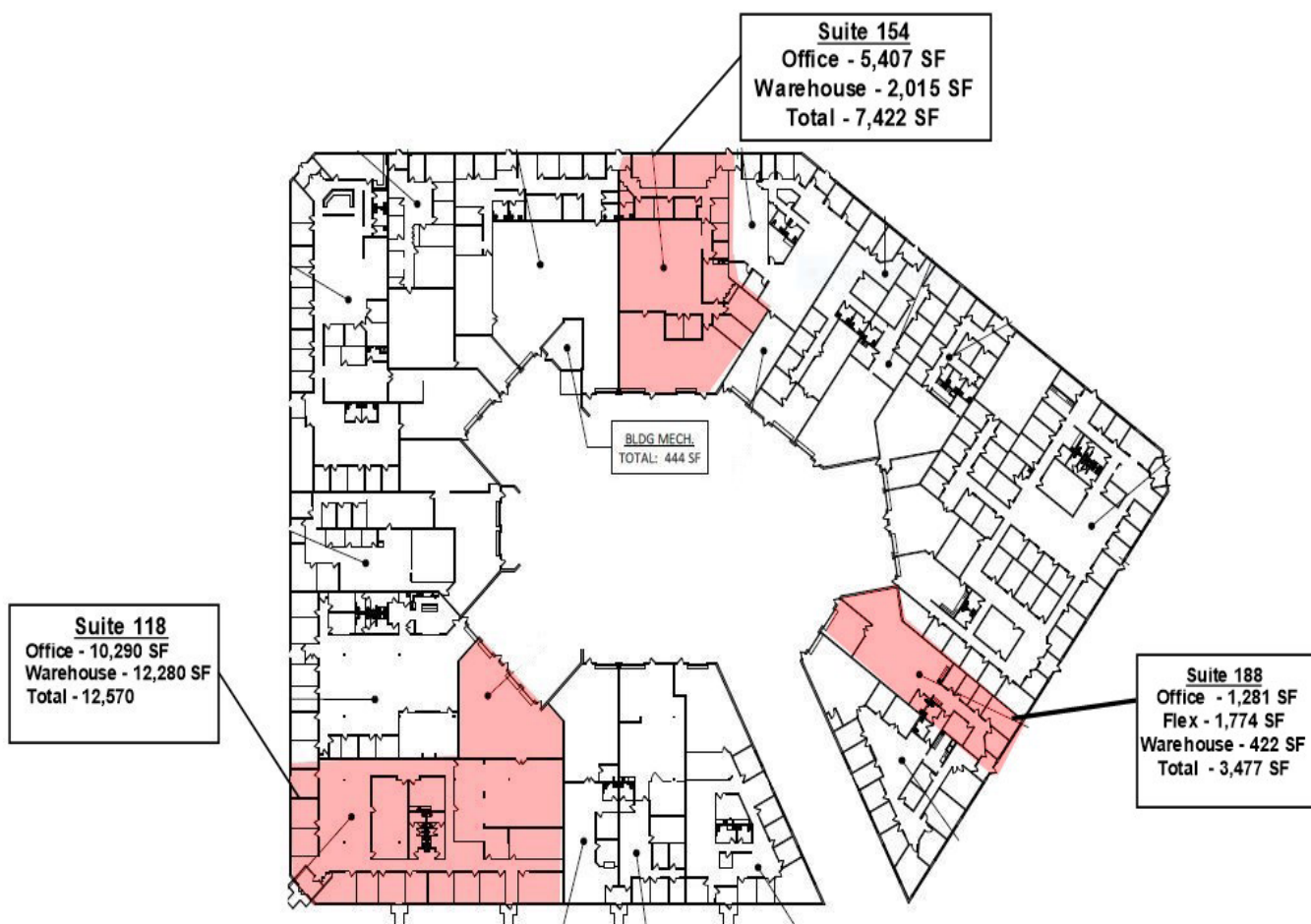
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AVAILABLE SUITES

FOR LEASE
3,477 SF to 12,570 SF OFFICE/WAREHOUSE

SUITE #118	TOTAL 12,570 SF - (Office 10,250 SF / Warehouse 2,280 SF)
SUITE #154 / 156 SUITE #188	TOTAL 7,422 SF (Office 3,392 SF / Warehouse 2,015 SF) SUITE #188
SUITE #188	TOTAL 3,477 SF (Office 1,281 / Flex 1,774 SF / Warehouse 422 SF)



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FLOOR PLAN SUITE 118

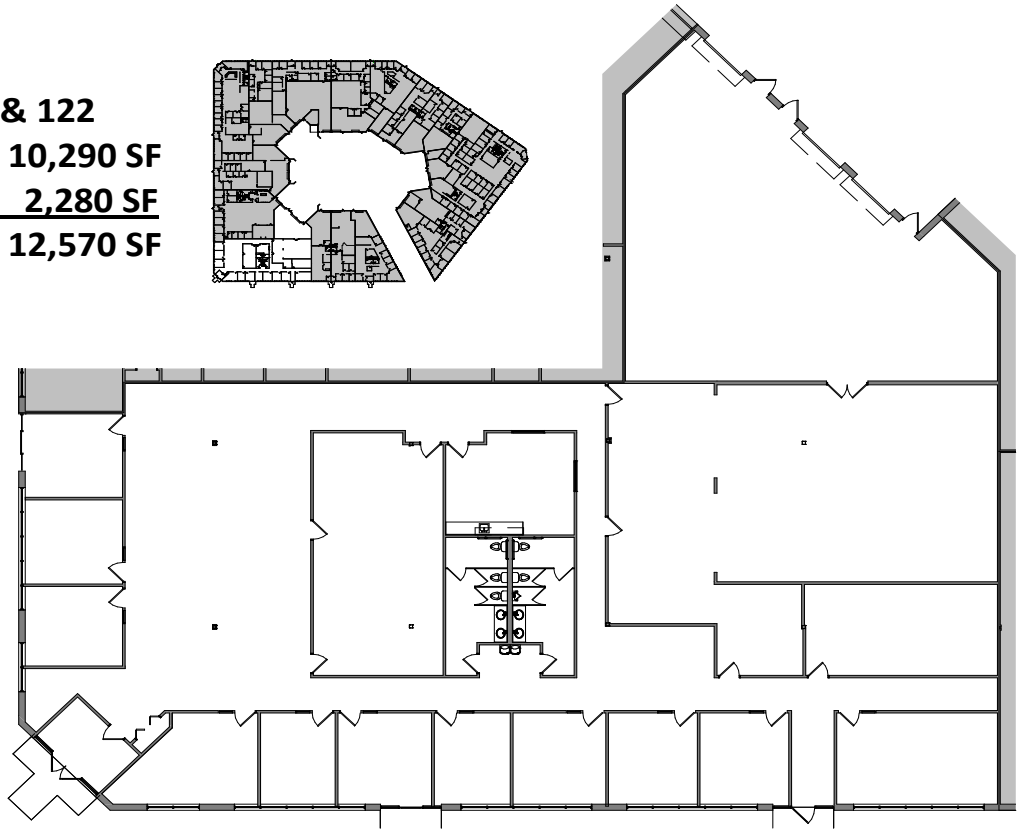
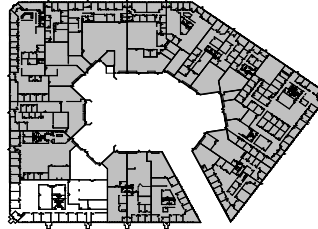
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SUITES 118 & 122

OFFICE: 10,290 SF

WAREHOUSE: 2,280 SF

TOTAL: 12,570 SF



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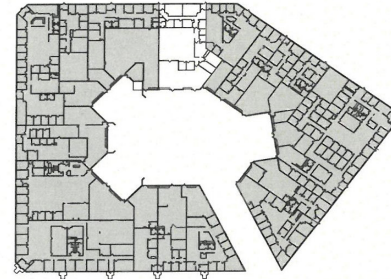
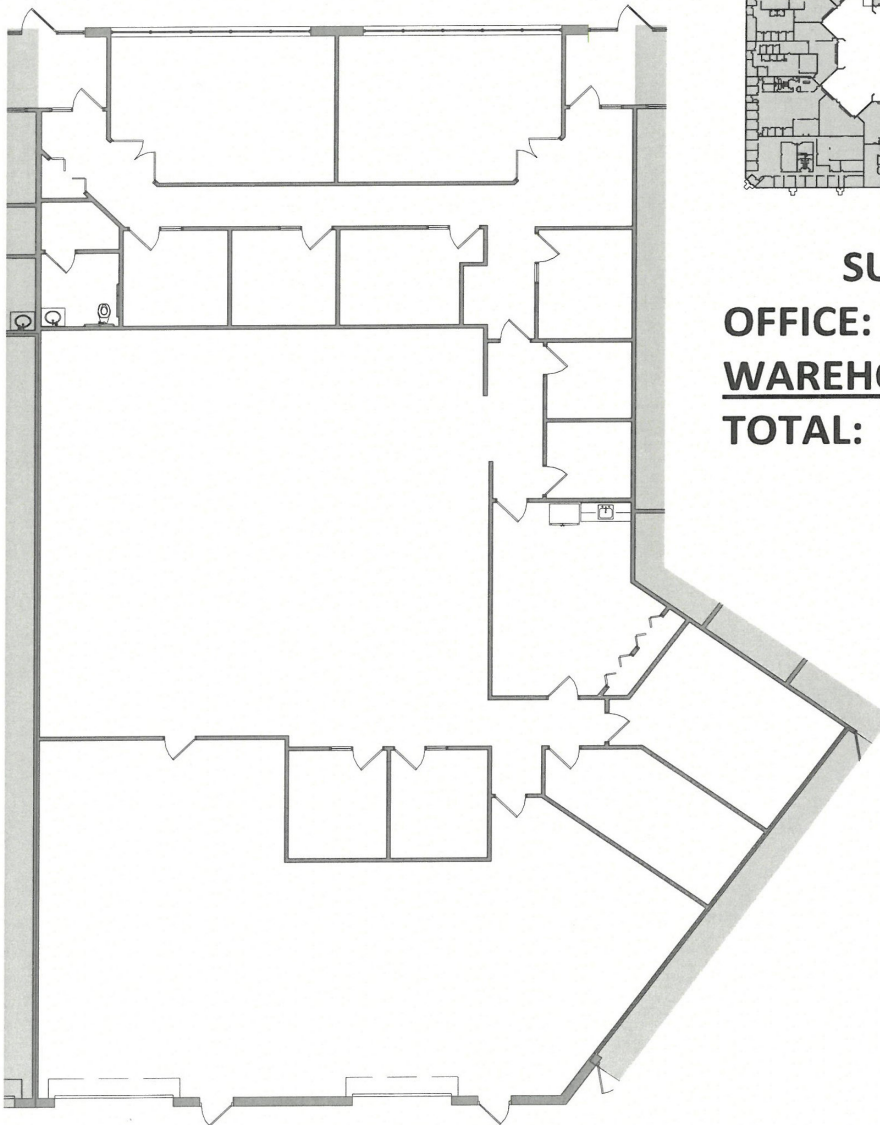


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FLOOR PLAN SUITE 154

FOR LEASE
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SUITE 154

OFFICE: 5,407 SF

WAREHOUSE: 2,015 SF

TOTAL: 7,422 SF

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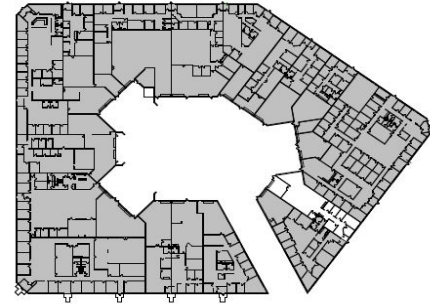
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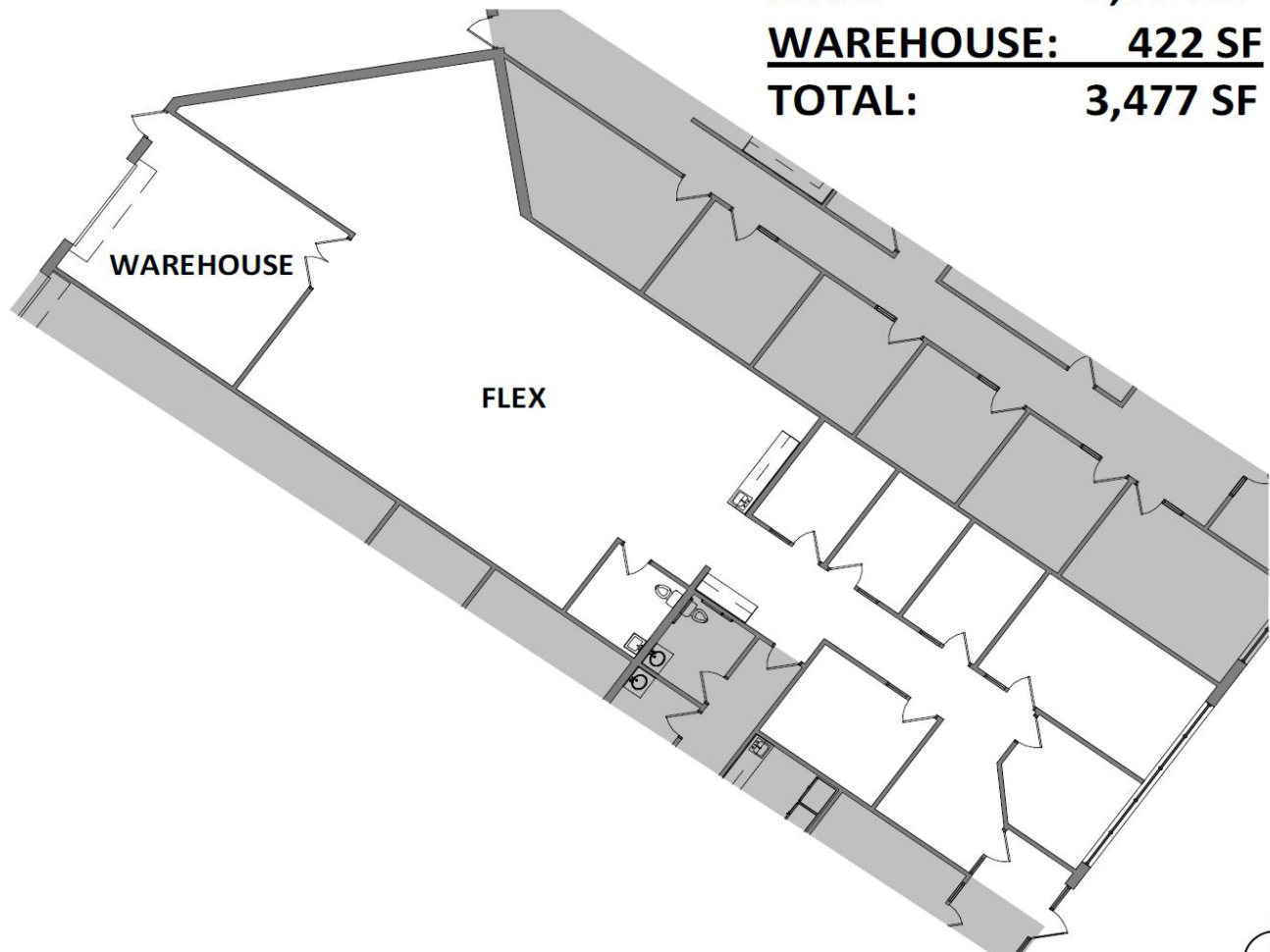
**FLOOR PLAN
SUITE 188**

**FOR LEASE
3,477 SF to 12,570 SF OFFICE/WAREHOUSE**



SUITE 188

OFFICE:	1,281 SF
FLEX:	1,774 SF
<u>WAREHOUSE:</u>	<u>422 SF</u>
TOTAL:	3,477 SF



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