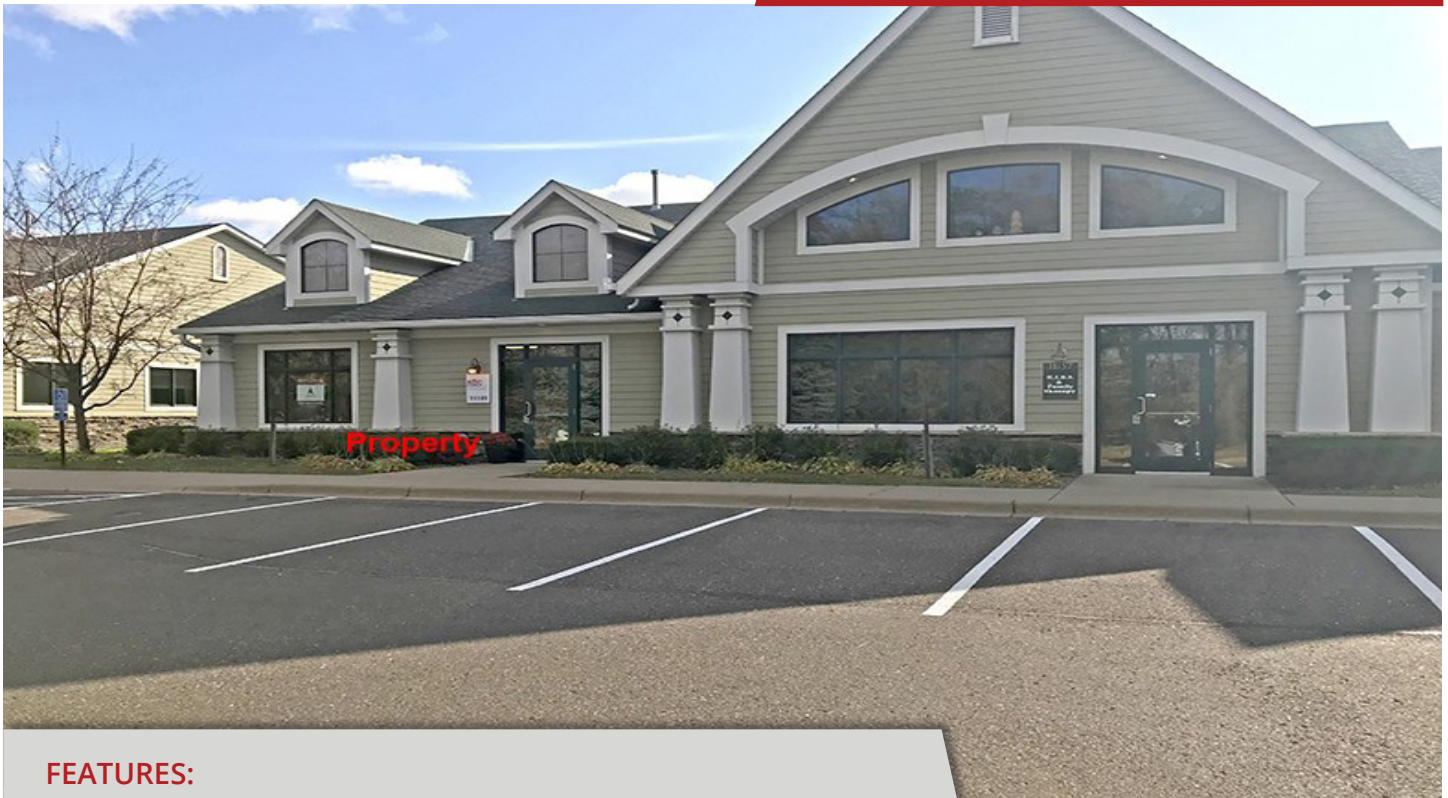




Champlin Business Park

11149 Zealand Ave.
Champlin, MN 55316

FOR LEASE
1,488 SF OFFICE CONDO



FEATURES:

- 1,488 SF End Cap Office Condo located on main level.
- Features 4 Private Offices with windows, Large Training Room with Full Kitchen.
- Large reception area including built in desk.
- Upscale finishes including granite countertops
- Ample parking along with back door for additional spots.

Lease Rate

\$16.50 / psf NNN

Tax: \$3.57 / psf & Cam: \$3.23 / psf



FACTS:

- ▲ Convenient Location off Highway 169 in Champlin.
- ▲ Attic storage available.
- ▲ Renovated in 2015.

AVAILABLE - OCTOBER 1, 2025

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Chad Weeks
612.619.9911
cweeks@arrowcos.com



Jeff Penfield
612.325.2067
jpenfield@arrowcos.com

Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com



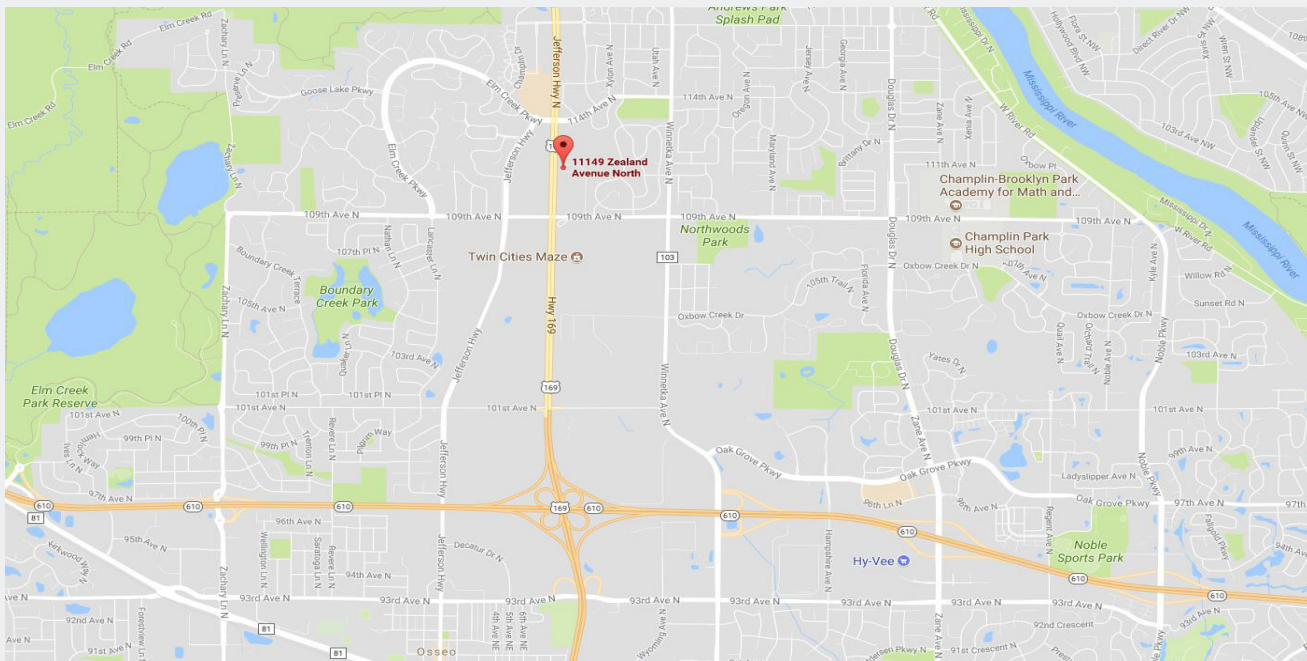
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AERIAL & MAP

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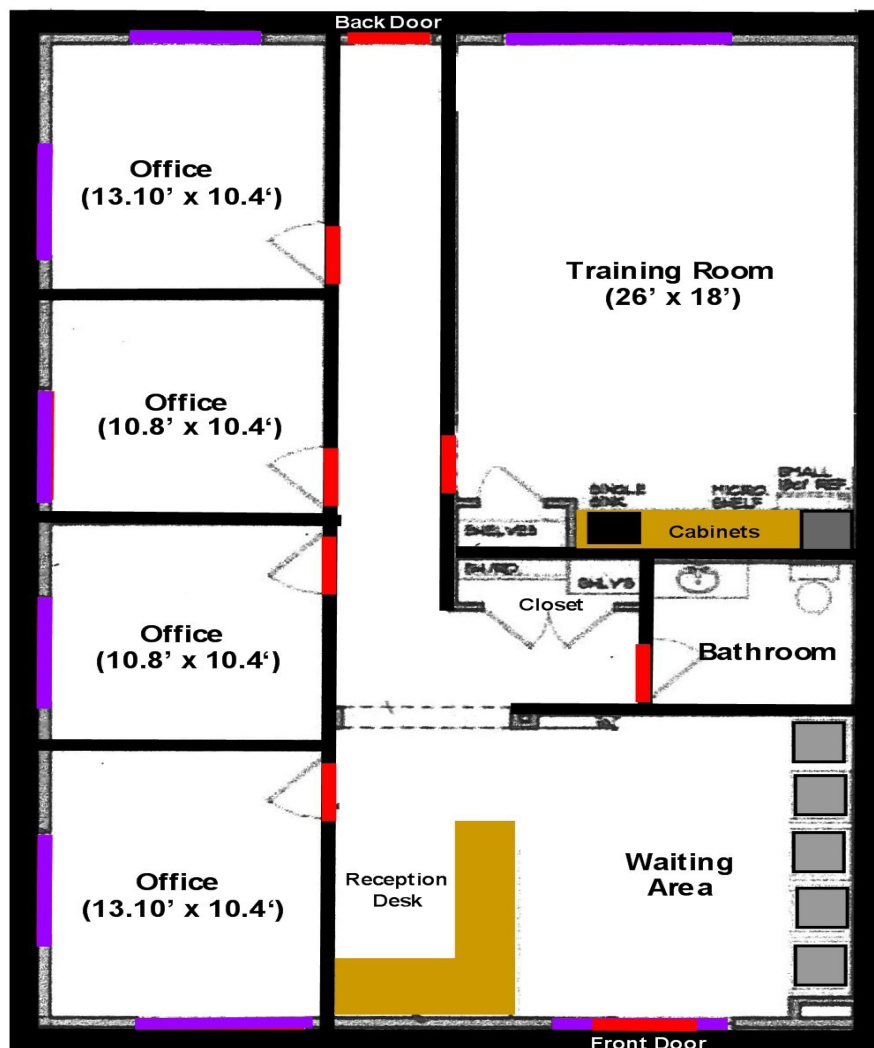
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FLOOR PLAN

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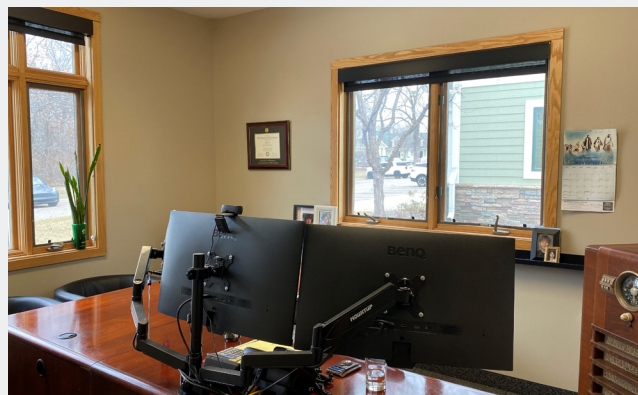
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PHOTO GALLERY

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