



FOR LEASE

Suite 360 (1,222 SF)

BELL TOWER SOUTH OFFICE BUILDING

**7365 KIRKWOOD COURT N.
MAPLE GROVE, MN 55369**



STEVE FISCHER

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CHAD WEEKS

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Lease Rate: \$18.00 / psf

Est. 2026 Tax & Cam - \$11.87 / psf

\$4.60 / psf Tax

\$7.27 / psf Cam

HIGHLIGHTS



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- **Floor Plan:** Features four private offices, three of which have windows, along with a reception desk, waiting area, storage closet, and coat storage.
- **Prime Location Off 694:** Conveniently accessible from I-94 and Hemlock Lane in Maple Grove, MN, and located near the Arbor Lakes Shopping Center, as well as various retail options, restaurants, and hotels.
- **Class B Building with High-End Finishes:** Offers elevator access to the third floor, along with underground parking facilities.
- **Other Tenants in the Building:** Current tenants include Blue Ridge Associates, All-American Title, Arrow Companies, Clarus Dermatology, Fresenius Medical, and USA Vein Clinic.



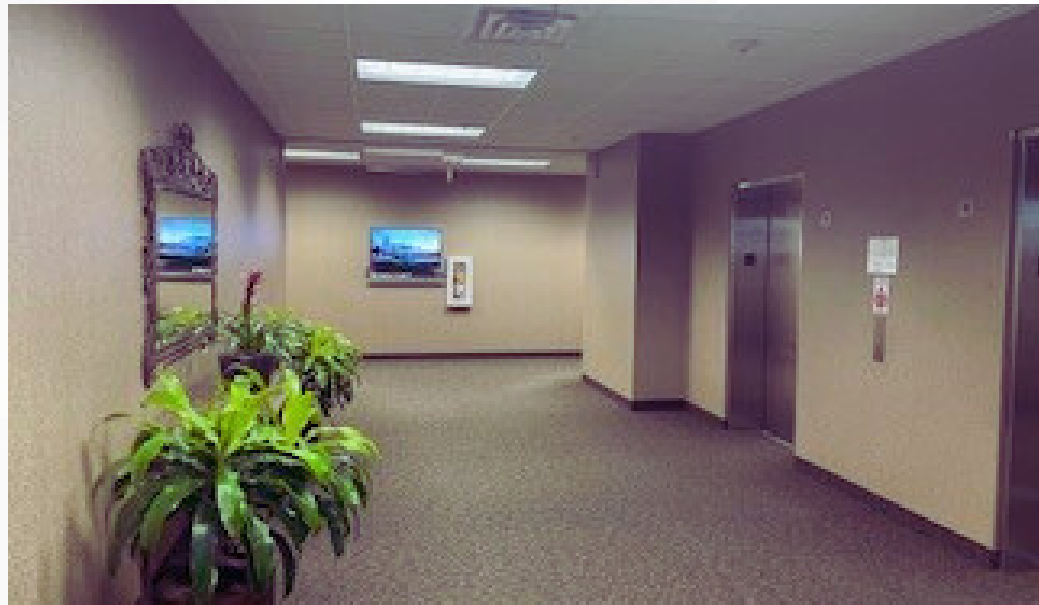
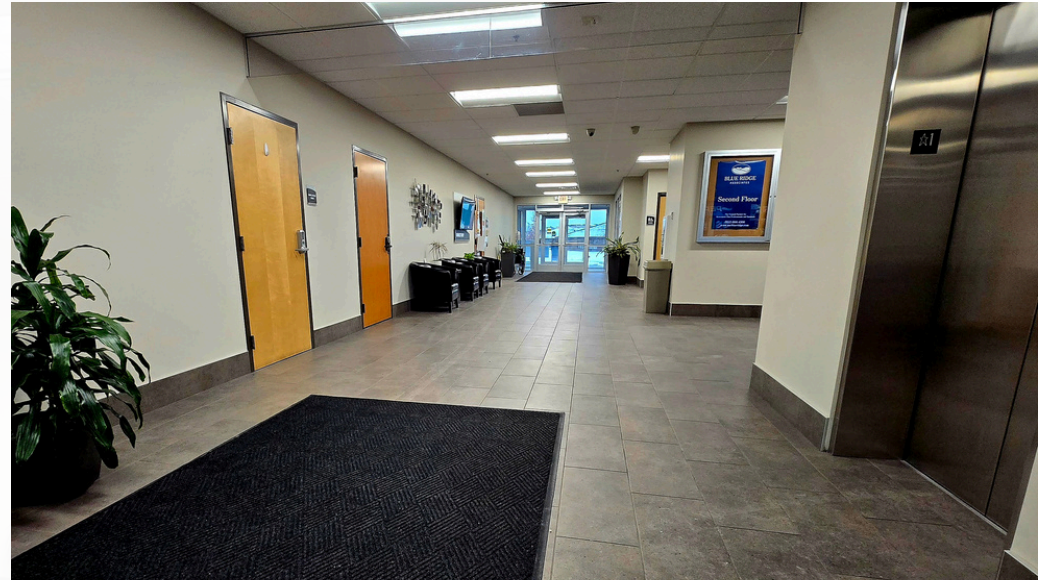
ARROW REAL ESTATE CORP.
7365 KIRKWOOD COURT N., SUITE 335
MAPLE GROVE, MN 55369
(763) 424 - 6355
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AMENITIES



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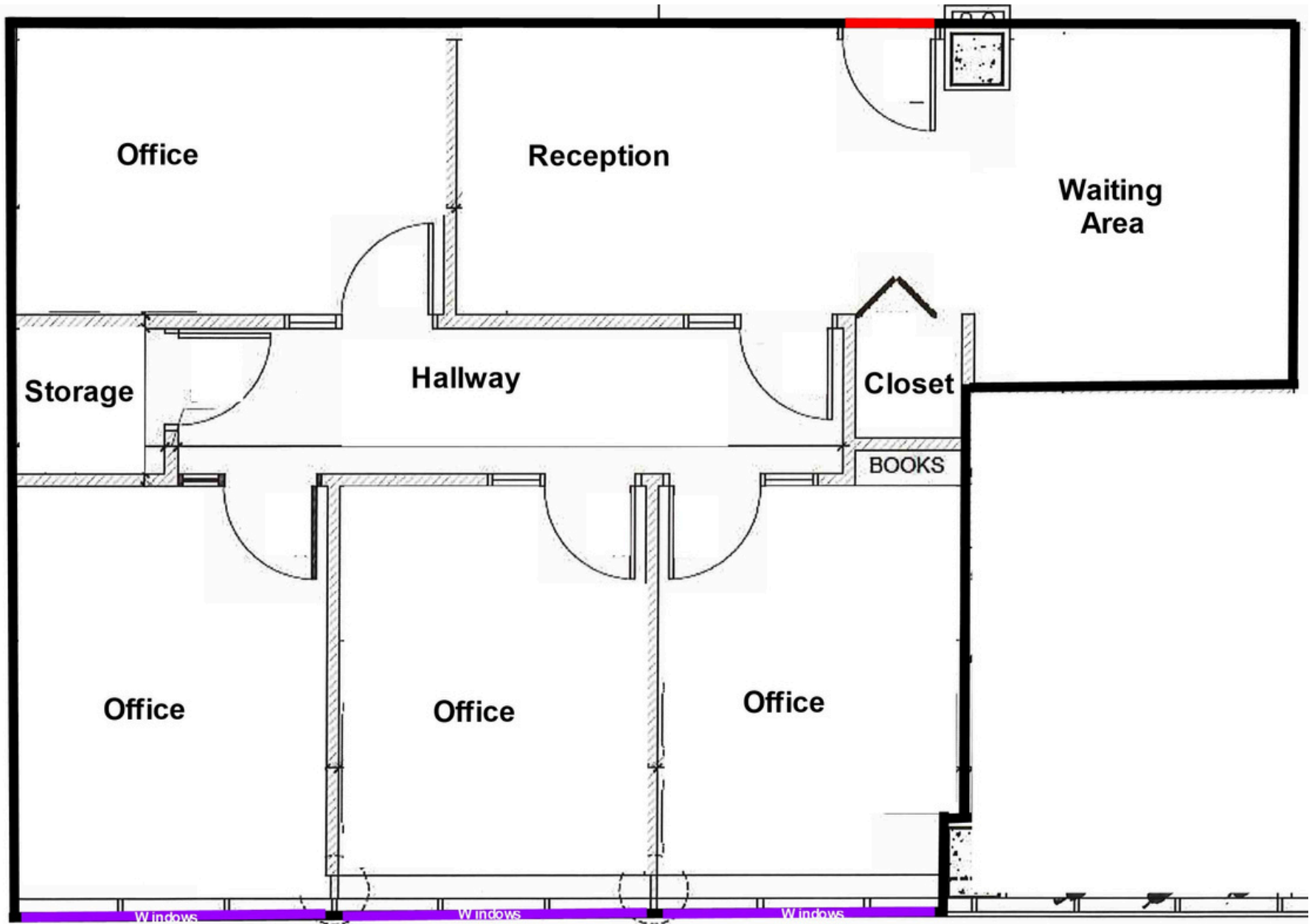
- **Controlled Access:** Enhanced security for tenants with controlled building access.
- **Parking:** Large parking area with ample space for both tenants and visitors. Underground parking available to tenants.
- **Handicap Accessible**
- **Professional Image:** A modern, well-maintained property ideal for businesses looking to project a professional presence.
- **Views:** Scenic northwest views over downtown Maple Grove.
- **Signage:** Building signage available facing I-94 with 119,000 cars daily.



FLOORPLAN



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All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

MAPLE GROVE

CITY INFORMATION



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MAPLE GROVE IS A FLOURISHING COMMUNITY IN THE TWIN CITIES METRO AREA THAT OVER 61,000 RESIDENTS PROUDLY CALL HOME. JUST TWENTY MINUTES FROM MINNEAPOLIS AND FORTY-FIVE MINUTES FROM THE MINNEAPOLIS/ST. PAUL INTERNATIONAL AIRPORT, CITIZENS RECEIVE EVERY AMENITY OF A LARGE CITY AND THE PEACE AND CHARM OF A SMALL TOWN.

SET WITHIN THE HEART OF HENNEPIN COUNTY, MAPLE GROVE'S VIBRANT HISTORY DATES BACK TO THE MID 1800S WHEN THE WINNEBAGO INDIANS WERE SETTLED IN THE AREA. TODAY, OVER 1,000 BUSINESSES OPERATE IN THIS PROGRESSIVE CITY WHICH OFFERS PEOPLE QUALITY HEALTHCARE, YEAR-ROUND RECREATIONAL ACTIVITIES, AND AN EXCELLENT STANDARD OF LIVING.

RATED HIGH BY CITIZENS AS A GREAT PLACE TO RAISE CHILDREN, MAPLE GROVE OFFERS PLENTY OF OPPORTUNITIES FOR RESIDENTS TO LIVE LIFE TO THE FULLEST. LOOKING FOR SOMETHING TO DO WITH THE FAMILY? LOOK NO FURTHER THAN THE MAPLE GROVE COMMUNITY CENTER WHICH HAS INDOOR/OUTDOOR PLAYGROUNDS, ICE SKATING, INDOOR/OUTDOOR POOLS, AND PICNIC AREA. IT IS ALSO THE SITE OF THE MAPLE GROVE FARMERS MARKET WHERE FRESH FOOD AND FUN ARE IN ABUNDANCE. CHECK OUT THE MANY COMMUNITY CONCERTS AND FAMILY ACTIVITIES AT THE TOWN GREEN. DON'T MISS THE ANNUAL MAPLE GROVE DAYS FESTIVITIES IN JULY AND NUMEROUS COMMUNITY EVENTS SPONSORED BY LOCAL BUSINESSES AND COMMUNITY ORGANIZATIONS.

MAPLE GROVE IS ALSO A GREAT PLACE FOR COMMERCE AND HAS A SOLID BUSINESS COMMUNITY IN WHICH A NUMBER OF HIGHLY REGARDED BUSINESSES CONTINUE TO THRIVE.

MAPLE GROVE HAS A WIDE RANGE OF HOUSING OPTIONS AVAILABLE; FROM RENTAL TO CHARMING SINGLE FAMILY HOMES TO TOWNHOUSES WITH SCENIC VIEWS TO EXCITING SENIOR LIVING COMMUNITIES AND EVERYTHING IN BETWEEN. MOST OF THE DEVELOPMENTS COME COMPLETE WITH PLAY AREAS WHICH ARE PERFECT FOR THOSE WITH FAMILIES OR LOOKING TO START A FAMILY. SUBDIVISIONS ARE ALSO WITHIN CLOSE PROXIMITY TO MULTIPLE SHOPPING AND DINING OPTIONS SO CONVENIENCE IS SOMETHING THAT'S AROUND EVERY CORNER. RETAIL DEVELOPMENTS COMBINE LARGE NATIONAL RETAILERS ALONG WITH UNIQUE STORES THAT OFFER A ONE-OF-KIND SHOPPING EXPERIENCE. THERE ARE ALSO A NUMBER OF CENTRALLY-LOCATED AREAS THAT OFFER A WIDE ARRAY OF EVERYDAY CONVENIENCES AND SHOPPING OPTIONS.

IN ADDITION, ENJOY A VARIETY OF EATING ESTABLISHMENTS TO CHOOSE FROM: FAMILY DINERS, OUTDOOR CASUAL EATERIES, UPSCALE DINING OPTIONS — MANY NATIONALLY-KNOWN FAVORITES AS WELL AS LOCAL FLAVORS.

THE BEAUTY OF SEVEN DIFFERENT LAKES CAN BE FOUND WITHIN MAPLE GROVE AS WELL AS OVER 1,000 ACRES AND 36 MILES OF METICULOUSLY MAINTAINED PARKS AND TRAILS AND 48 PLAYGROUNDS. WITH THE ATTRACTION OF THE MAPLE GROVE ARBORETUM AND TWO REGIONAL PARK RESERVES, THE OUTDOOR AMENITIES FIT EVERY AGE AND INTEREST.

THE CITY OF MAPLE GROVE IS DEDICATED TO PROVIDING HIGH-QUALITY SERVICE TO IT COMMUNITY ONE IN WHICH WE CAN ALL ENJOY LIVING, WORKING AND PLAYING!

JR

MAPLE GROVE...SERVING TODAY, SHAPING TOMORROW

