



Water Tower Place Business Center

6901 E Fish Lake Road
Maple Grove, MN 55369

FOR LEASE
3,544 SF TO 12,570 SF AVAILABLE

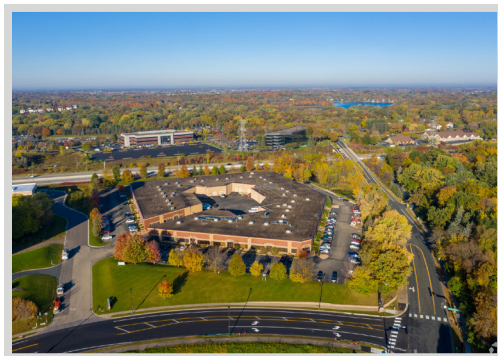


FEATURES:

- Multiple suites 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
- ▲ Suite 118 - 12,570 SF
- Suite 130 - 5,168 SF
- Suite 154 - 7,422 SF
- Suite 170 - 3,544 SF

Overview	1
Aerial Maps	2
Site Plans / Available Suites . . .	3
Floor Plan.	4-8



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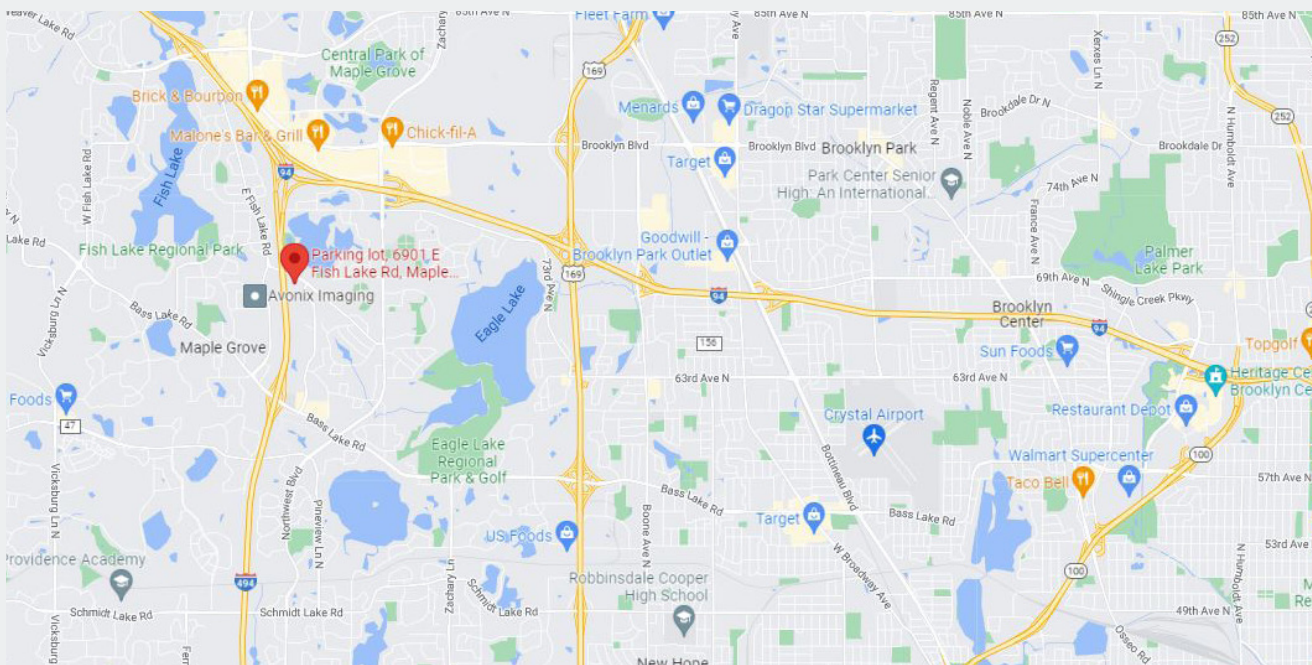
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AERIAL & MAP

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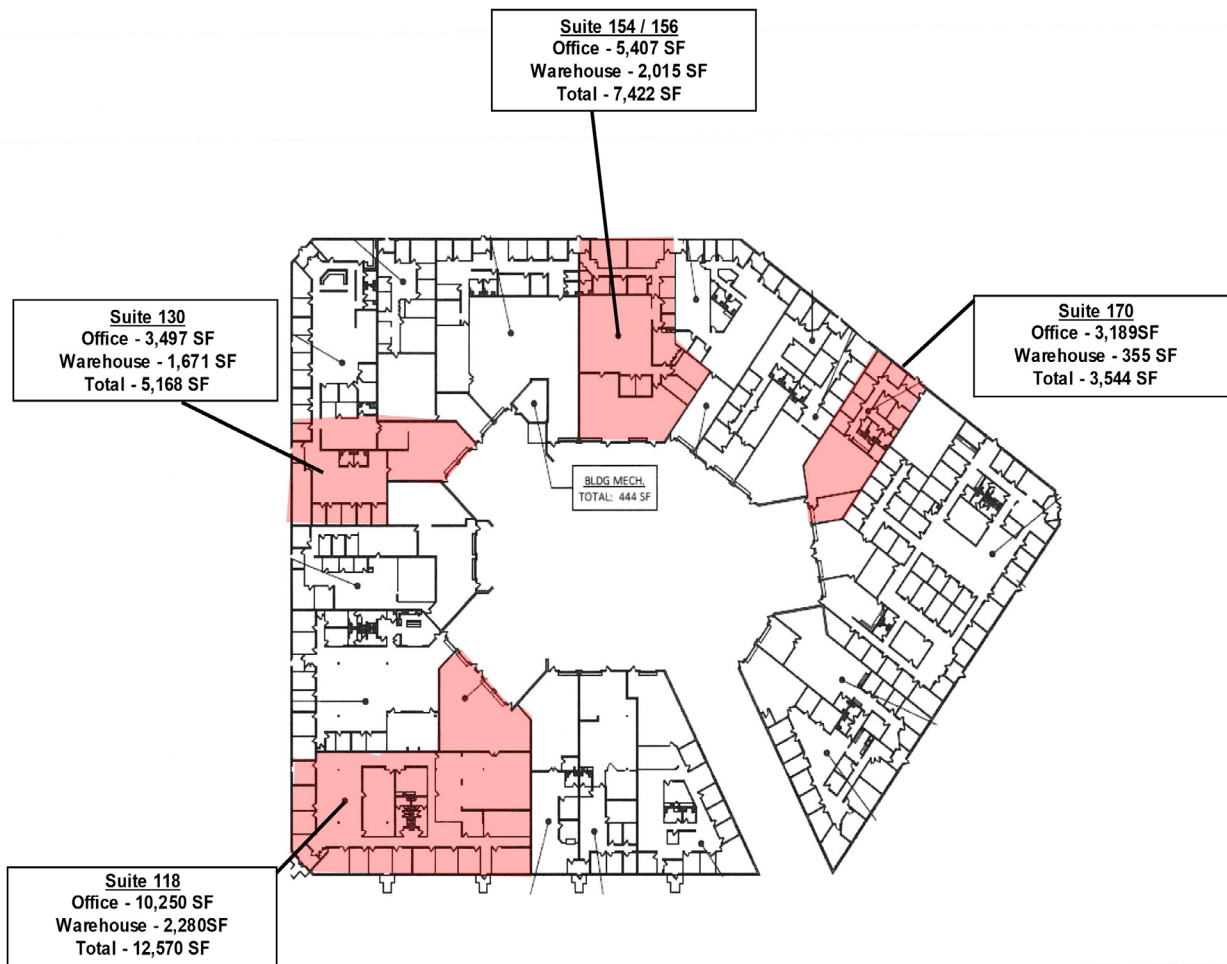
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AVAILABLE SUITES

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SUITE #118	TOTAL 12,570 SF (Office 10,250 SF / Warehouse 2,280 SF)
SUITE #130	TOTAL 5,168 SF - (Office 3,497 SF / Warehouse 1,671 SF)
SUITE #154 / 156	TOTAL 7,422 SF (Office 5,407 SF / Warehouse 2,015 SF)
SUITE #170	TOTAL 3,544 SF (Office 3,189 SF / Warehouse 355 SF)



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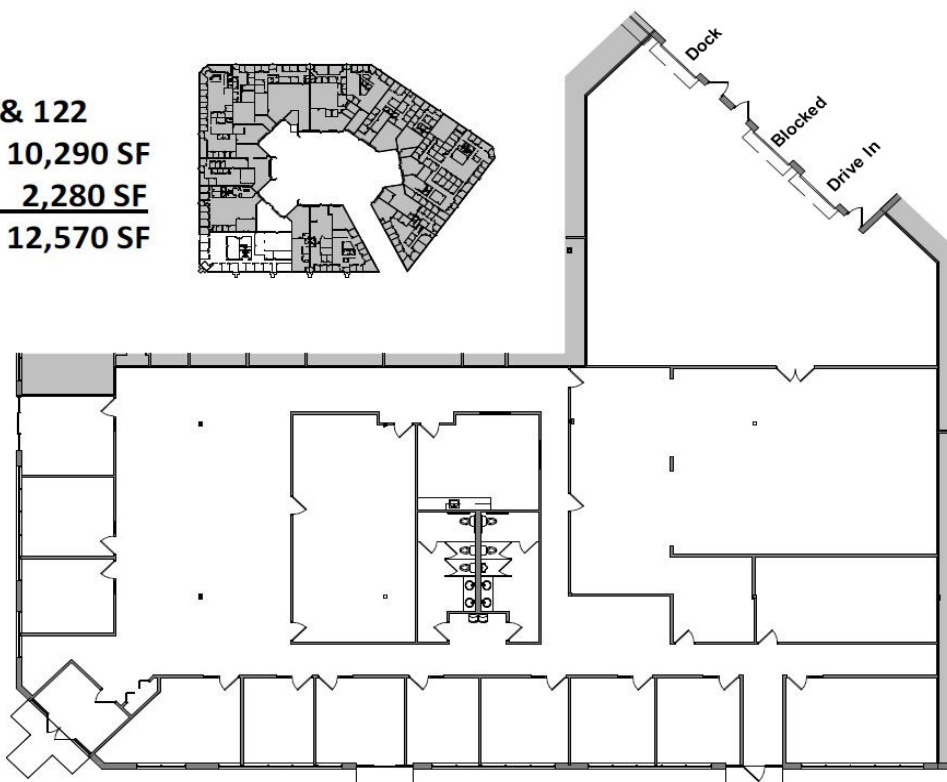
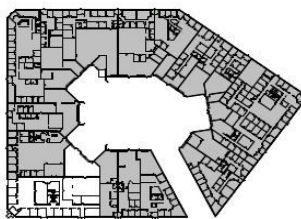
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FLOOR PLAN SUITE 118

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SUITES 118 & 122
OFFICE: 10,290 SF
WAREHOUSE: 2,280 SF
TOTAL: 12,570 SF



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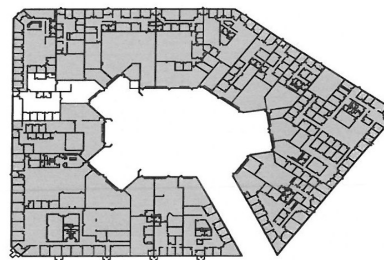


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FLOOR PLAN SUITE 130

FOR LEASE
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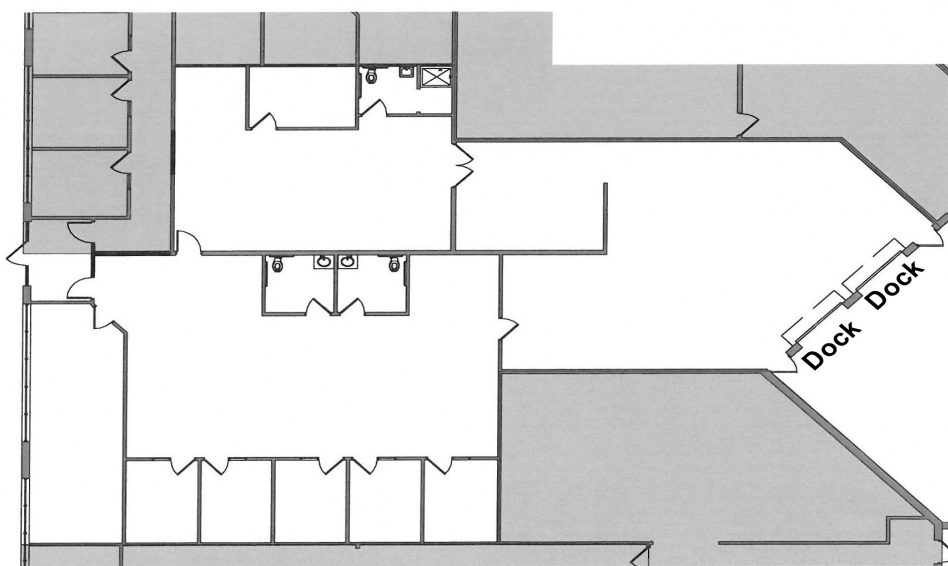


SUITE 130

OFFICE: 3,497 SF

WAREHOUSE: 1,671 SF

TOTAL: 5,168 SF



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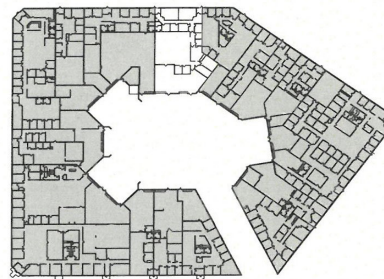
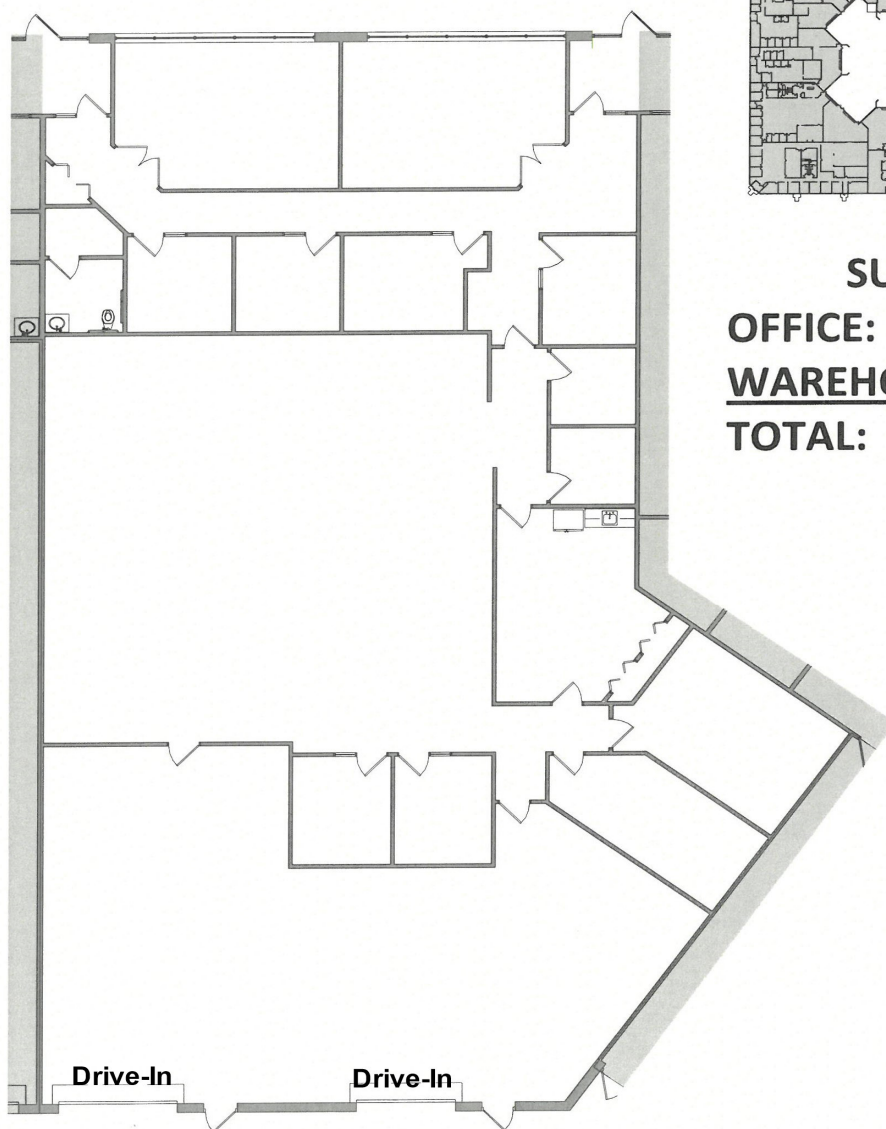


Water Tower Place Business Center

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FLOOR PLAN SUITE 154

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SUITE 154

OFFICE: 5,407 SF

WAREHOUSE: 2,015 SF

TOTAL: 7,422 SF

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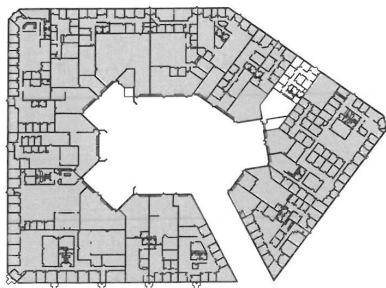


Water Tower Place Business Center

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FLOOR PLAN SUITE 170

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SUITE 170

OFFICE:	3,189 SF
<u>WAREHOUSE:</u>	<u>355 SF</u>
TOTAL:	3,544 SF



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CITY OF MAPLE GROVE

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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 its residents, businesses and visitors to make our community one in which we can all enjoy living, working and playing!

Maple Grove...Serving Today, Shaping Tomorrow



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