

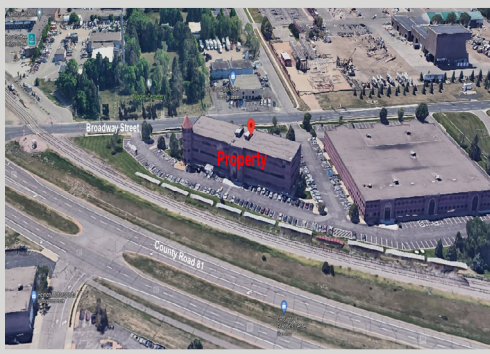
**FOR LEASE**  
**2,197 SF AVAILABLE**



**FEATURES:**

- 2,197 SF (Suite 100) of Office Space Available FOR LEASE in Osseo, MN.
- Easy Access via US -169, MN-610, & I-94/I-694
- Conveniently located directly off Co Rd 81 with great traffic flow & exposure.
- Monument & building signage available
- First floor lobby remodeled in 2019

**Lease Rate**  
**\$14.00 / psf**  
TAX: \$3.74 / psf  
CAM: \$7.04 / psf



**FACTS:**

- ▲ Close Proximity to all the amenities of Arbor Lakes in Maple Grove
- ▲ Underground Parking Available
- ▲ Electronic Secured Access

Overview . . . . . 1  
Aerial Maps . . . . . 2  
Site Plan . . . . . 3  
Floor Plan . . . . . 4  
Photo Gallery . . . . . 5-6



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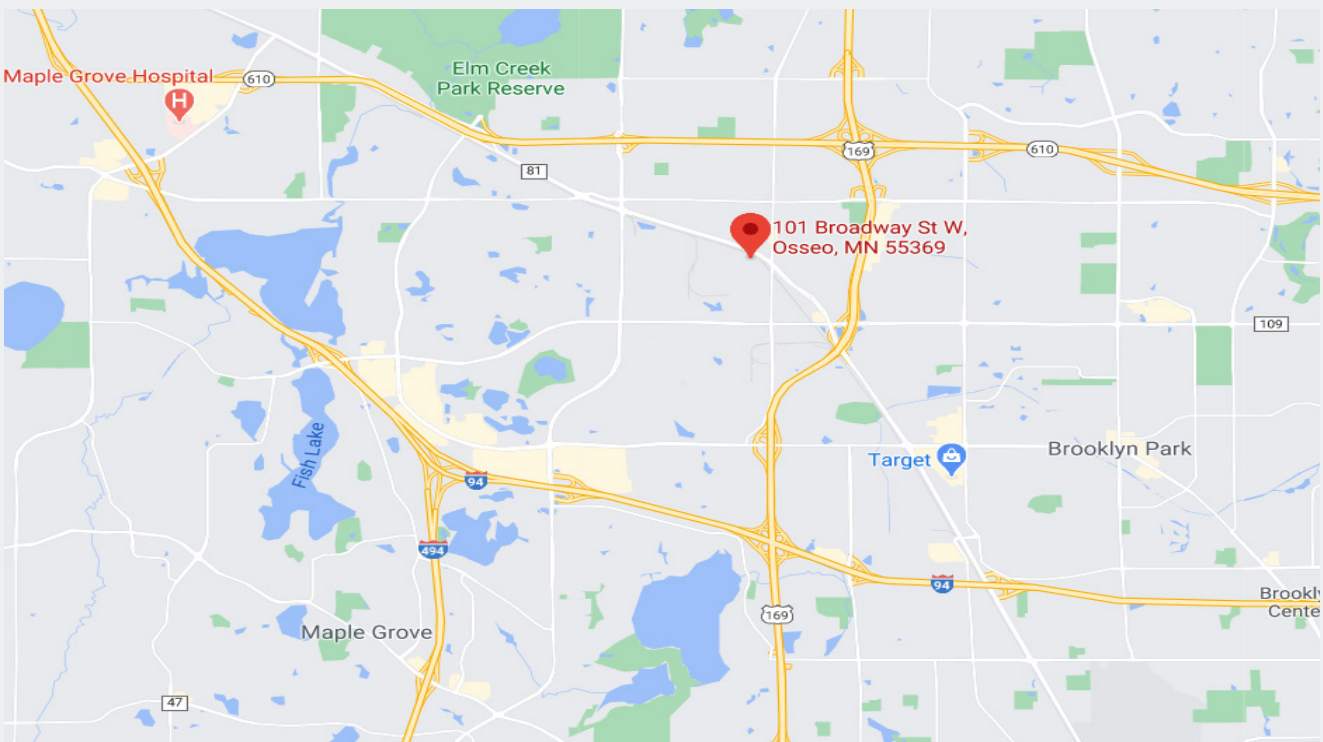
**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)



**AERIAL & MAP**

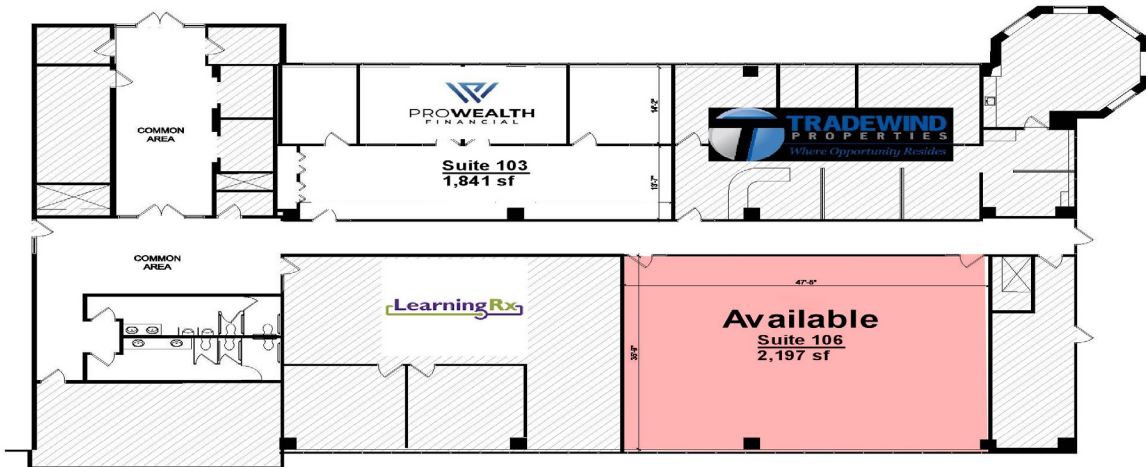
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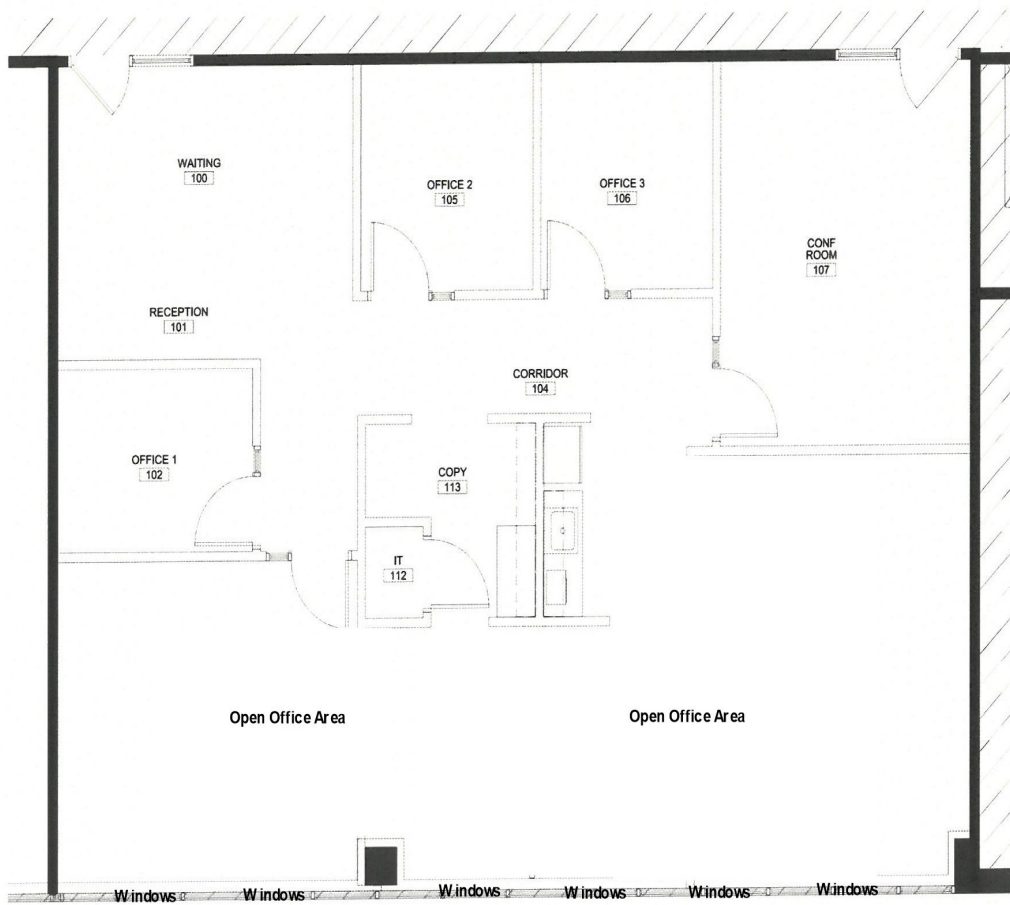
**SITE PLAN**

**FOR LEASE**  
**2,197 SF AVAILABLE**



**FLOOR PLAN  
SUITE 100**

**FOR LEASE  
2,197 SF AVAILABLE**

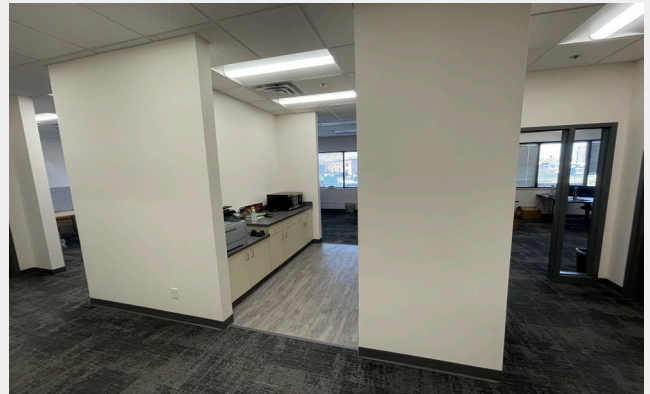


**FIRST FLOOR**



**PHOTO GALLERY**

**FOR LEASE**  
**2,197 SF AVAILABLE**



**OUTSIDE GALLERY**

**FOR LEASE**  
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Front of Building



Side/Front of Building



Aerial



Back of Building

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