



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

FOR LEASE
4,346 - 12,570 SF OFFICE / WAREHOUSE



FEATURES:

- 4,346 to 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: \$12.00 / PSF
Warehouse : \$6.00 / PSF
Tax \$3.05 / psf & CAM: \$2.00 / psf



FACTS:

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

Overview 1
 Aerial Maps 2
 Site Plans / Available Suites . . . 3
 Floor Plans 4-5



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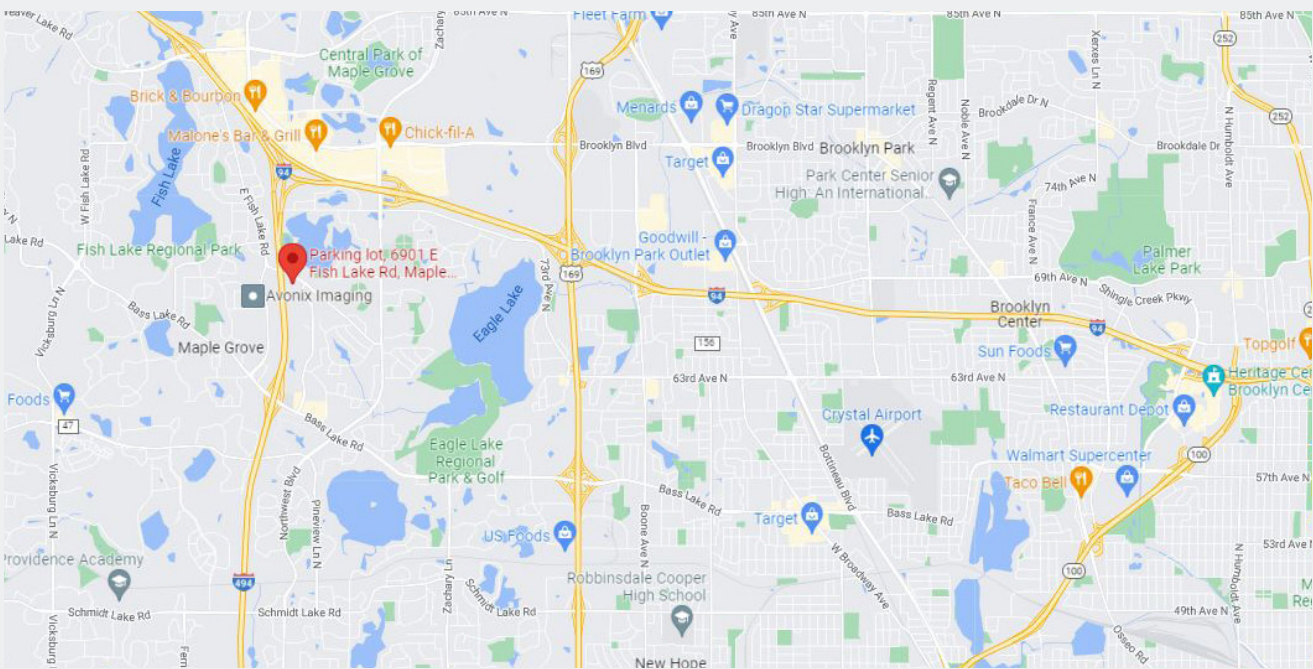
Phone: 763.424.6355
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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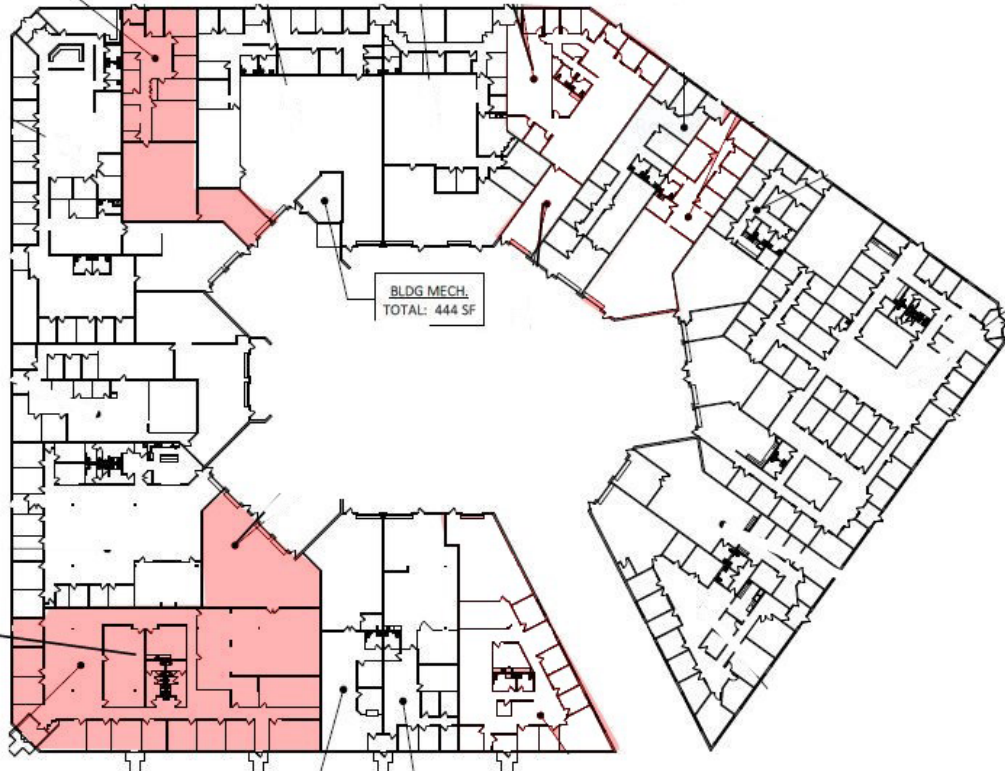
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AVAILABLE SUITES

FOR LEASE
4,346 - 12,570 SF OFFICE / WAREHOUSE

SUITE #146	TOTAL 4,346 SF - (Office 2,350 SF / Warehouse 1,996 SF)
SUITE #118	TOTAL 12,570 SF - (Office 10,250 SF / Warehouse 2,280 SF)

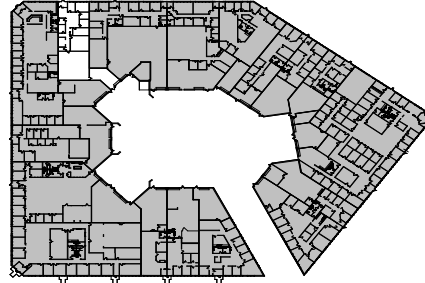
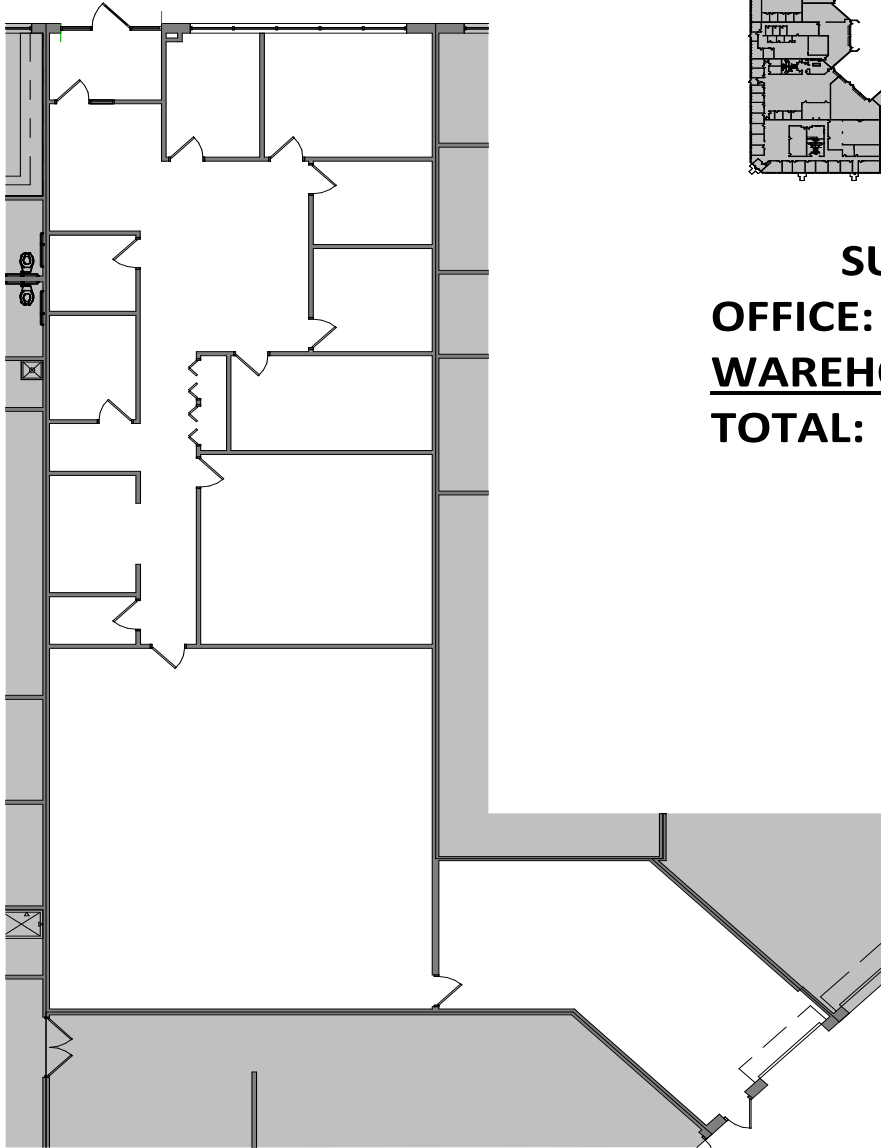
SUITE #146
OFF: 2,350 SF
WH: 1,996 SF
TOTAL: 4,346 SF



SUITE #118
OFF: 10,250 SF
WH: 2,280 SF
TOTAL: 12,570 SF

**FLOOR PLAN
SUITE 146**

FOR LEASE
4,346 - 12,570 SF OFFICE / WAREHOUSE

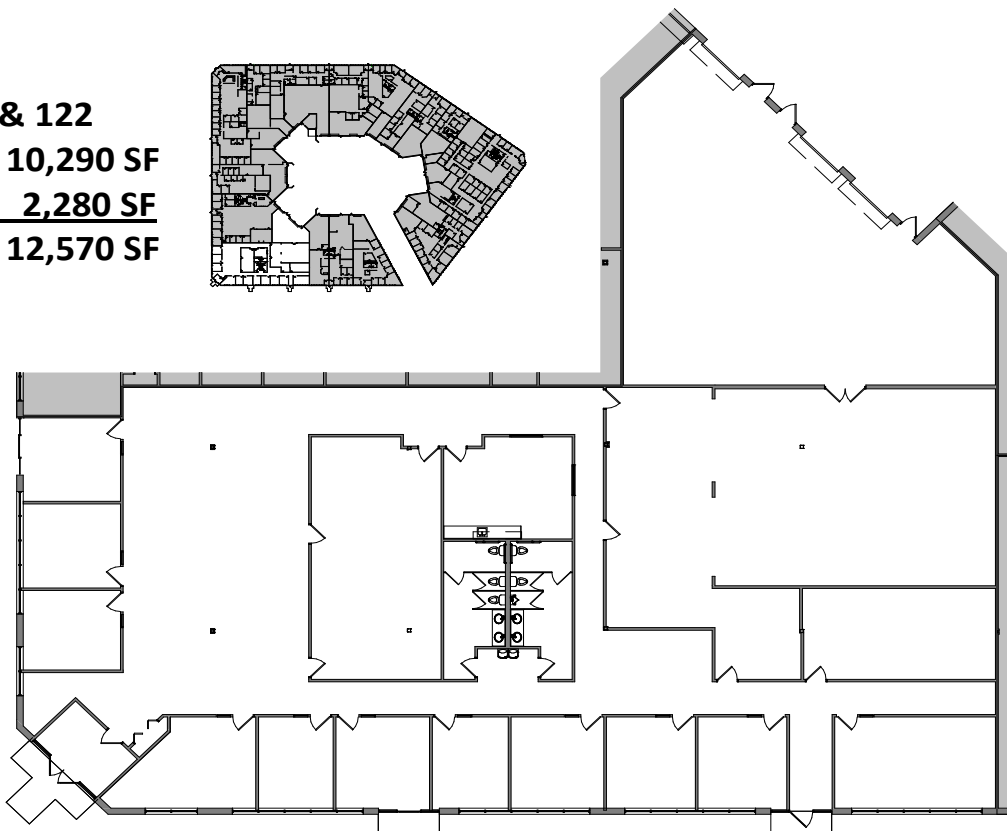
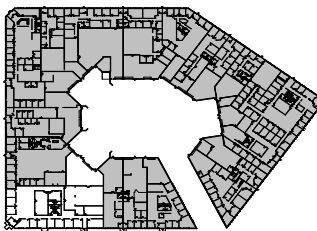


SUITE 146
OFFICE: 2,350 SF
WAREHOUSE: 1,996 SF
TOTAL: 4,346 SF

**FLOOR PLAN
SUITE 118**

FOR LEASE
4,346 - 12,570 SF OFFICE / WAREHOUSE

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



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