



Waterfront Commons III

9000 Quantrelle Ave NE

Otsego, MN 55330

FOR LEASE - Up to 18,179 SF



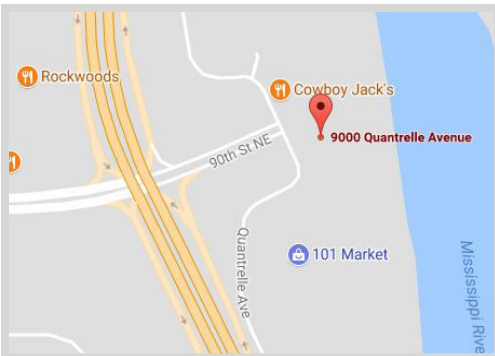
FEATURES:

- 32,224 SF Office building with Class A finishes built in 2015
- Up to 18,179 SF available
- Build-to-suit options
- Well maintained building along the Mississippi River
- Great visibility on Hwy 101 in Otsego, MN with 52,000 vehicles per day!

Lease Rate

\$12.00-\$14.00 psf NNN

2019- Tax & Cam \$8.93/psf



AVAILABILITY:

- ▲ Suite 105 - 3,257 SF*
- ▲ Suite 200 - 18,179 SF (not divisible)

* Min. divisible 1,200 SF

Overview	1
Aerial Maps	2
Floor Plans	3-4
Concept Plans	5-6
Photo Galleries	7-9



Steve Fischer
612.619.9991
sfischer@arrowcos.com



Chad Weeks
612.619.9911
cweeks@arrowcos.com

Contact

Phone: 763.424.6355
Fax: 763.424.7980

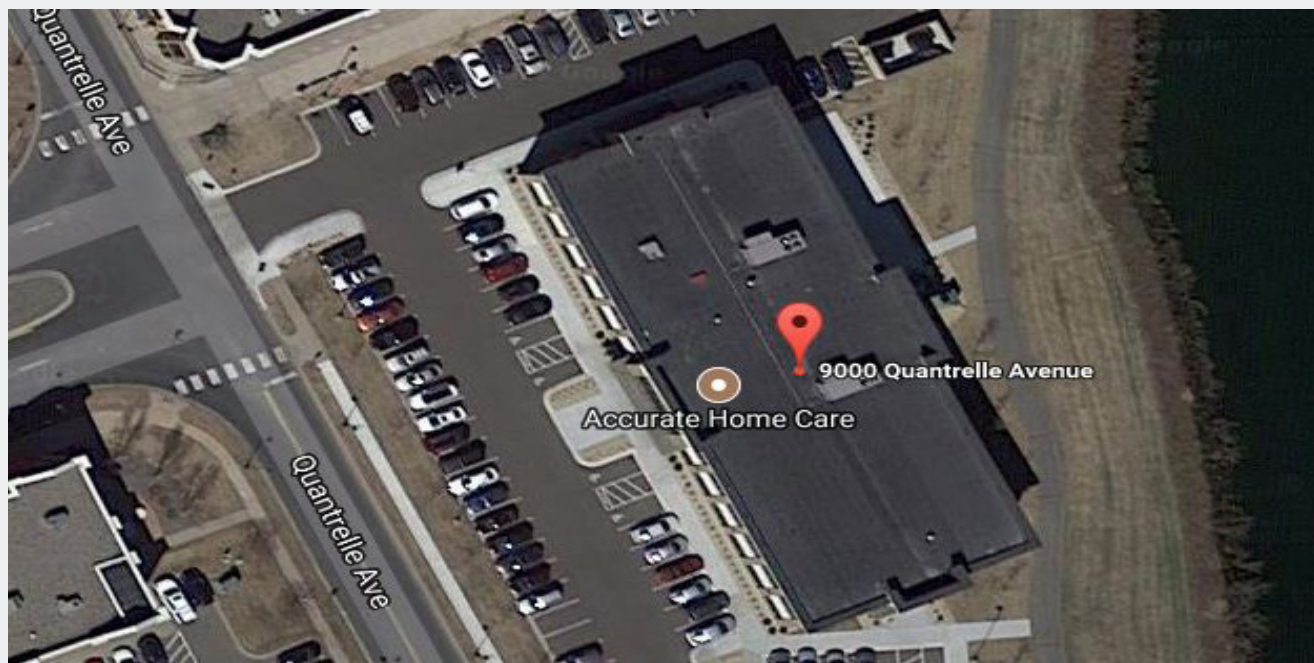
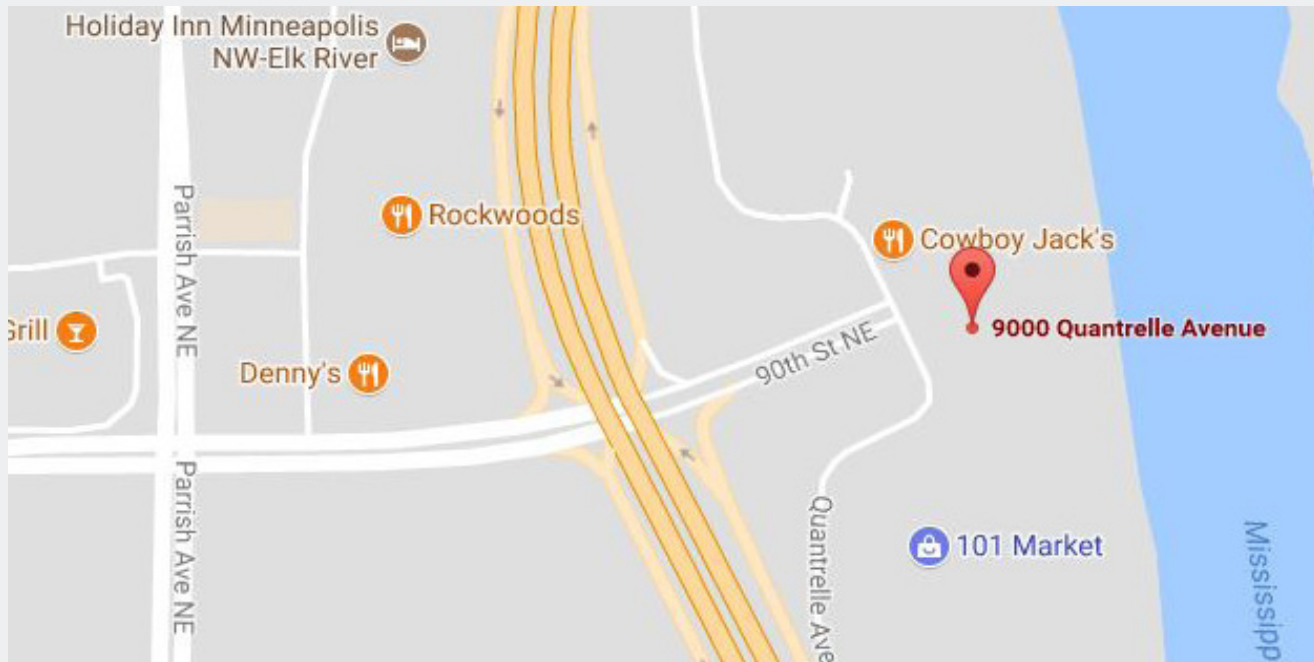
Arrow Companies

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

www.arrowcos.com

AERIAL & MAP

FOR LEASE - Up to 18,179 SF



Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

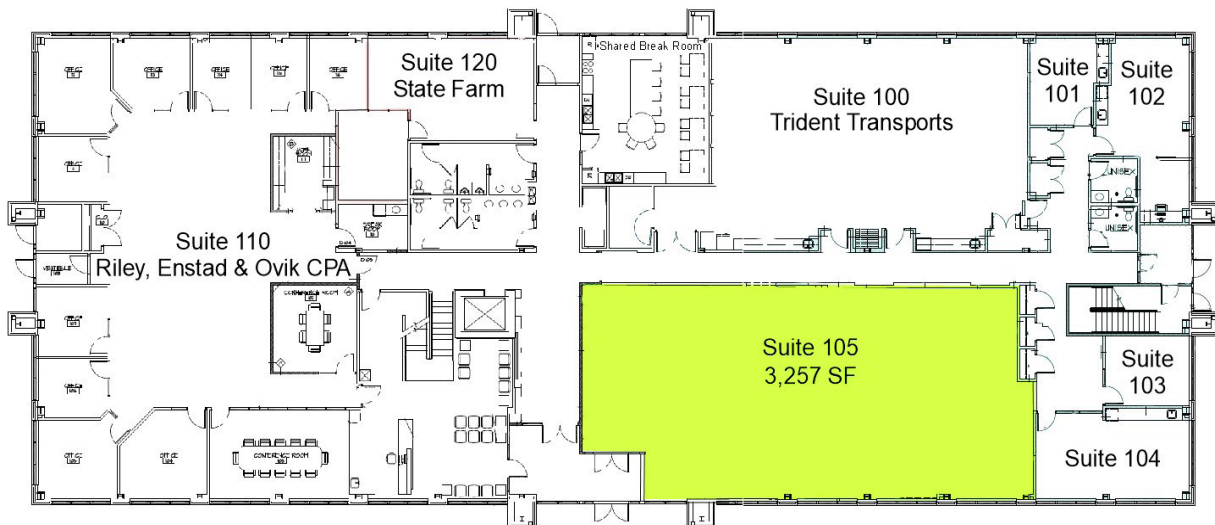
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

FLOOR PLAN

FOR LEASE - Up to 18,179 SF



MAIN LEVEL

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

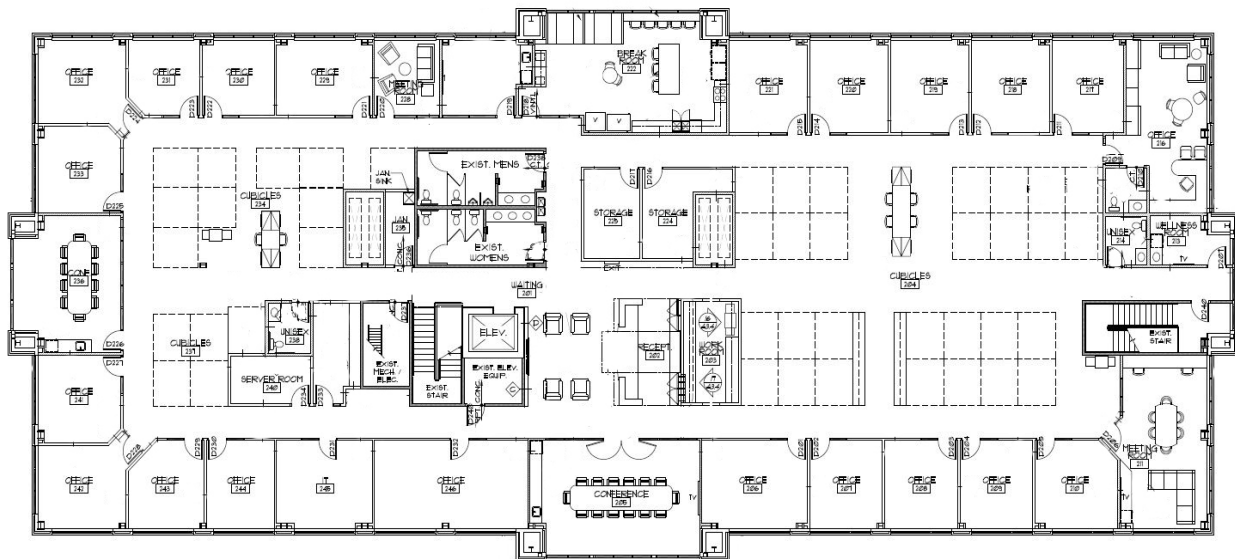
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

FLOOR PLAN

FOR LEASE - Up to 18,179 SF



UPPER LEVEL

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

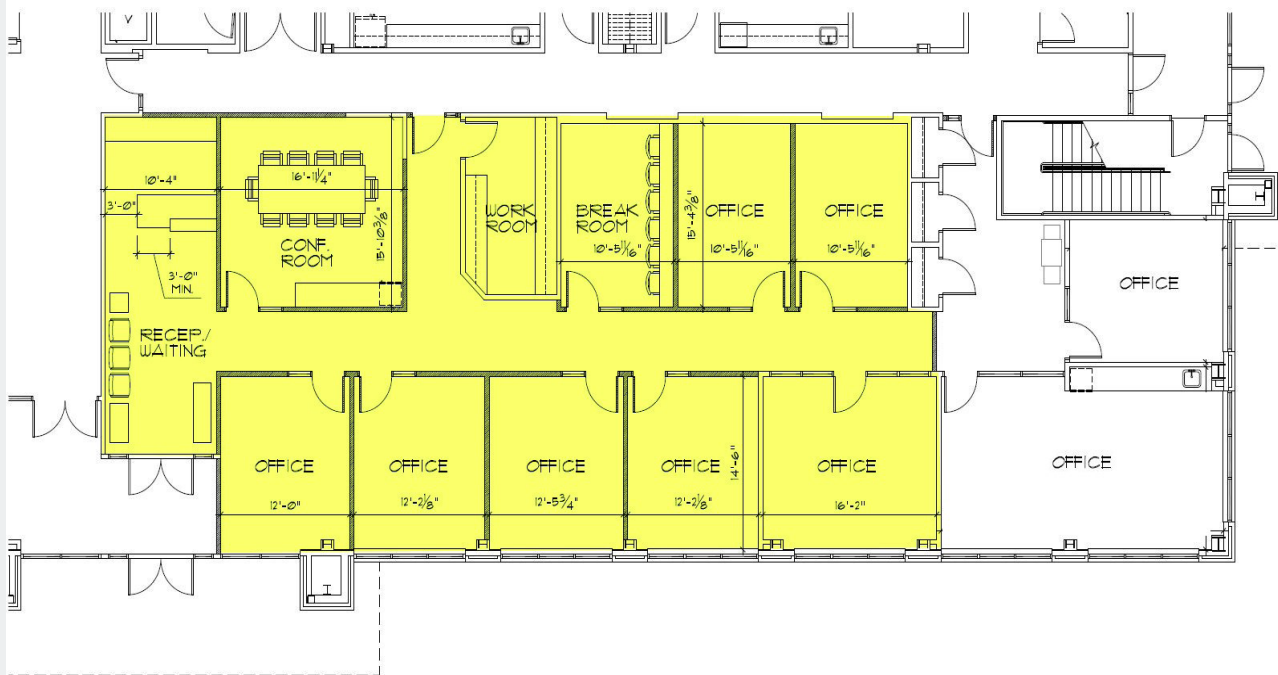
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

**CONCEPT PLAN A
SUITE 105**

FOR LEASE - Up to 18,179 SF



3,257 SF

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

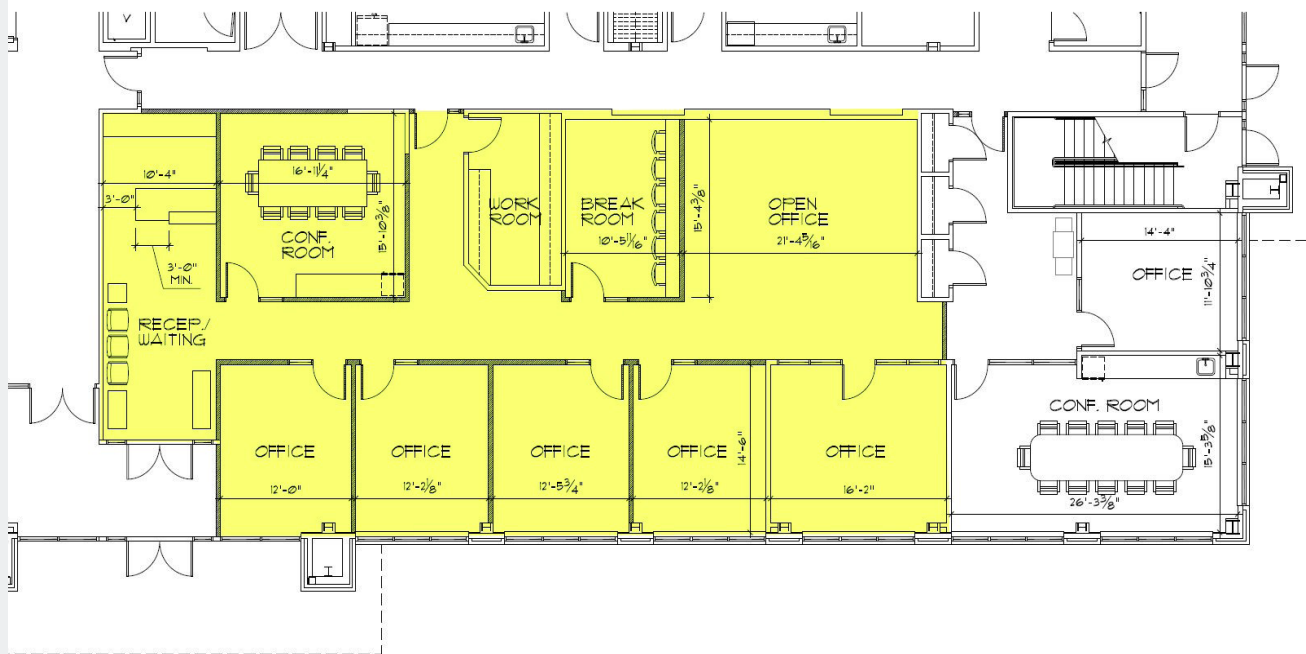
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

**CONCEPT PLAN B
SUITE 105**

FOR LEASE - Up to 18,179 SF



3,257 SF

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

**PHOTO GALLERY
1ST FLOOR**

FOR LEASE - Up to 18,179 SF



First Floor Lobby - Suite 105



First Floor Break Room



First Floor Break Room

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

**PHOTO GALLERY
2ND FLOOR**

FOR LEASE - Up to 18,179 SF



Second Floor Lobby



Board Room



Second Floor Break Room



Wellness Room



Second Floor Cubical Area



Executive Office

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

OUTSIDE GALLERY

FOR LEASE - Up to 18,179 SF



Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com