

**FOR LEASE**  
**1,536 SF to 3,072 SF Office Condo**



**FEATURES:**

- Main & Lower Level Office Condo available "For Lease" in Champlin, MN.
- End cap unit with windows in every office.
- Scenic location with lake views and walking path in the back.
- High end buildout & fixtures throughout!!
- Great location in quiet neighborhood near other local businesses.

**Lease Rate:**  
**\$16.00 / psf NNN**  
Taxes \$4.02 / psf  
Cam \$1.21/ psf



**FACTS:**

- \* Main Level Includes 4 Offices, Conf. Room, Copy Room, Restroom, & Reception Desk
- \* Lower Level Includes 3 Offices, Training Room, Cubicle Area, File Room, Kitchenette, Restroom, & Back Patio Door

|                     |     |
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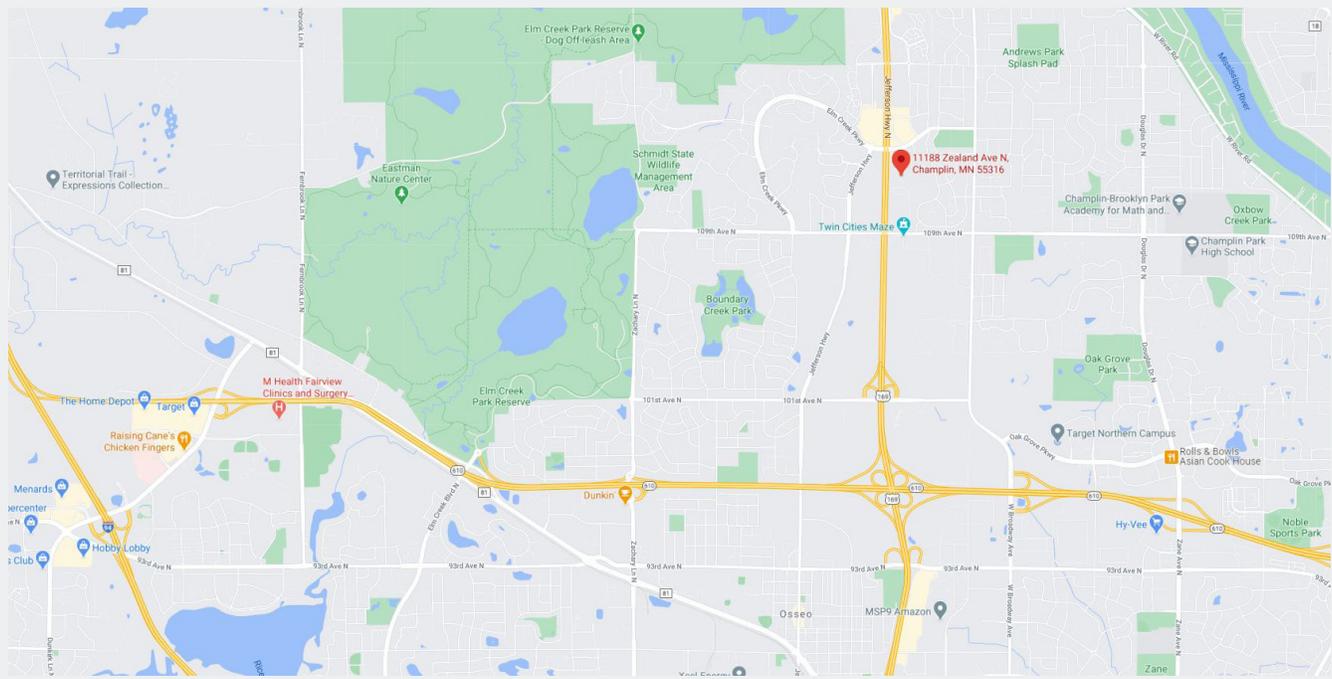
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**Arrow Companies**  
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Maple Grove, MN 55369

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

**AERIAL & MAP**

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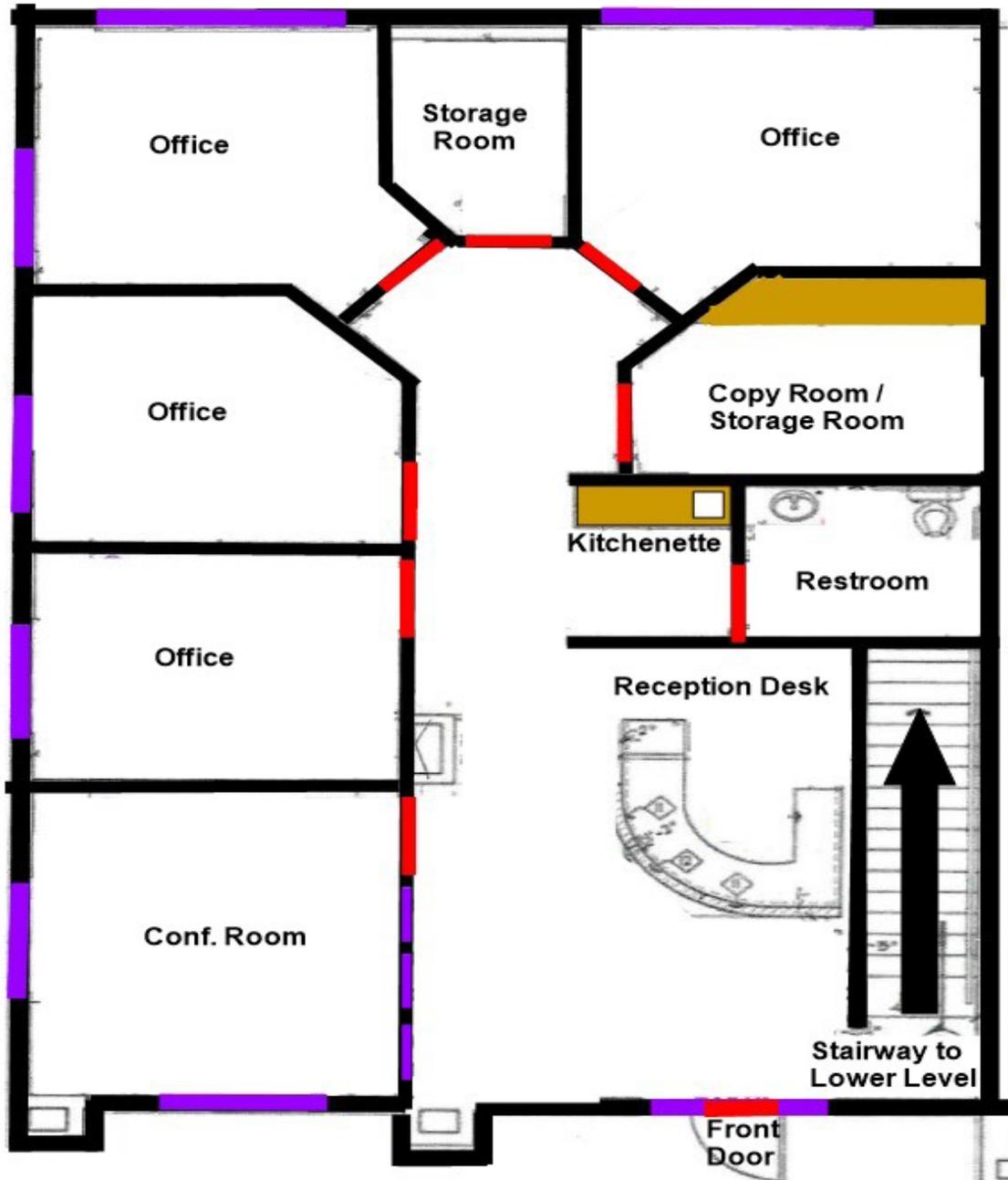
**SITE PLAN**

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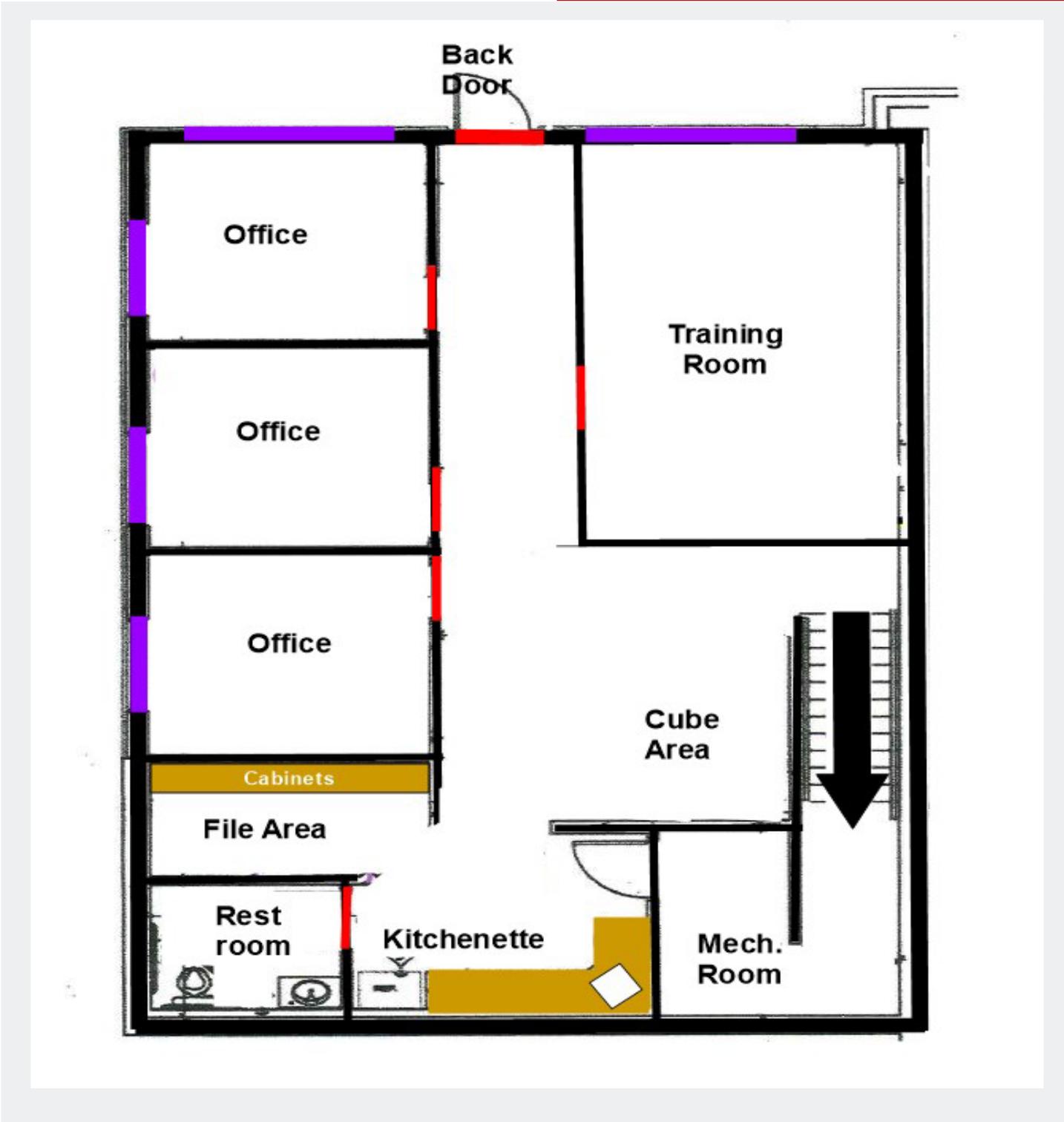
**MAIN LEVEL  
FLOOR PLAN**

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**LOWER LEVEL  
FLOOR PLAN**

**FOR LEASE  
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**PHOTO GALLERY**

**FOR LEASE**  
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Office



Office



Kitchenette



Office



Conf. Room



Reception Desk

**PHOTO GALLERY**

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Office



Training Room



Office



File / Storage Area



Cube Area



Back View

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**Champlin Business Park**  
11188 Zealand Ave. N.  
Champlin, MN 55316

**CITY OF CHAMPLIN**

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Champlin is located in northern Hennepin County on the west bank of the Mississippi River, about 17 miles northwest of Minneapolis. The City is approximately 8 square miles in size with an estimated population of 25,346. Champlin is bounded by the Mississippi River on the east and north, Brooklyn Park on the south, and Dayton, Maple Grove and the Elm Creek Park Reserve on the west. The City is home to over 200 thriving businesses and has approximately 300 acres of City owned park land at 32 locations. Champlin has approximately 800 acres of the Elm Creek Park Reserve located within its boundaries.

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