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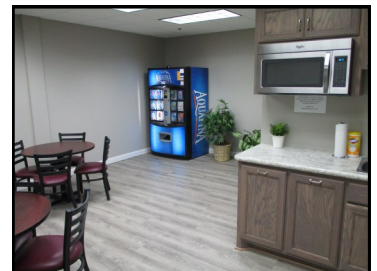
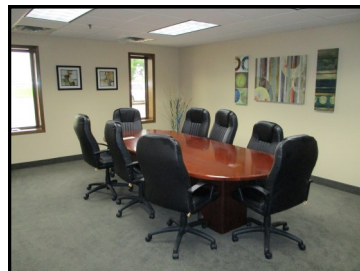


MAPLE BUSINESS CENTER

10650 County Road 81
Maple Grove, MN 55369

Features:

Property Type:	Office/Warehouse
Floors:	2
Year Built:	1977
County:	Hennepin
Availabilities:	
Office Suite 133	440 rsf, Leases for \$750*/month
Office Suite 135	288 rsf, Leases for \$480*/month
Office Suite 204	200 rsf, Leases for \$350*/month
Office Suite 205	720 rsf, Leases for \$1200*/month
Office Suite 207	288 rsf, Leases for \$480*/month
Office Suite 212	192 rsf, Leases for \$320*/month
Office Suite 224	1,972 rsf, Leases for \$3,200*/month
Warehouse Suite I	1,300 rsf, Leases for \$1,500*/month
Warehouse Suite J/K	6,961 rsf, Leases for \$8,125*/month
*All rental rates are estimated and subject to change.	
PID:	1311922210005
Parking:	Surface parking lots
Other:	<ul style="list-style-type: none">◆ Conveniently located on County Rd 81 near Zachary Lane—with easy access to I-94, 610 and 169◆ Fully sprinklered for fire protection◆ Conference room & break room◆ Elevator for access to 2nd floor



About The Area:

Maple Grove is a northwestern suburb of Minneapolis/St. Paul with an estimated population of 70,726. Just 20 minutes from Minneapolis and 45 minutes from MSP International airport, it has the amenities of a large city and the charm of a small town. Maple Grove is a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.



About The Building:

Maple Business Center is a creative office building with attached office/warehouses. The office portion is an access-controlled 2-story building with a conference room and break room available for tenant usage.



JBL COMPANIES

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The floor plan shows the layout of the first floor. Suites are arranged in a central corridor. Suites A through V are labeled. A red outline highlights a specific area including Suite I, Suite J/K, and Suites 135, 133, and 131. A legend indicates that yellow squares represent Dock access and green squares represent Drive in access. The plan also shows common areas such as the Break room, Storage, and Conf Room.

Legend:

- Yellow square: Dock
- Green square: Drive in

Suite Access Points:

- Suite A: Dock
- Suite B: Dock
- Suite C: Drive in
- Suite D: Drive in
- Suite E: Drive in
- Suite F: Drive in
- Suite G: Drive in
- Suite H: Drive in
- Suite I: Drive in
- Suite J/K: Drive in
- Suite L: Drive in
- Suite M: Drive in
- Suite N: Drive in
- Suite O: Drive in
- Suite P: Drive in
- Suite Q: Drive in
- Suite R: Drive in
- Suite S: Drive in
- Suite T: Drive in
- Suite U: Dock
- Suite V: Dock

Other Areas:

- Conf Room 102
- Break room
- Storage
- Suite 101, 103, 105, 106, 110, 112, 114, 116

