

Executive Office Condo for LEASE

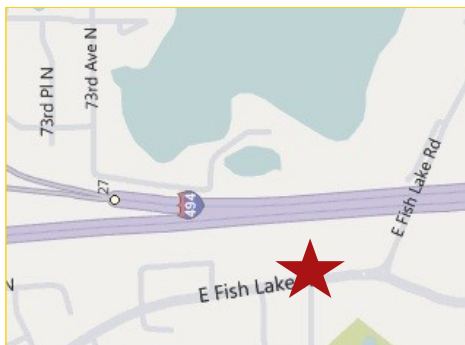


**7044 East Fish Lake Rd
Maple Grove, MN**

Beautifully Appointed Office Condo Ready for Your Move In

Bring your business to a high visibility office park!

Executive office condo in Lakeway Office Park located between Bass & Weaver Lake roads. Easy to find with great highway access to Interstates 494 and 694. Conveniently located near Maple Grove business and shopping district. All outdoor association maintained leaving you trouble free. 1,328 SF Gross.



Rock Solid COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

**ROCK SOLID Companies
is Your FULL SERVICE
Real Estate Brokerage**

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

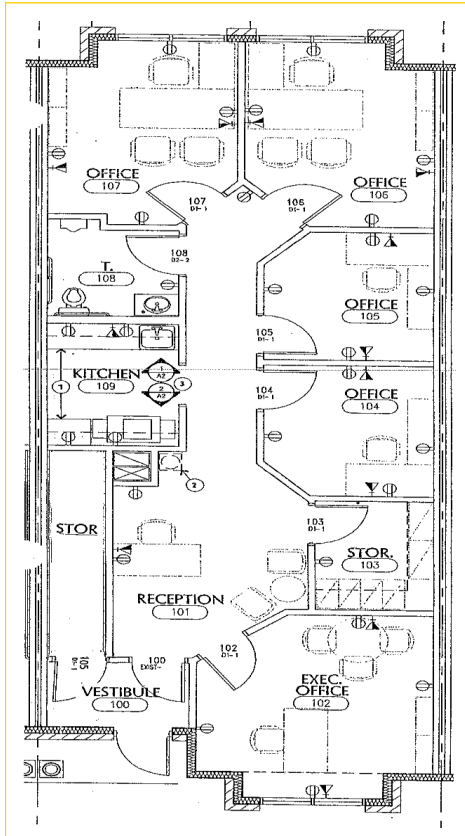
ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Executive Office Condo for LEASE

**7044 East Fish Lake Rd
Maple Grove, MN**

Site Data



5 private offices, full kitchen, IT and storage rooms

Take your business image up a notch with this gorgeous suite featuring a vestibule entrance, five private offices, a full kitchen, private restroom and IT and storage rooms. A welcoming reception area leads to four good-sized offices accessed from a central hallway. The fifth office is a spacious executive office--or conference room, you choose--situated just off the reception area. Large windows in the front and back offices let in lots of natural light.

Luxury interior finishing include a warm, soothing color scheme, natural wood-work, glass paned doors, recessed lighting--and a gas burning fireplace! The full kitchen has an easy to maintain tile floor and lots of cabinet space. There's plenty of convenient parking in front of the building,

Lease Rate:	\$17 psf Gross	
Location:	7044 East Fish Lake Rd. Maple Grove, MN 55311	
PID Number:	2711922430061	
Legal Description:	UNIT NO 7044, CIC NO 1176, LAKEWAY OFFICE PARK	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Total SF	1,328 SF Gross	
Acres	Common	
Building Type:	Stick Built / Stucco / Brick Exterior	
Year Built:	2004	
Parking:	Lot with multiple spaces	
Occupied:	Yes	
Neighboring:	Commercial and residential	
General:	Four private offices and one conference room/executive office ready for your move-in!	



Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

ROCK SOLID Companies
is Your FULL SERVICE
Real Estate Brokerage

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Executive Office Condo for LEASE

**7044 East Fish Lake Rd
Maple Grove, MN**

55311 Demographics



Community-at-a-Glance

County Seat:

Hennepin

Population:

61,726

Median Age:

37.7

Average Family Size:

3.29

Median Single Family

Home Value:

\$106,483

Median Household Income:

\$95,705

Commute Time (minutes):

25.5

General Characteristics	Number	Percentage
Total population	61,726	—
<i>Male</i>	30,180	48.9
<i>Female</i>	31,546	51.1
Median age (years)	37.7	—
<i>Under 5 years</i>	5,482	8.9
<i>18 years and over</i>	43,538	70.5
<i>65 years and over</i>	3,500	5.7
Average household size	2.80	—
Average family size	3.29	—
Total housing units	23,041	—
Social Characteristics	Number	Percentage
Population 25 years and over	39,791	—
<i>HS graduate or higher</i>	—	95.9
<i>Bachelor's degree or higher</i>	—	47.8
Male, now married	15,114	66.0
Female, now married	14,710	61.6
Economic characteristics	Number	Percentage
In labor force	36,482	79.8
Mean travel time to work (minutes)	25.5	—
Median household income (dollars)	95,705	—
Median family income (dollars)	106,483	—
Per capita income (dollars)	39,995	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	20,153	—
<i>Median value (dollars)</i>	278,700	—
Median of selected monthly owner costs with mortgage (dollars)	1,830	—

*2000 US Census Data

Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

ROCK SOLID Companies
is Your **FULL SERVICE**
Real Estate Brokerage

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Executive Office Condo for LEASE

**7044 East Fish Lake Rd
Maple Grove, MN**

Summary

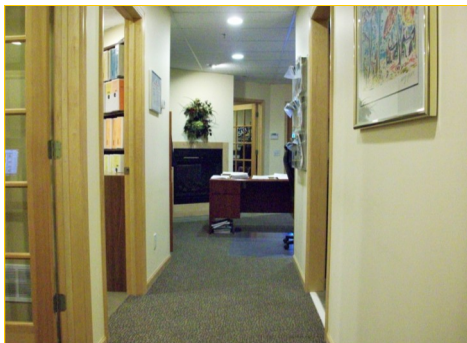
Building features and amenities include:

- 1,328 finished SF Gross
- Five private offices
- Fifth office is an executive office or conference room — you choose!
- Very spacious, welcoming entrance and reception area
- Beautiful built in double wall gas fireplace
- Common area kitchen for dining, socializing or relaxing
- Centrally located unisex restroom
- Ceramic tile floor furnished in kitchen and restroom
- Private security system
- IT/Storage room
- Court yard located in back of office—perfect for lunching outside in the summer!
- Parking lot located in front of building with multiple spots
- Fantastic visibility from and easy access to Highways I-494/I-694
- Two miles from Maple Grove business and shopping district



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2011 ROCK SOLID Commercial.

Last Updated: Saturday, January 08, 2011



Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

**ROCK SOLID Companies
is Your FULL SERVICE
Real Estate Brokerage**

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771