

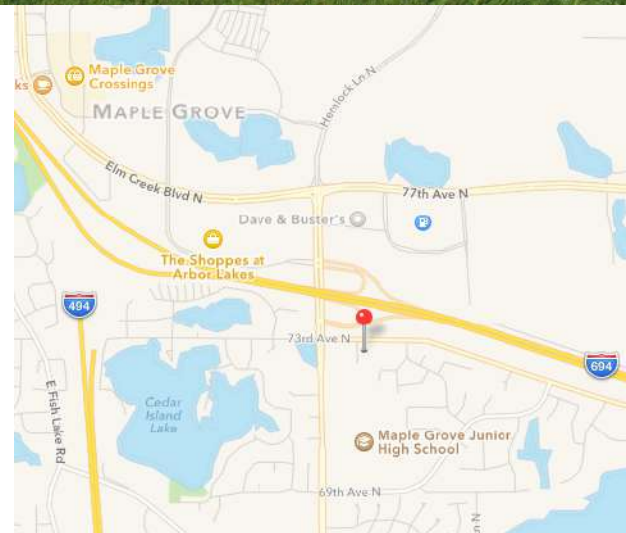
For Lease ~ Office Space Sigma One Building

7270 Forestview Lane N., Maple Grove, MN 55109



Facts

The Sigma One Building in Maple Grove is an attractive nearly 17,000sf multi-tenant office building. Its location, right off of Hemlock Lane, is incredibly convenient for both tenants and guests. Tenants enjoy the well-appointed interior common areas, and also have access to an exterior patio on the main level. The building has ample parking and easy access for tenants and guests, and elevator access to all three levels.



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Apex Commercial Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

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Sigma One Building

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Property Details

Building Size

16,787sf

R/U Factor

16%

Available Suites

Suite #100 - 2,651sf

Suite #200 - 1,309sf

Comments

Suite #100 will be available starting 10/1/2022

Suite #200 will be available starting 6/1/2022

Year Built

1999

Construction Type

Steel Frame

Parking

3.64/1,000 ratio

Rental Rates

Suite #200 \$18.00 NNN per square foot

Suite #100 \$19.00 NNN per square foot

2022 CAM & Tax Estimate

\$4.21 per square foot Taxes

\$8.17 per square foot CAM

\$12.38 per square foot Total



Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.

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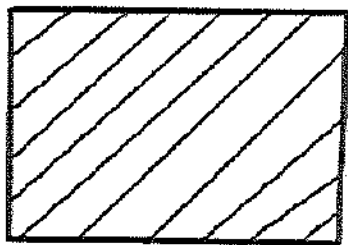
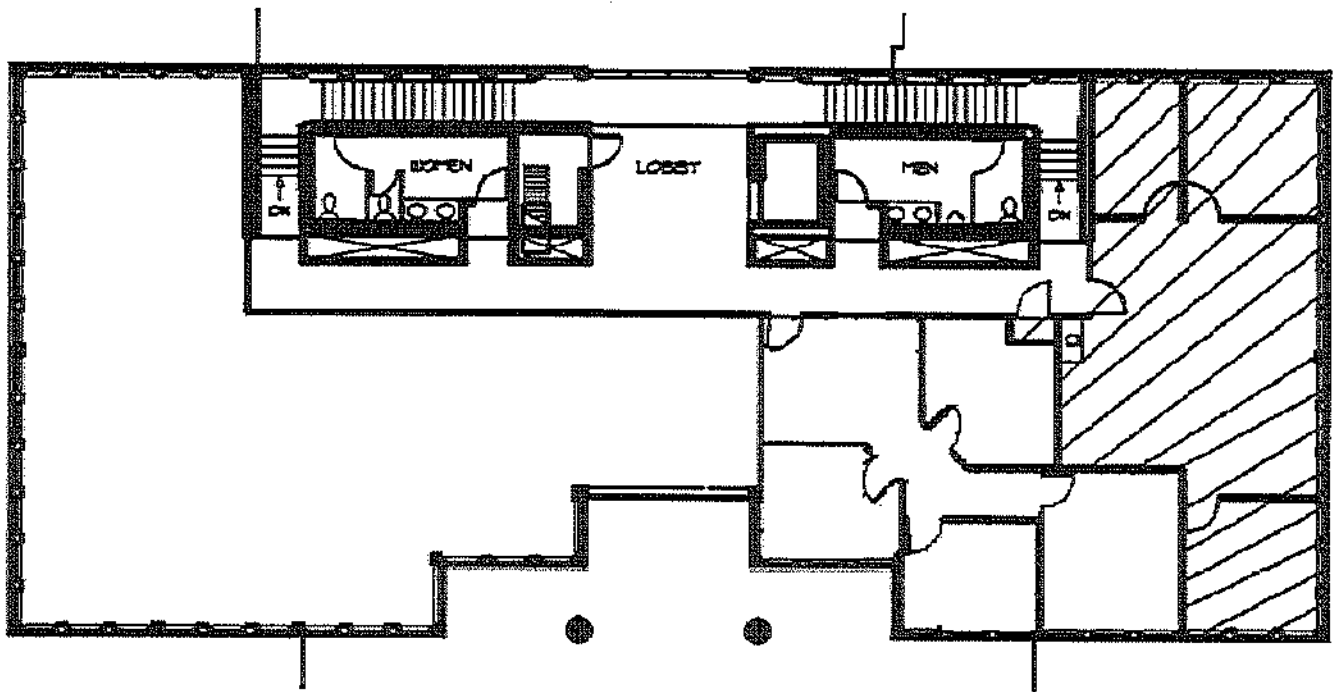
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Suite #200 Floor Plans

Exhibit A



PLAN OF PREMISES

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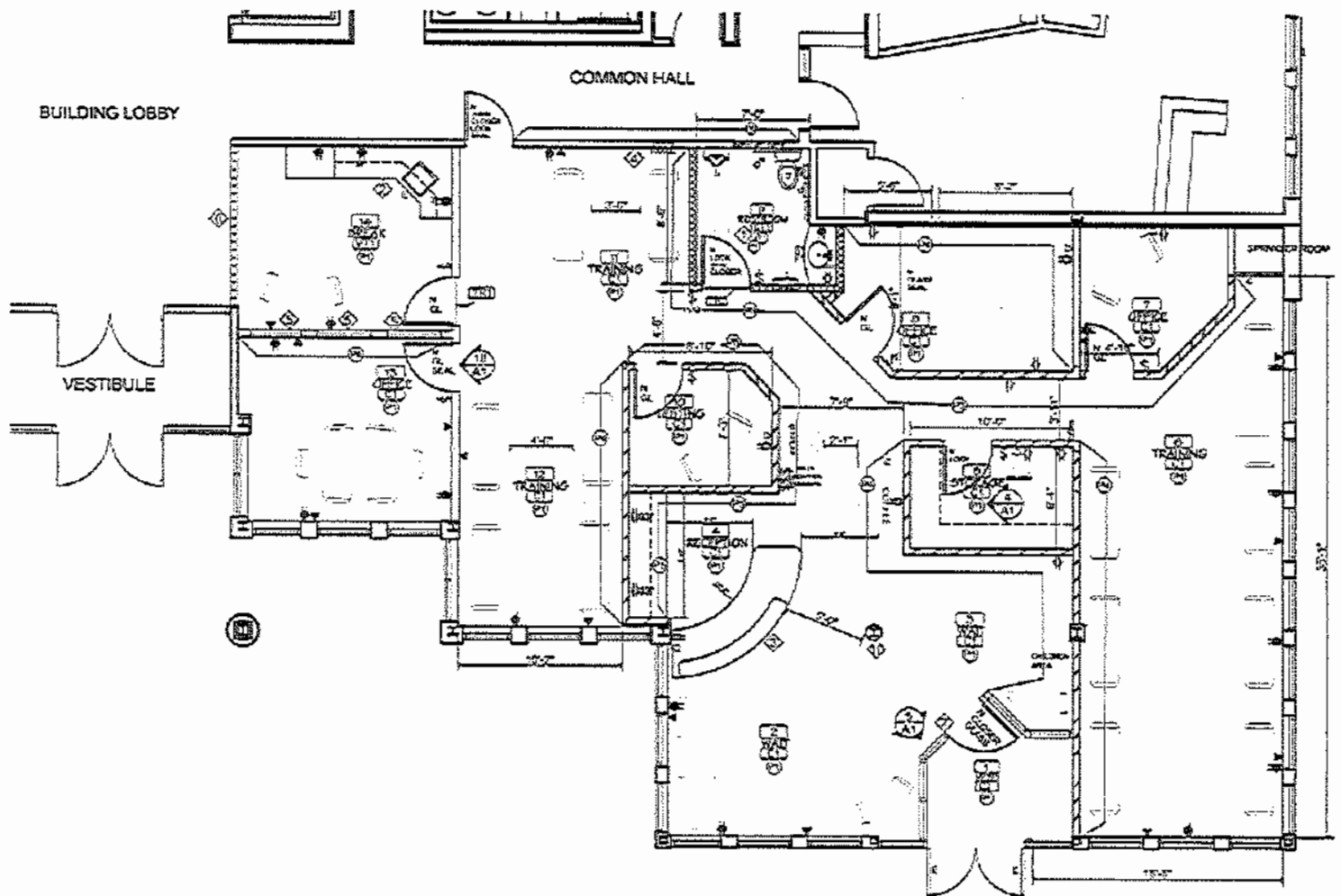
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Suite #100 Floor Plans



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Common Area Photos



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