

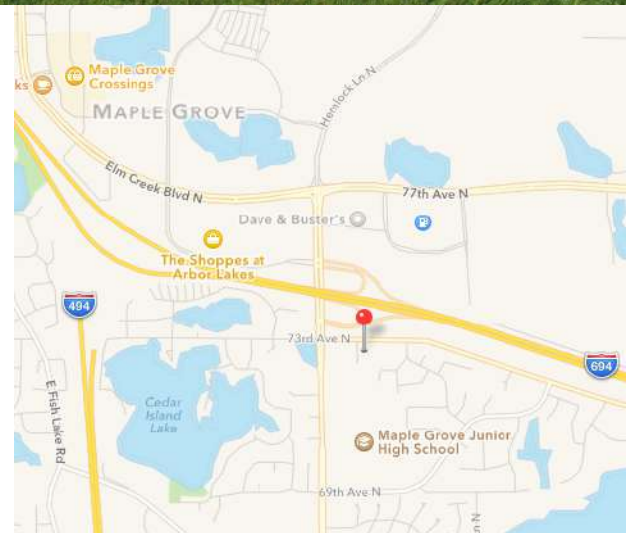
For Lease ~ Office Space Sigma One Building

7270 Forestview Lane N., Maple Grove, MN 55369



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.



Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial Properties, LLC
St. Paul, MN

For Lease ~ Office Space Sigma One Building

7270 Forestview Lane N., Maple Grove, MN 55369



Property Details

Building Size

16,787sf

R/U Factor

16%

Available Suites

Lower Level - 2,900sf

Comments

Lower Level available with short term notice. Currently occupied.

Year Built

1999

Construction Type

Steel Frame

Parking

3.64/1,000 ratio

Rental Rates

Lower Level - Negotiable Rates

2023 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.

Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

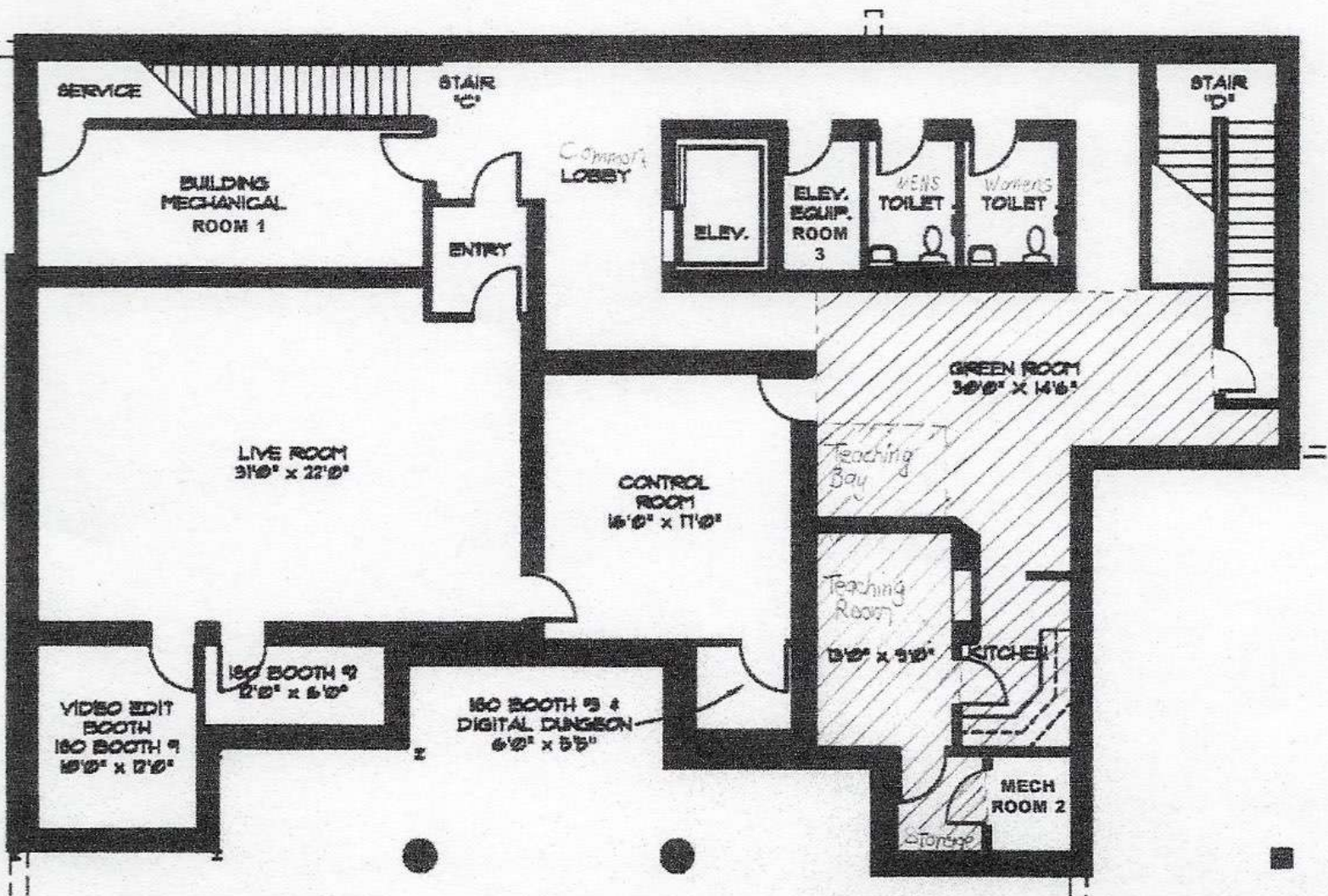
Apex Commercial Properties, LLC
St. Paul, MN

For Lease ~ Office Space Sigma One Building

7270 Forestview Lane N., Maple Grove, MN 55369



Lower Level Floor Plans



Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

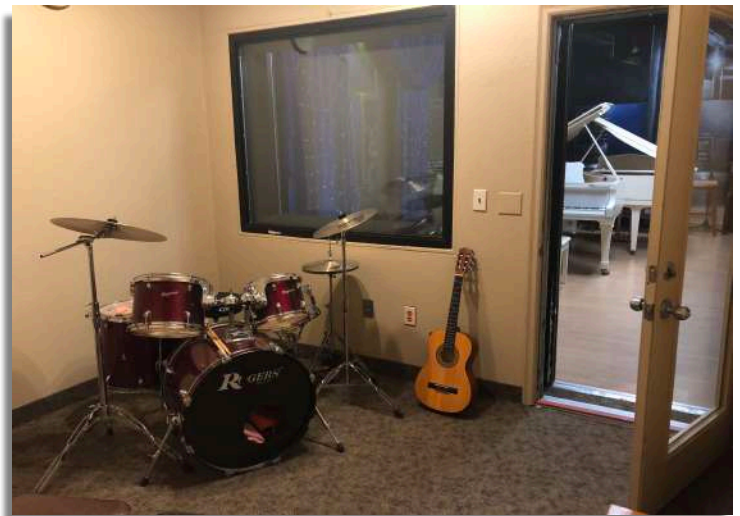
Apex Commercial Properties, LLC
St. Paul, MN

For Lease ~ Office Space Sigma One Building

7270 Forestview Lane N., Maple Grove, MN 55369



Lower Level Suite Photos



Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial Properties, LLC
St. Paul, MN

For Lease ~ Office Space Sigma One Building

7270 Forestview Lane N., Maple Grove, MN 55369



Common Area Photos



Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial Properties, LLC
St. Paul, MN