



# OFFICE/LAB SPACE FOR LEASE OR SALE

## Bass Lake Woods Office Center

6475 Sycamore Court, Maple Grove, MN 55369



### Property Description

This 4,350 SF office condo is located in Maple Grove with easy access to 494. The property is conveniently located inside a scenic wooded area and close to hotels, parks and retail.

### For Lease

Suite 6475

- 2,270 SF of Office Space
- 1,630 SF of Lab Space
- 450 SF of Storage Space

\$15/SF Net, 2018 CAM & Taxes \$6.28psf

### For Sale

Owner is willing to review purchase offers.

### Suite Highlights

- Ideal for office or medical-tech tenants
- Suite includes 3 offices, 1 conference room, 2 lab spaces with ESD flooring, private bathrooms and kitchen – all with 10-foot high ceilings, natural light and large windows
- Convenient access to restaurants and retail
- Ample onsite parking
- 208 V., 3 phase, 200 amp service
- Drive-in door access to storage space
- Lab space can be converted into office space
- Two private entrances make it possible to subdivide the space into 2 spaces



**ACKERBERG**

**Cory Miller**

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## OFFICE SPACE



reception/lobby



private office



conference room



kitchen space with dishwasher



## LAB + WAREHOUSE SPACE



open space for cubicles with nice window line



storage space with drive-in door access

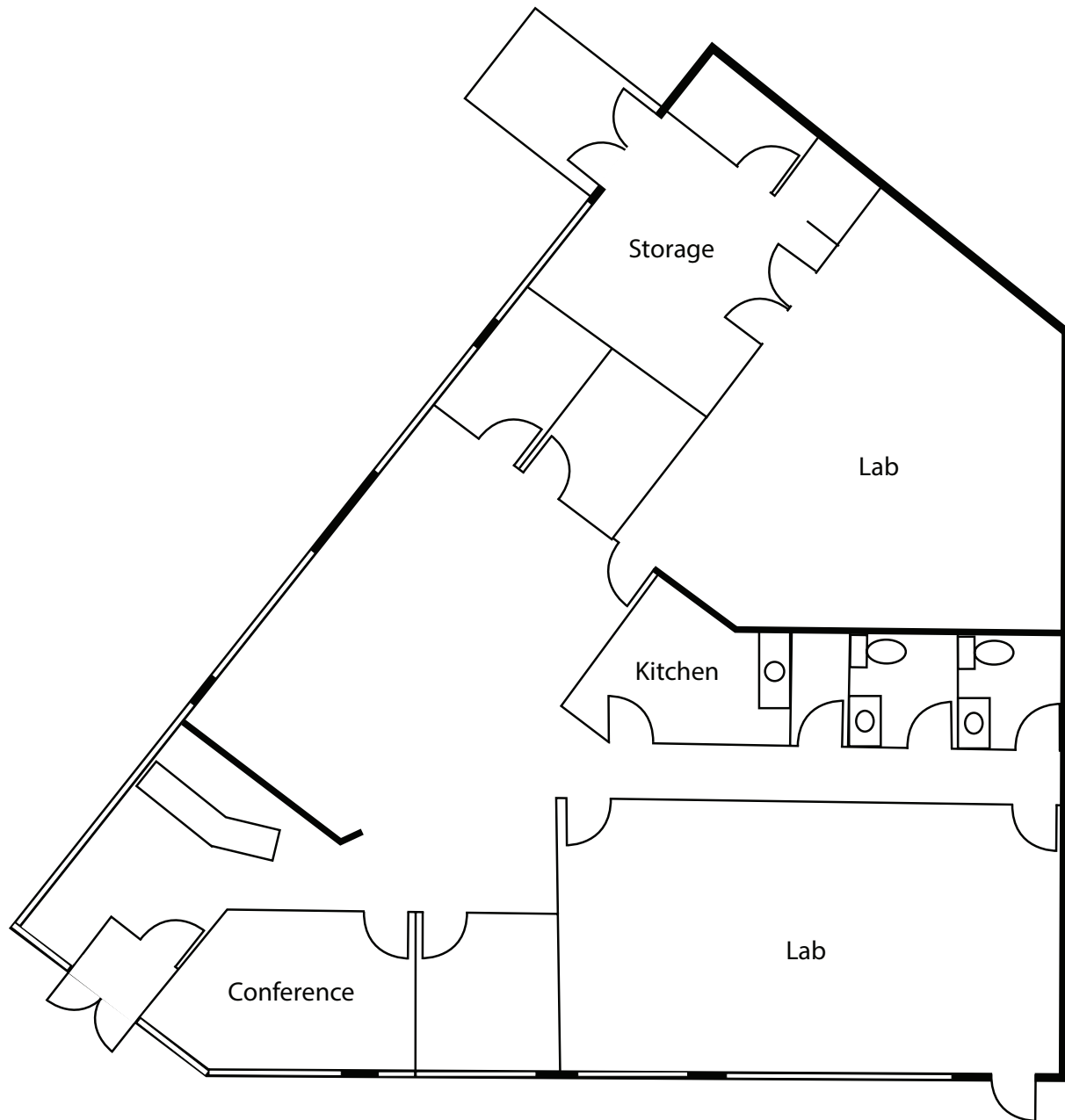


interior lab



lab space with windows

## FLOOR PLAN



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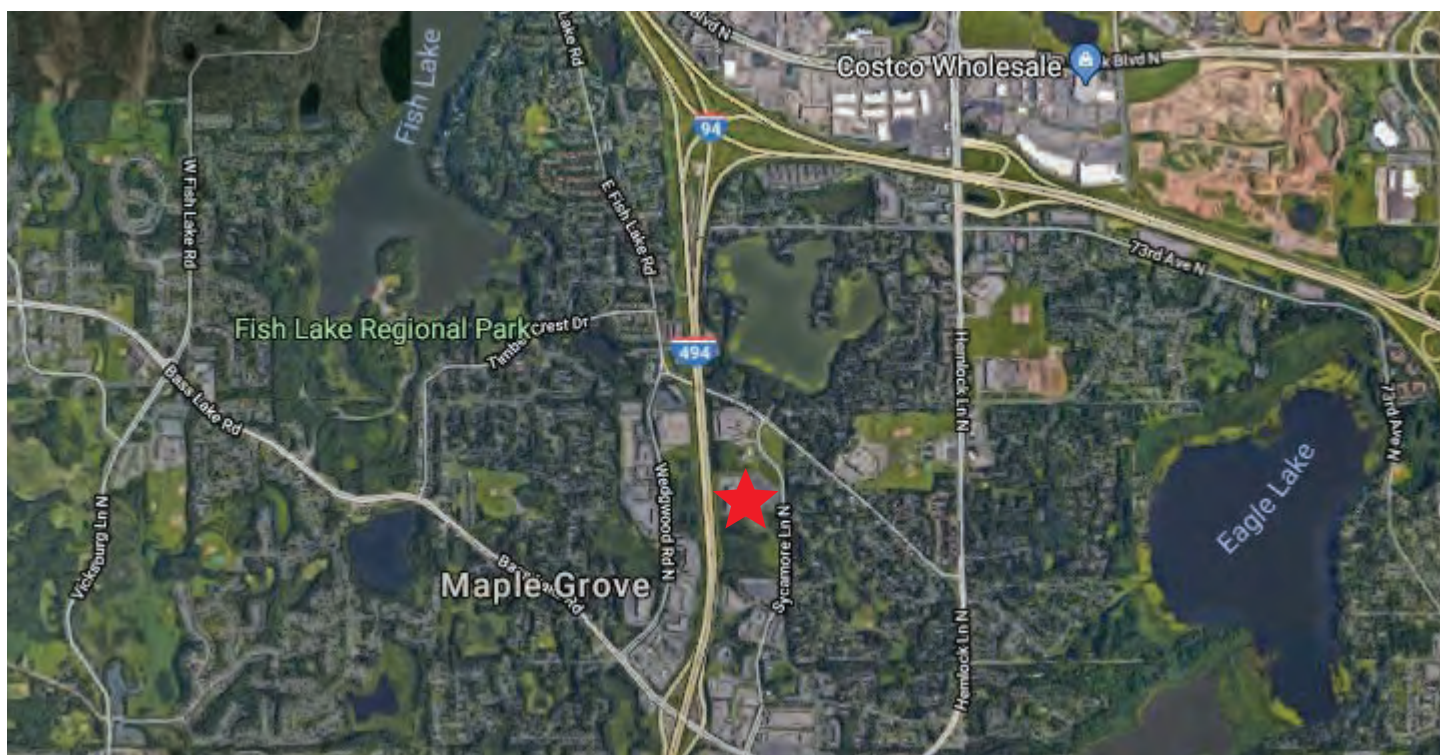
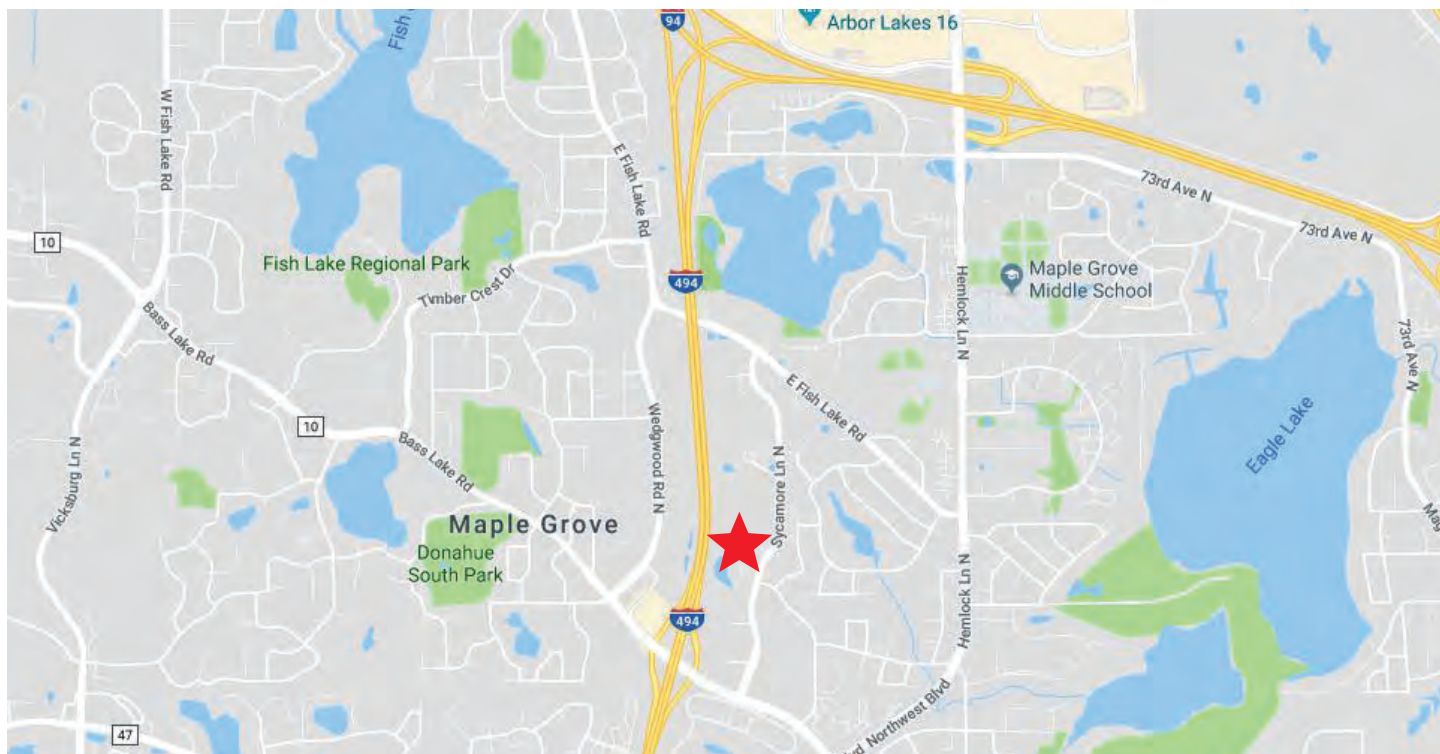
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## AREA MAP



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