

FIVE STAR COMMERCE CENTER

9464-9496 HEMLOCK LN N
11701-11741 95TH AVE N
11751-11787 95TH AVE N
MAPLE GROVE, MN

9464-9496

MN-610

11701-11741

11751-11787

CR 81



**CUSHMAN &
WAKEFIELD**

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Minneapolis, MN 55431
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PROPERTY HIGHLIGHTS



**163,012 SF OVER
3 BUILDINGS**



BUILT IN 1999



**MANY AREA
AMENITIES**



**UPDATED
PARKING LOT**



**QUICK ACCESS TO
HWYS 610 AND 169**



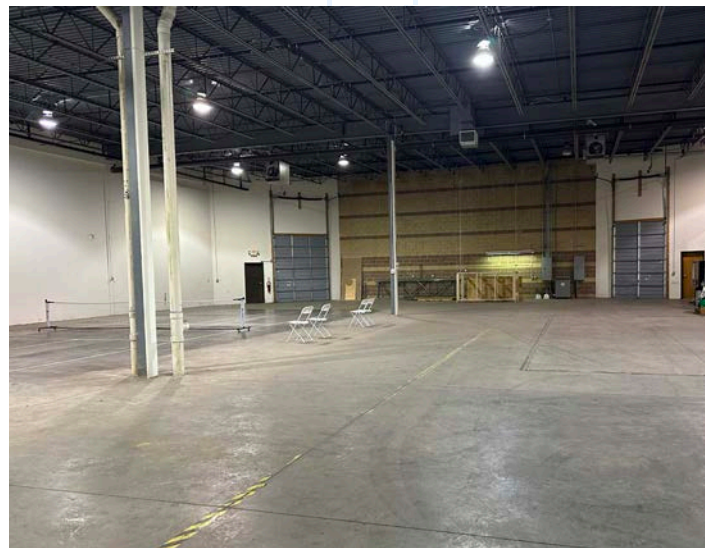
**WITHIN MINUTES
OF ARBOR LAKES**



**VISIBILITY OFF
COUNTY RD 81**



**LED EXTERIOR
LIGHTING**



PROPERTY INFORMATION



Clear Height:	20'
2023 Tax/CAM:	\$4.85 PSF Total
Lease Rates:	Negotiable

AVAILABLE SPACE

9464-9496 HEMLOCK LN N

Building Size:	47,116 SF
Suite 9490A	3,212 SF Office 5,136 SF Warehouse 8,348 SF Total

Loading: 2 docks

9464-9496 HEMLOCK LN N

Building Size:	47,116 SF
Suite 9490B	3,077 SF Office 2,770 SF Warehouse 5,847 SF Total

Loading: 1 drive-in

9464-9496 HEMLOCK LN N

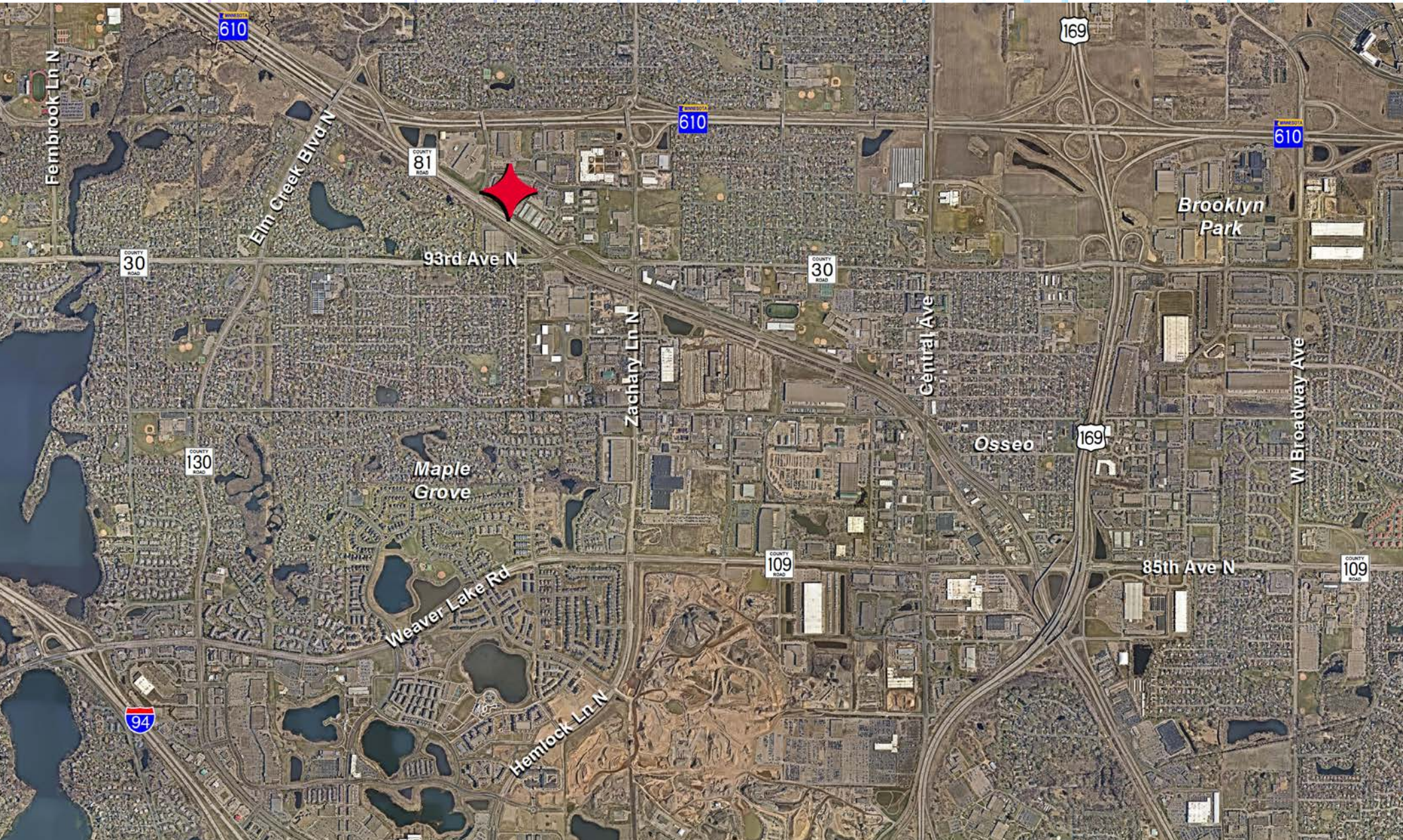
Building Size:	47,116 SF
Suite 9490 - A&B	6,289 SF Office 7,906 SF Warehouse 14,195 SF Total

Loading: 2 docks
1 drive-in

PROPERTY AERIAL



PROPERTY AERIAL

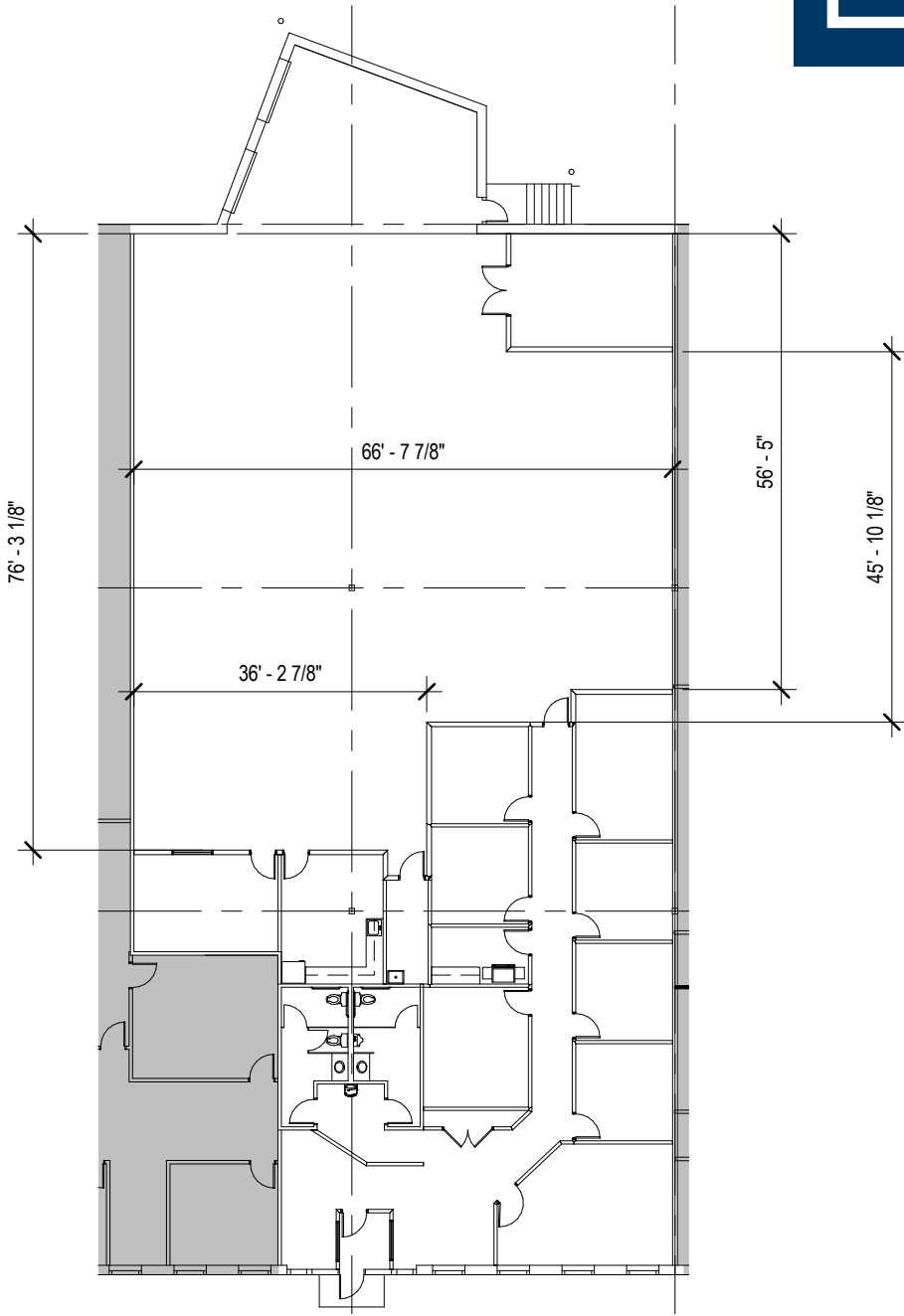
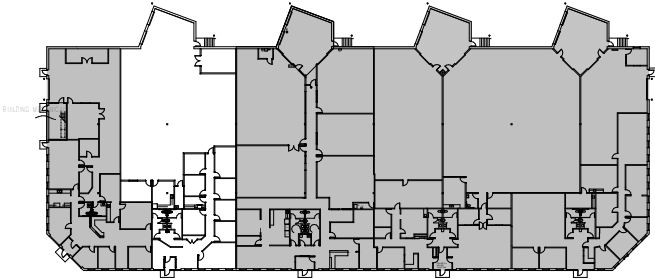


FLOOR PLAN



9464-9496 HEMLOCK LN N

Suite 9490A
3,212 SF Office
5,136 SF Warehouse
8,348 SF Total
2 docks



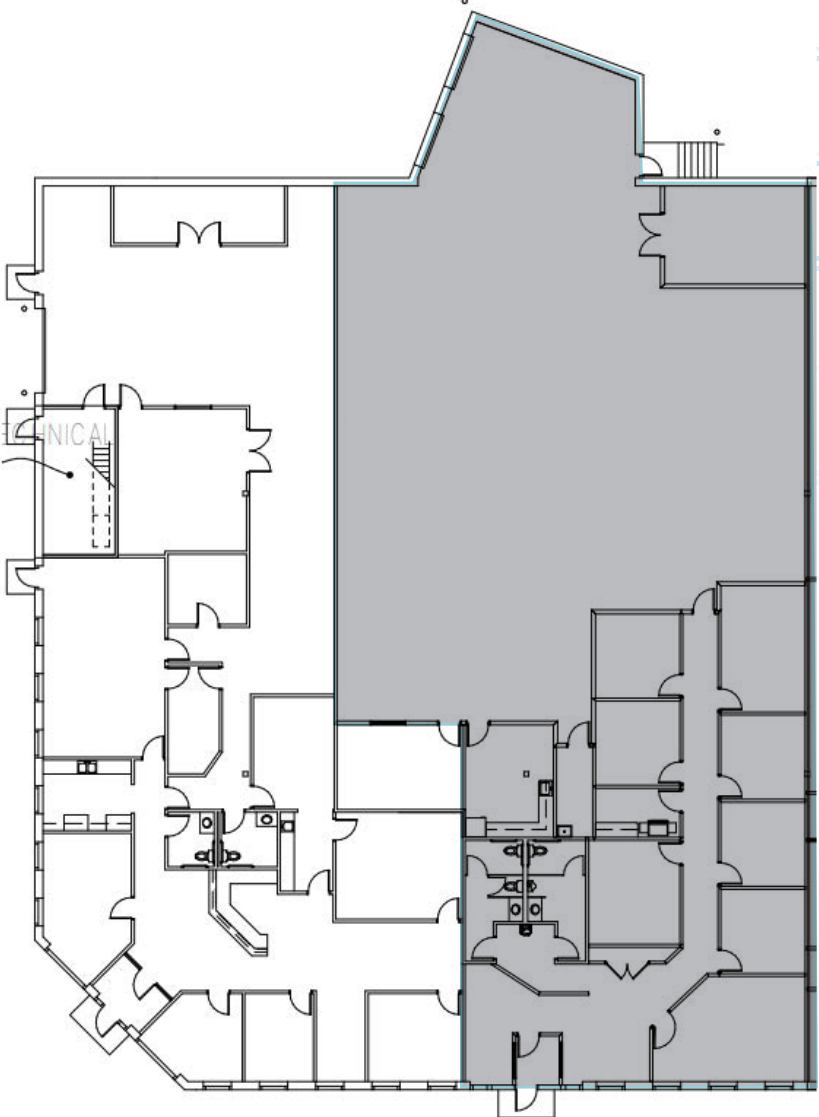
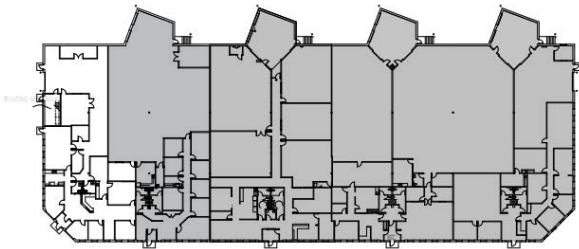
FLOOR PLAN



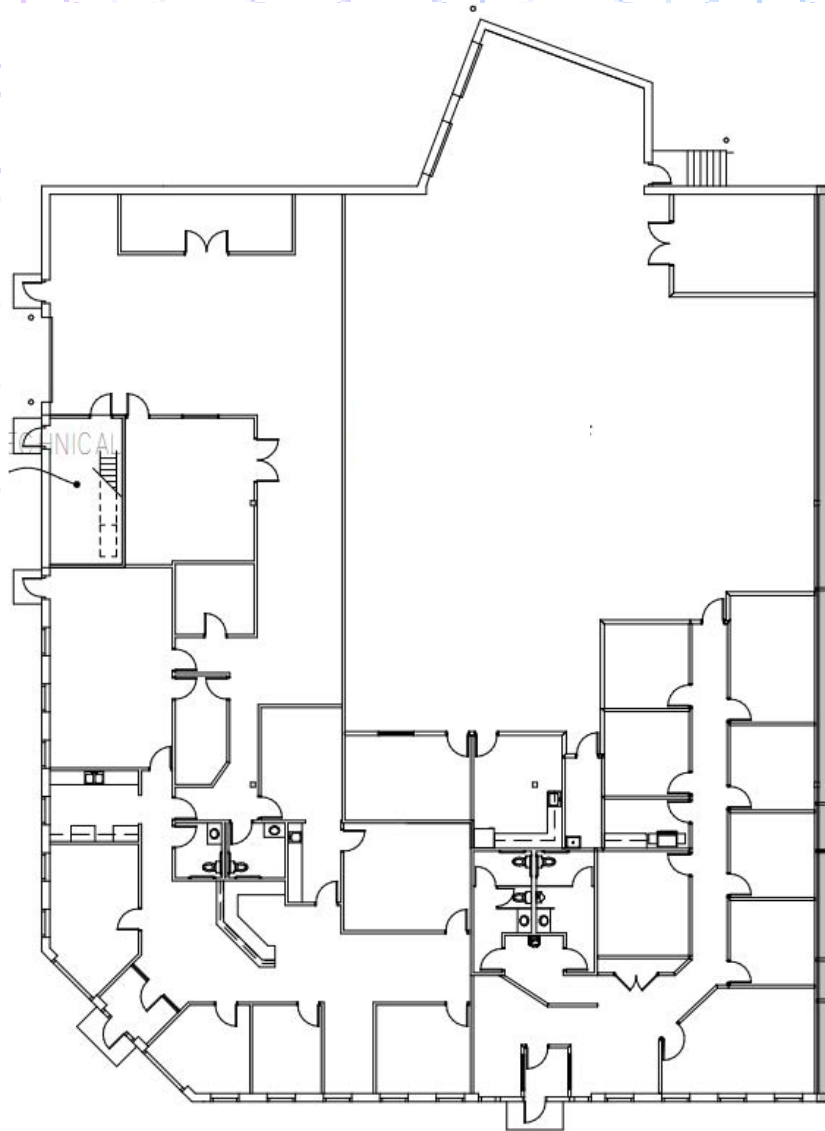
9464-9496 HEMLOCK LN N

Suite 9490B
3,077 SF Office
2,770 SF Warehouse
5,847 SF Total

1 drive-in



FLOOR PLAN



9464-9496 HEMLOCK LN N

Suite 9490 A&B

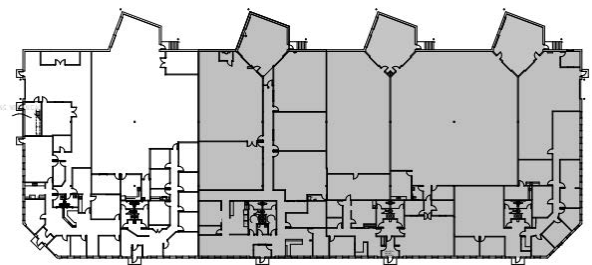
6,298 SF Office

7,906 SF Warehouse

14,195 SF Total

2 docks

1 drive-in



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