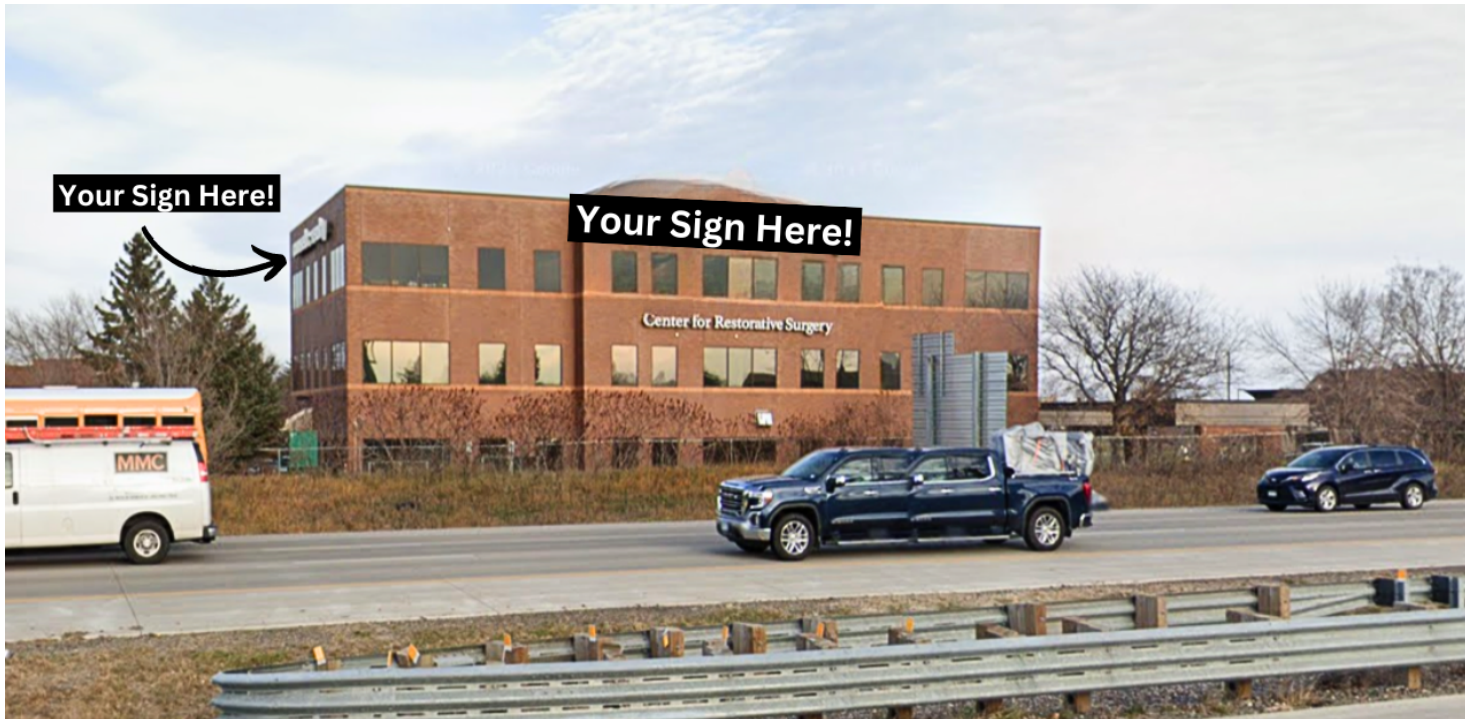


OFFICE FOR LEASE

PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

13601 80th Circle North #200 & 300, Maple Grove, MN 55369



PROPERTY DESCRIPTION

Prime office space for lease in the heart of Maple Grove with ample parking and great visibility from Hwy 94/694. Formerly built out as a medical space with multiple exam rooms, labs, offices, conference rooms, break rooms, restrooms, and waiting/reception areas. A total of 6,656 SF is available on the 2nd floor which can be divided. There is also 2,667 SF available on the 3rd floor which can be divided as well as lower level storage space. This space is ideal for any medical, office, or retail use, and has a lot of windows that brings in natural light. Great signage opportunity facing highway 94.

PROPERTY HIGHLIGHTS

- 118,000 Traffic Count
- Ample Parking
- Signage is Available Facing Hwy 94 & the side of the building
- Elevator Access
- Private Restrooms
- Natural Light
- Multiple Offices, Labs, and Conference Rooms

OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	2
Available SF:	1,664 - 9,323 SF
Lot Size:	50,094 SF
Building Size:	24,646 SF

SPACES	LEASE RATE	SPACE SIZE
13601 80th Circle North #200	Negotiable	1,664 - 6,656 SF
13601 80th Circle N #300	Negotiable	2,667 SF

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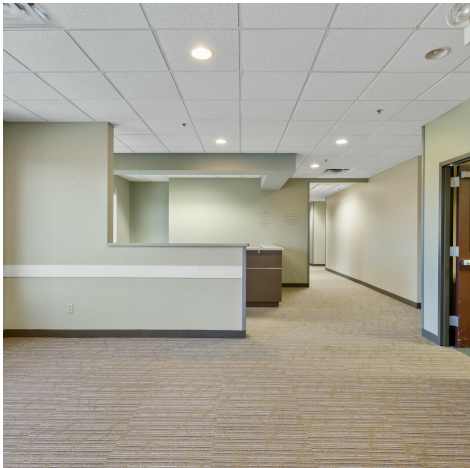
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

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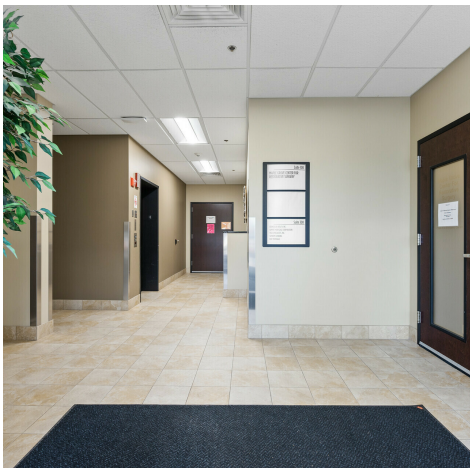
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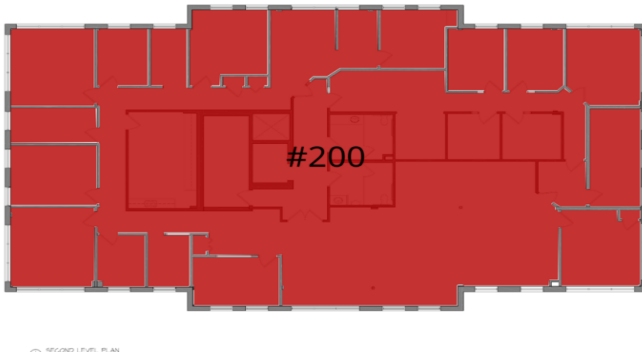
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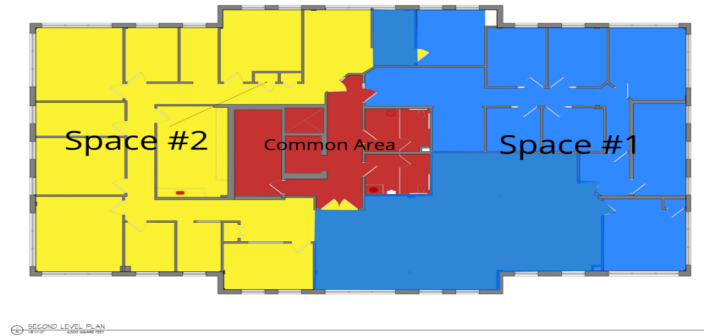
OFFICE FOR LEASE

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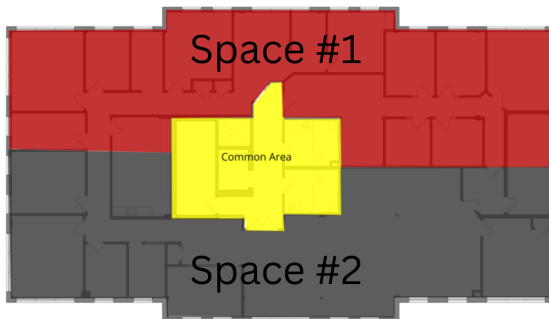
13601 80th Circle North #200 Floor Plan, Maple Grove, MN 55369



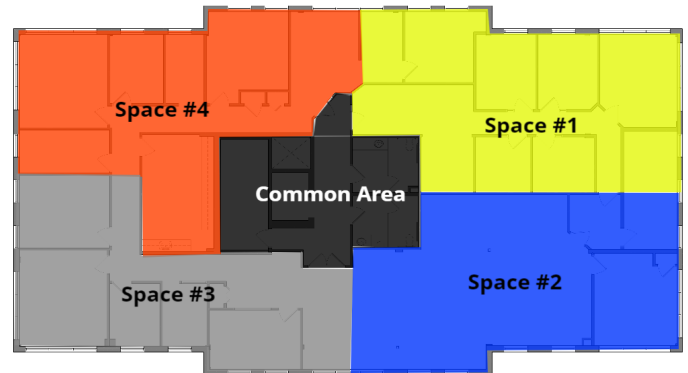
Suite #200 Floor plan option 1



Suite #200 Floor plan option 2



Suite #200 Floor plan option 3



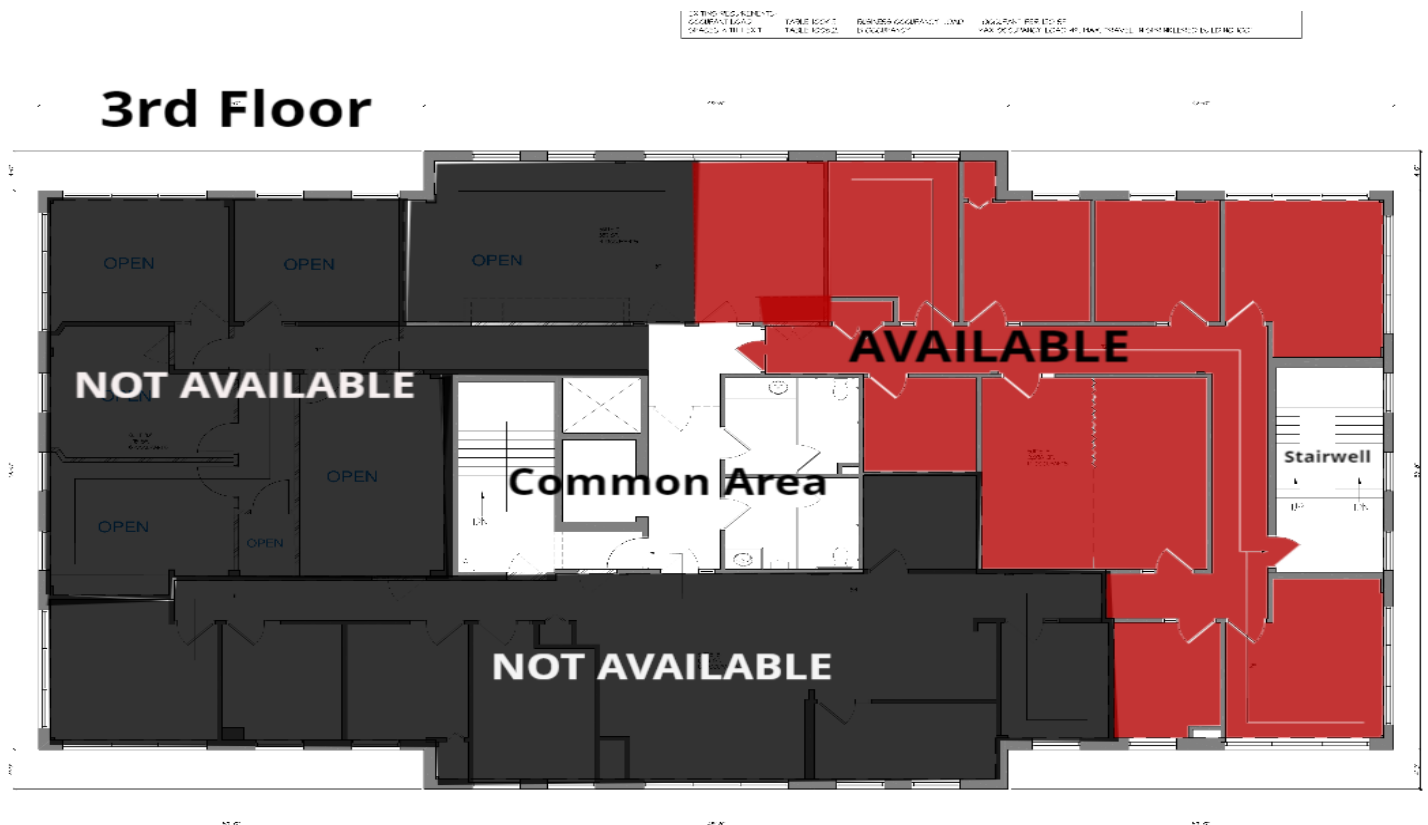
Suite #200 Floor Plan Option #4

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13601 80th Circle North 3rd Level Floor Plan



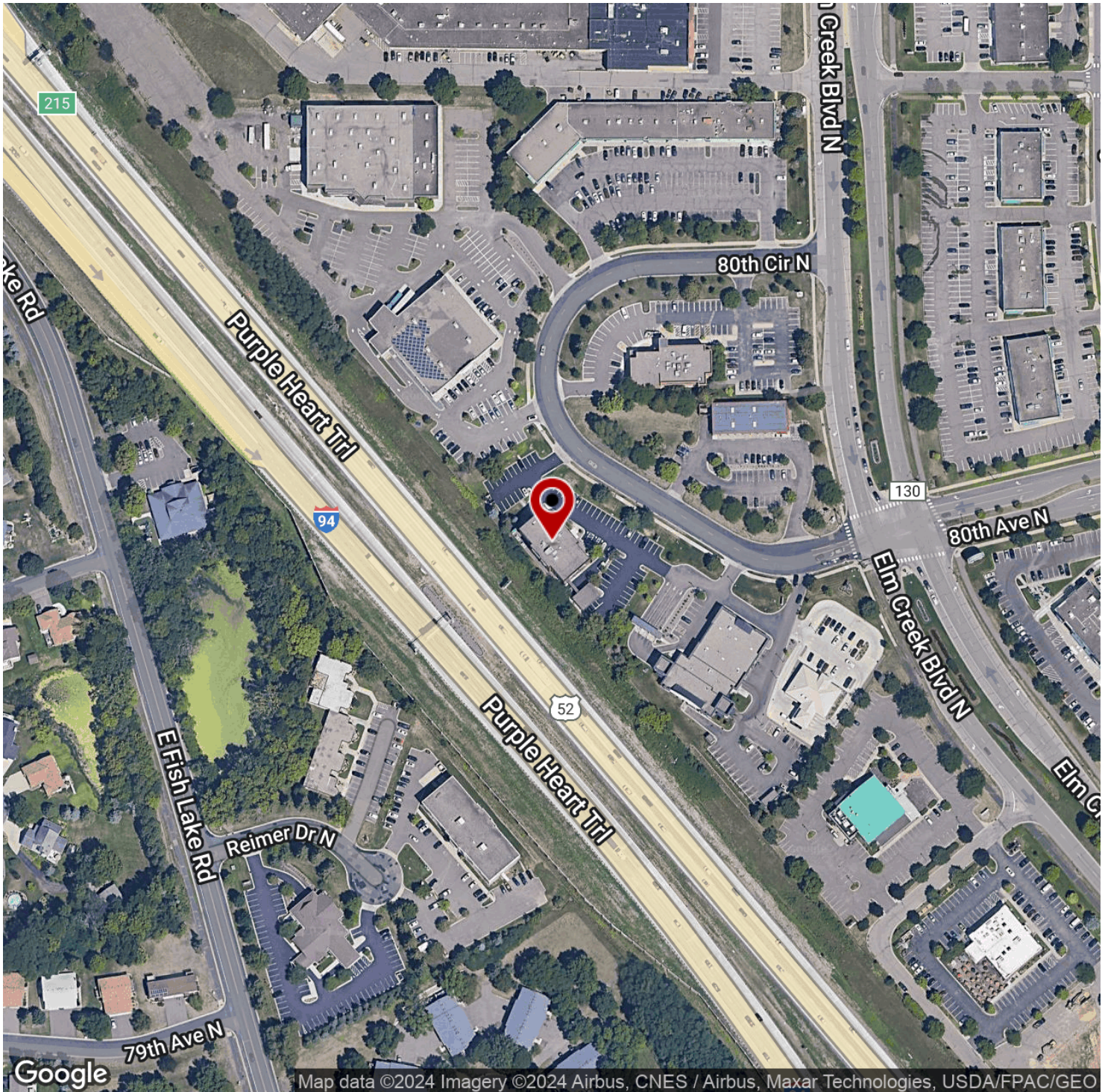
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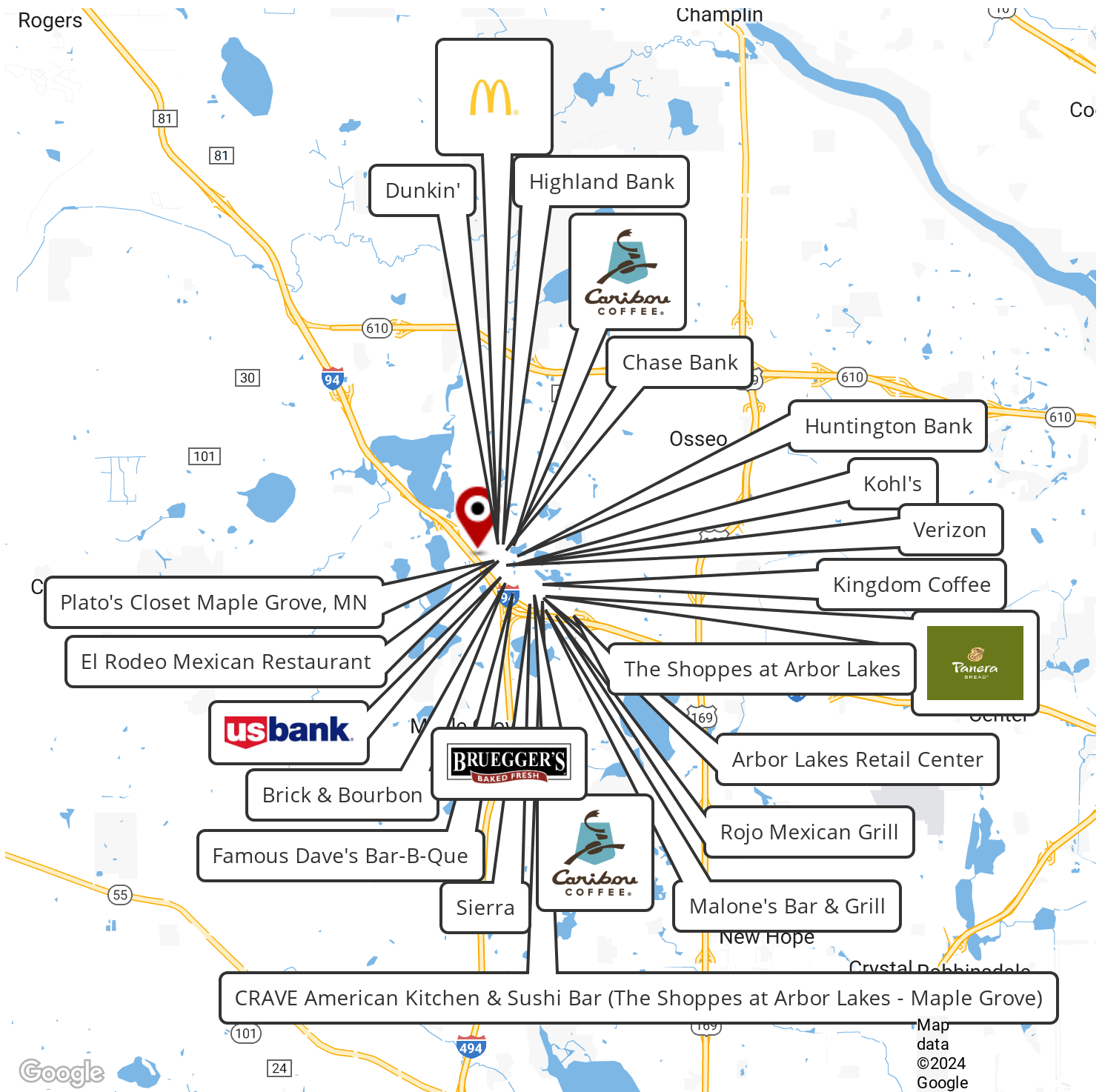
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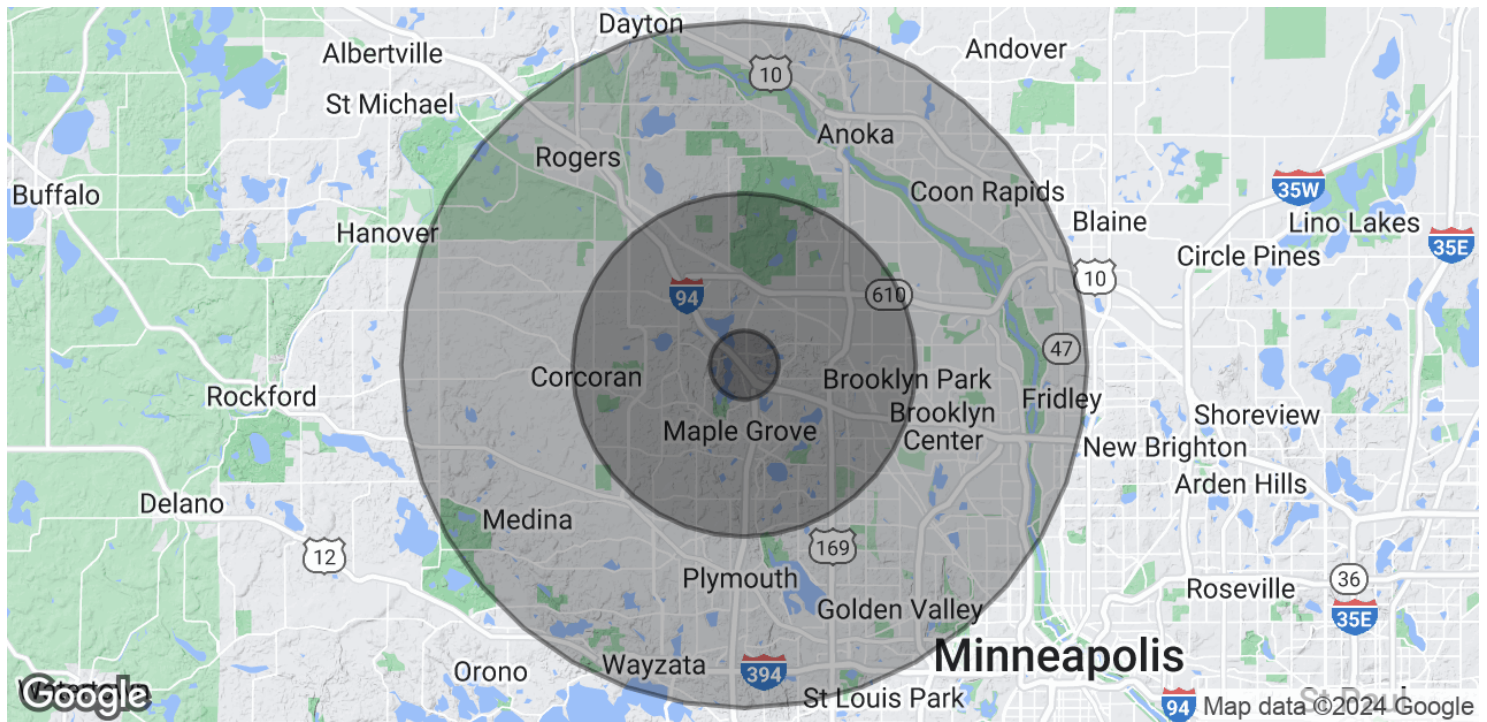
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,259	159,017	568,661
Average Age	41.0	39.8	39.2
Average Age (Male)	40.4	38.5	37.9
Average Age (Female)	42.1	40.1	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,052	61,998	226,302
# of Persons per HH	2.0	2.6	2.5
Average HH Income	\$116,108	\$122,239	\$105,803
Average House Value	\$300,675	\$315,845	\$278,999

2020 American Community Survey (ACS)

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