

OFFICE FOR LEASE

PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

13601 80th Circle North #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. A total of 2,489 SF available on the 3rd floor which can be divided as well as lower level storage space. Multiple offices and a large conference room. This space is ideal for any medical, office, or retail use, and has a lot of windows that brings in natural light.

PROPERTY HIGHLIGHTS

- 118,000 Traffic Count
- Ample Parking
- Elevator Access
- Natural Light
- Multiple Offices and Conference Rooms
- Former Office Space

OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	2,489 SF
Lot Size:	50,094 SF
Building Size:	24,646 SF

SPACES	LEASE RATE	SPACE SIZE
13601 80th Circle N #300	Negotiable	2,489 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

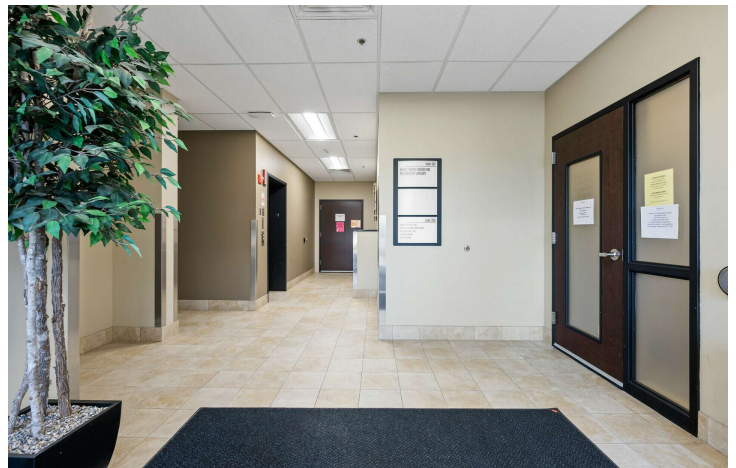
AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

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

OFFICE FOR LEASE

PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

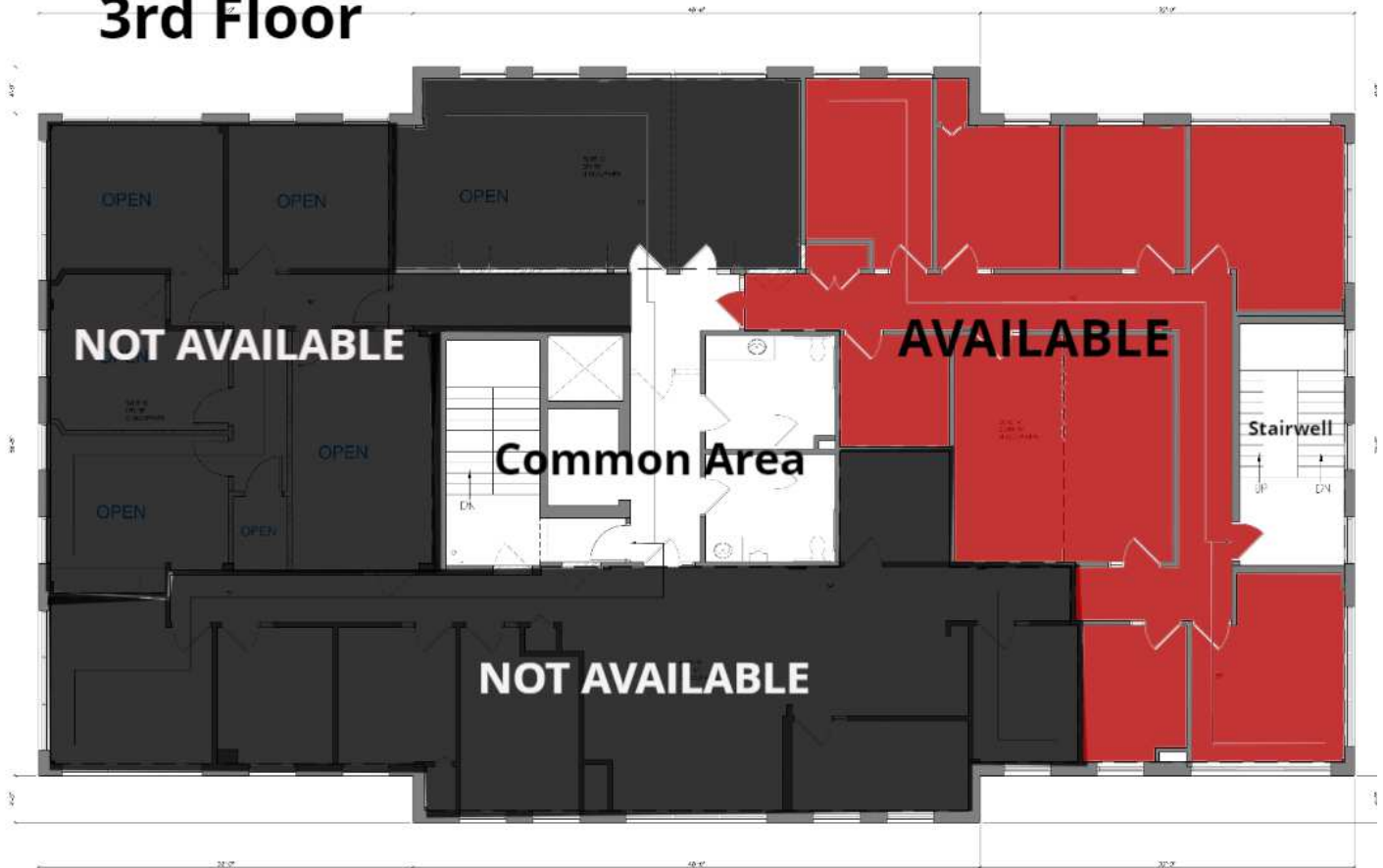
PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

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



EXISTING REQUIREMENTS: OCCUPANT LOAD SPACES IN FLOOR	TABLE LOCKS ADULT OCCUPANTS	MINIMUM OCCUPANCY LOAD BY OCCUPANCY	LOGS PER FLOOR BY MAX OCCUPANCY LOAD IN MAX TRAVEL IN SPRINKLERED BUILDING 100'
--	--------------------------------	--	--

3rd Floor



Add text here...

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

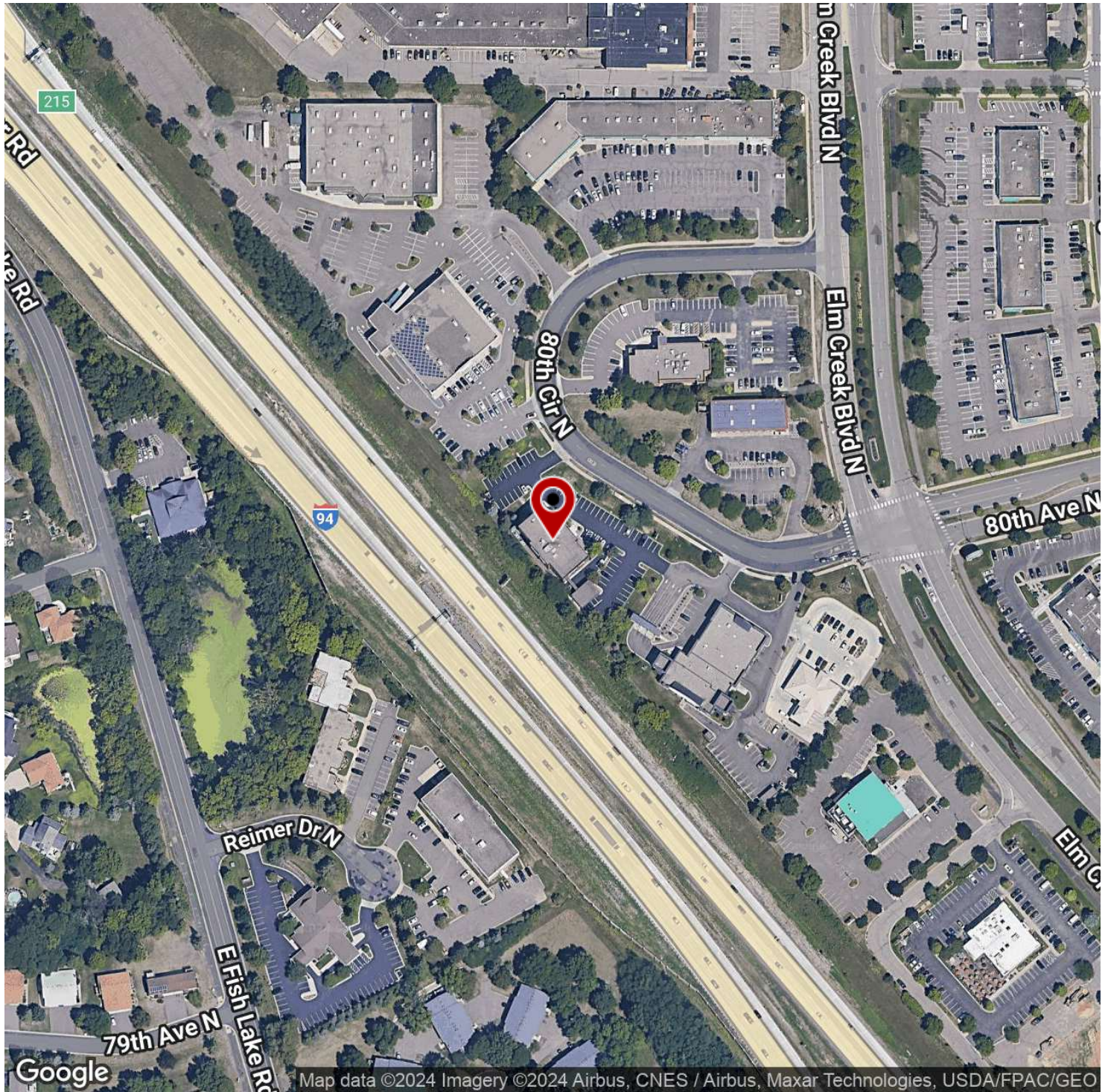
KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

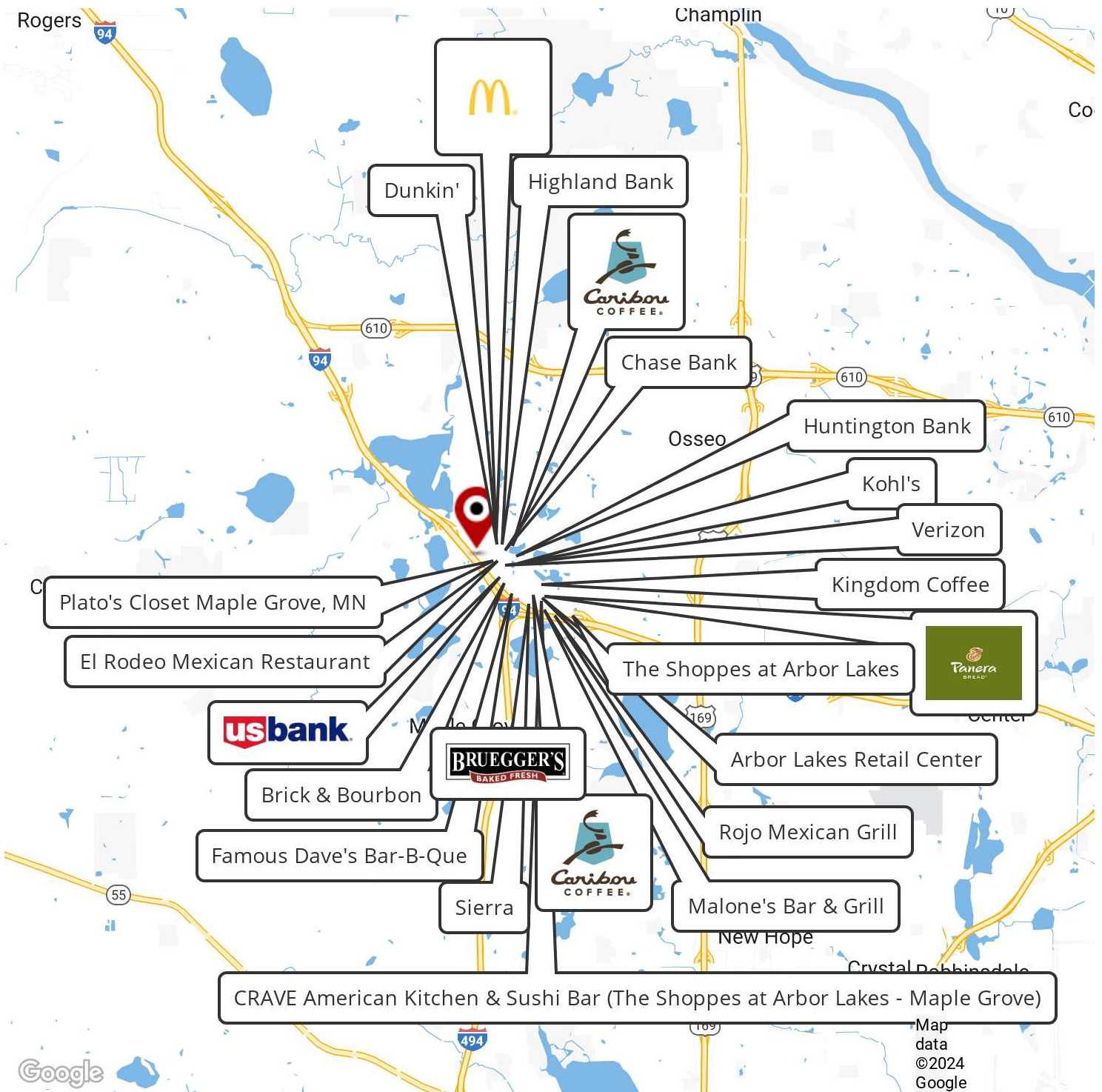
KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

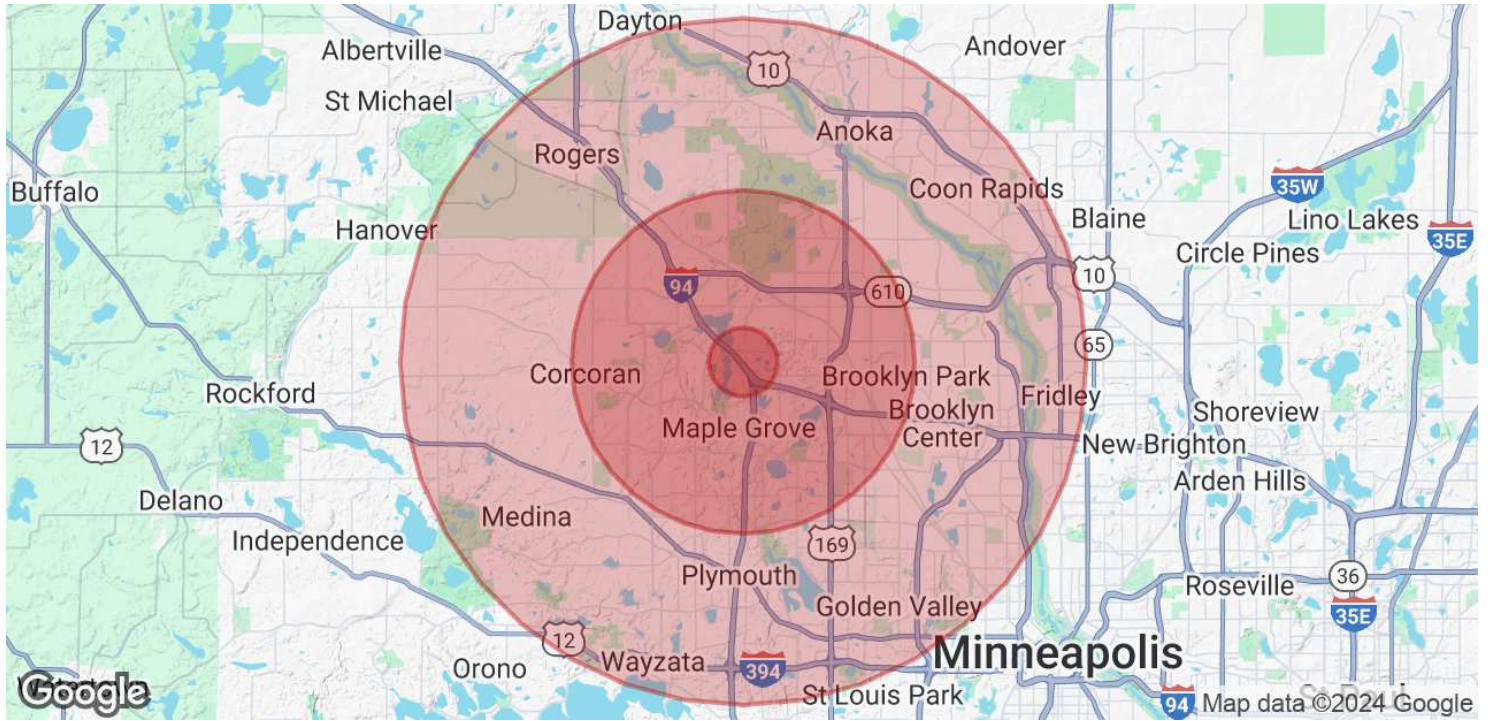
AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

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

Each Office Independently Owned and Operated creativepropertypros.com

PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

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



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,450	164,944	536,748
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,191	61,254	204,417
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$140,916	\$157,231	\$133,207
Average House Value	\$434,966	\$460,124	\$412,743

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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