

# Arbor Lakes Medical Building

12000 Elm Creek Boulevard N, Maple Grove, MN 55369



## AVAILABLE SPACE 2,217 – 6,631 RSF

 **VIEW SUITES**

- Three-story, Class A medical office building with modern finishes and efficient floor plates
- Located in the high-traffic Arbor Lakes retail corridor with visibility from I-94 and I-494
- Robust referral network with on-site imaging, ophthalmology, oral surgery, and fertility services
- High-capacity covered parking and protected canopy for patient pick-up and drop-off
- Surrounded by retail and dining amenities in one of the Twin Cities' most affluent suburbs
- Generous Tenant Improvement Allowance with flexible terms

# Class A medical office with robust, on-site referral base in an established medical hub.

POPULATION (5-MILE RADIUS)

**200,941**

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

**\$148,583**

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

**98.5%**

**12000 ELM CREEK BOULEVARD N, MAPLE GROVE, MN 55369**

**NEARBY HOSPITALS**

	DISTANCE	DRIVE TIME
1. North Memorial Health – Maple Grove Hospital	5 mi	13 min
2. Mercy Hospital – Unity Campus	12 mi	22 min

## SURROUNDING POINTS OF INTEREST

- Cub Pharmacy
- Costco
- Trader Joes
- The Shoppes at Arbor Lakes
- Hampton Inn
- SpringHill Suites
- Eagle Lake Regional Park
- Life Time Fitness
- Kingdom Coffee
- Starbucks
- Redstone American Grill
- Benihana

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