

FOR LEASE
2,127 SF AVAILABLE



FEATURES:

- 3rd floor 2,127 SF end-cap suite available in Maple Grove, MN.
- Building includes a mixture of medical & general office tenants.
- Floor plan includes 4 private offices with windows, conf. room, reception desk, waiting area & storage room.
- Great visibility off of Hwy. 94 near Maple Grove Hospital!

Lease Rate:
\$16 - \$18 / psf NNN
Tax: \$5.17 / psf Cam: \$8.68 / psf

Available August 1, 2026



Additional Features:

- Anchor Tenants include Wayzata Childrens Clinic, Associated Bank, Bristlecone Medical, & Hennepin County Service Center.
- Nearby businesses include Target, Walmart, Home Depot & Menards.
- Underground parking available.

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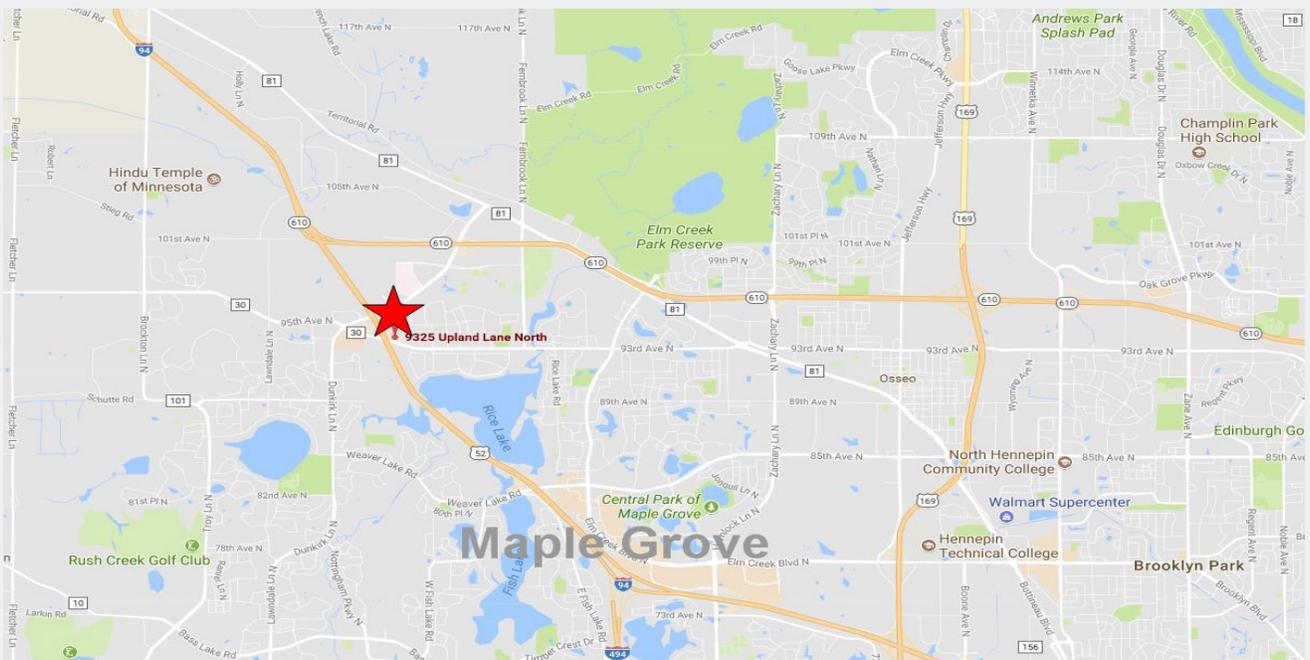
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AERIAL & MAP

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**3RD LEVEL
FLOOR PLAN**

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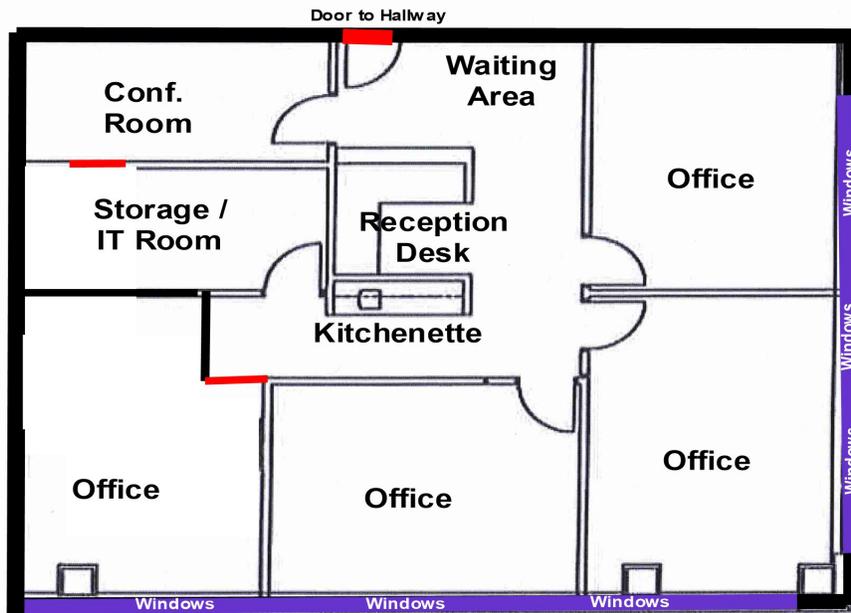
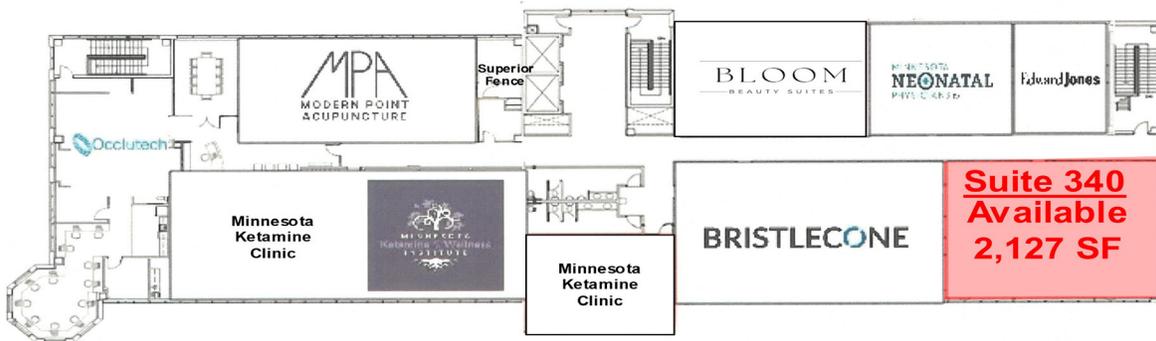
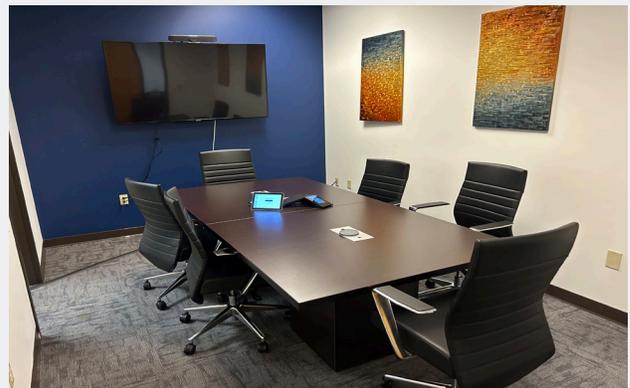


PHOTO GALLERY

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 94,459 2024 (Estimate) - 93,804 2029 (Projection) - 92,628</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2024 (Estimate) - \$146,819</p>
<p>TRAFFIC</p>	<p>93rd Ave. - 13,463 vehicles per day Maple Grove Pkwy - 27,222 vehicles per day</p>
<p>CITY OF MAPLE GROVE</p>	<p>Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town.</p> <p>Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality health-care, year-round recreational activities, and an excellent standard of living.</p> <p>Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor play-grounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.</p> <p>Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.</p> <p>Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.</p>