



**FOR LEASE**

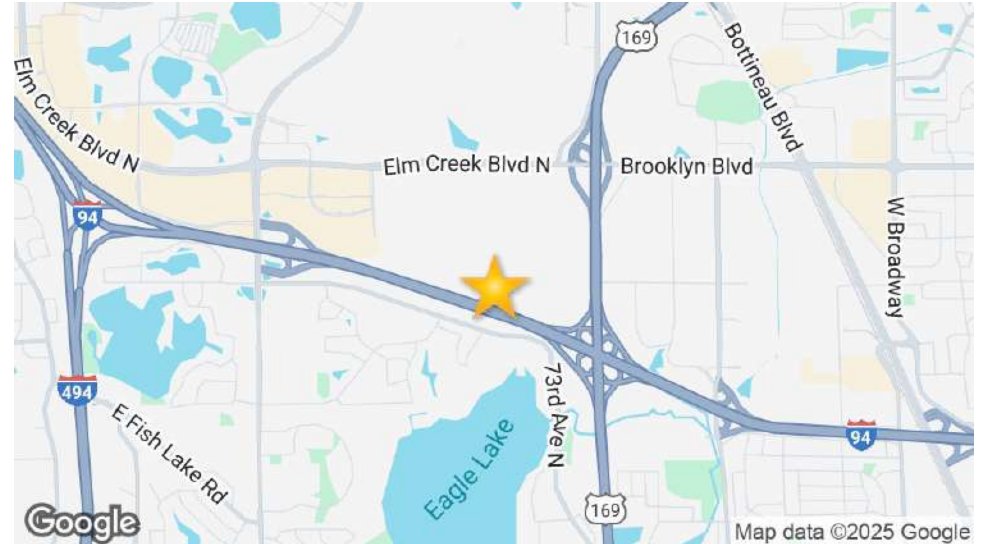
10220 73RD AVE N  
SUITE 122  
MAPLE GROVE, MN 55369

**Results**  
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# EXECUTIVE SUMMARY

**10220 73RD AVENUE NORTH**  
MAPLE GROVE, MN 55369



## PROPERTY OVERVIEW

- **Turnkey Warehouse + Office (Flex)** space in convenient Maple Grove, just off **I-94 & Hwy 169**
- **10' x 10' drive-in door** for easy access
- **1,977 total square feet** available
  - **Warehouse:** ~658 SF. **Office:** ~1,319 SF.
- Clear height: 18' to rafters, 20' to deck
- **Lease rates:** Base Rent: **\$9.75/SF**. CAM/Tax/Insurance: **\$9.00/SF**. Gross Rent: **\$18.75/SF**
- Built-out office area includes kitchenette, lunch room, resource room, and 2 restrooms
- **Flexible timing** - sublease with approximately **7 years remaining** (through September 2032), but open to **shorter-term deals (3-5 years)**
- Ample and easily accessible parking
- Contact: Listing Broker **Hayden Hulsey** to schedule a tour

## Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



# LEASE SPACES

**10220 73RD AVENUE NORTH**  
MAPLE GROVE, MN 55369



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space Available:	1,977 SF	Lease Rate:	\$9.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 122	Available	1,977 SF	NNN	\$9.75 SF/yr	Warehouse: ~658 sf. Office: ~1,319 sf. Base Rent: \$9.75/SF. CAM/Tax/Insurance: \$9.00/SF. Gross Rent: \$18.75/SF.

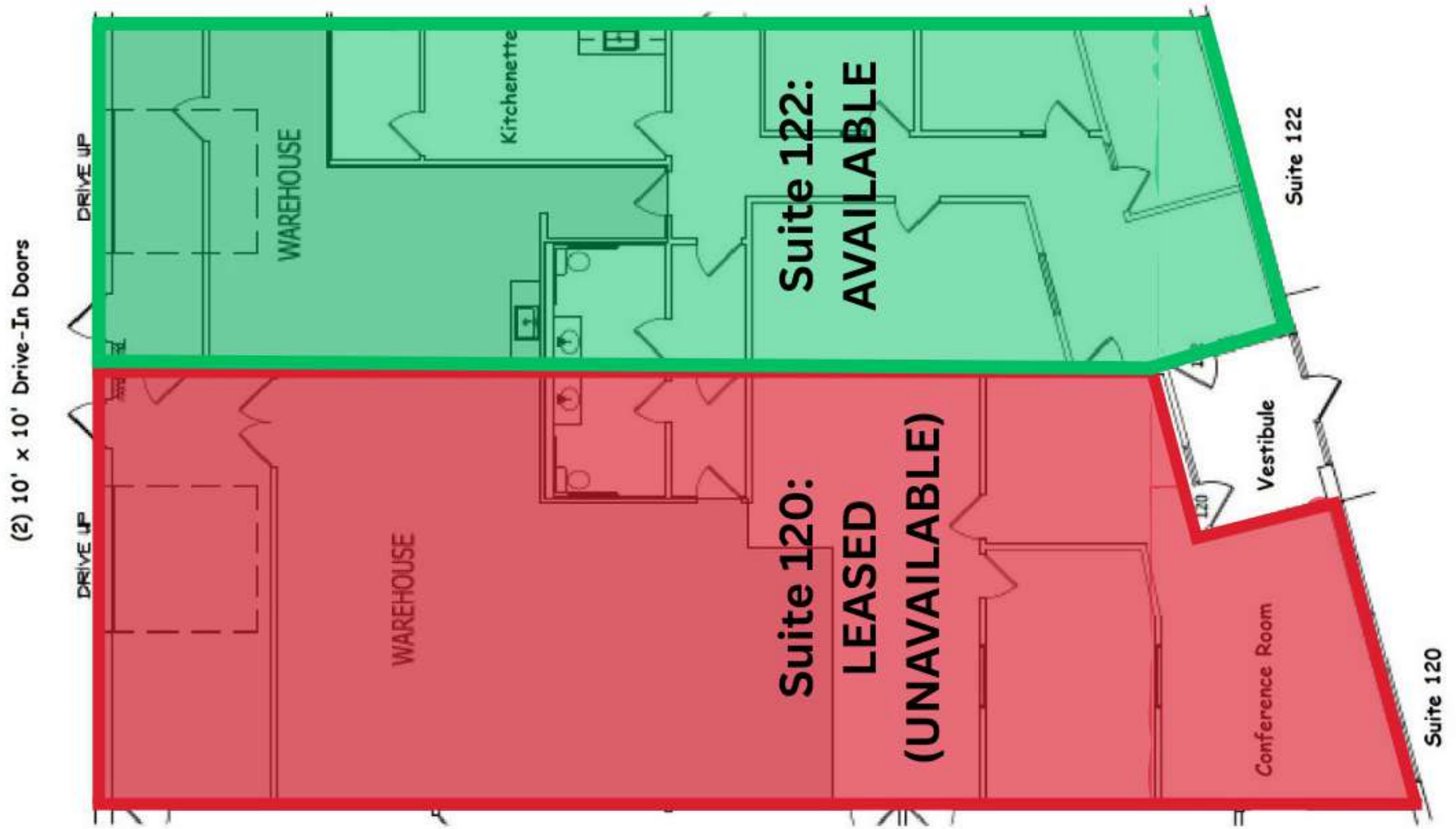
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# FLOOR PLAN

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# ADDITIONAL PHOTOS

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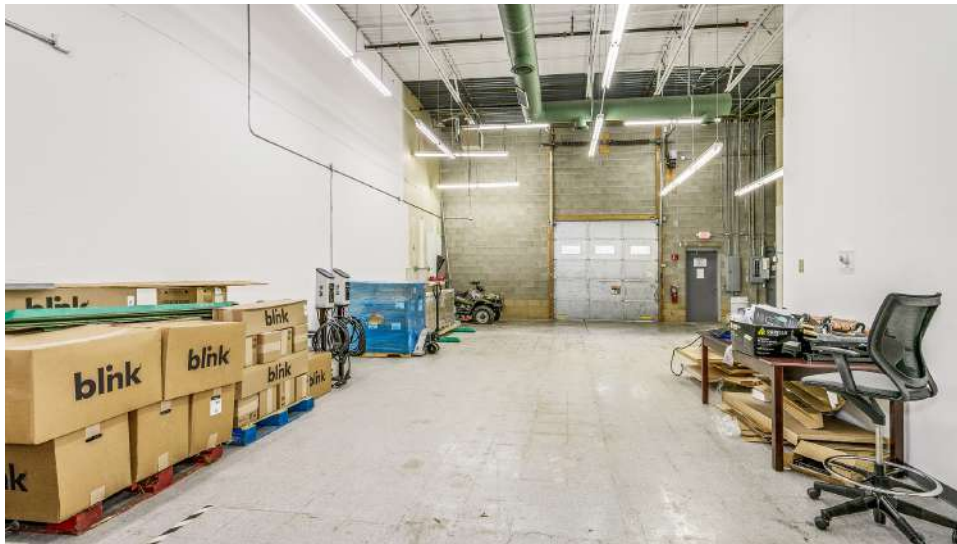
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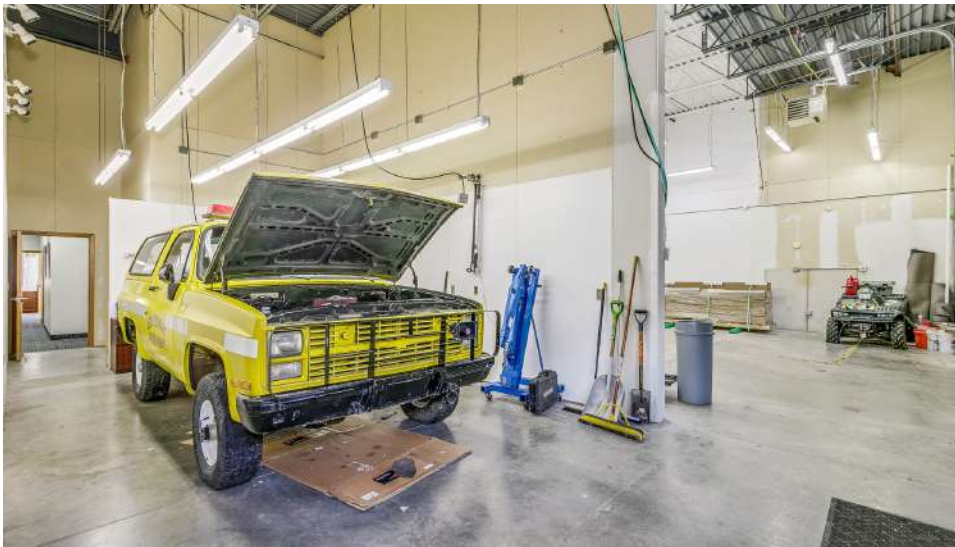
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# RETAILER MAP

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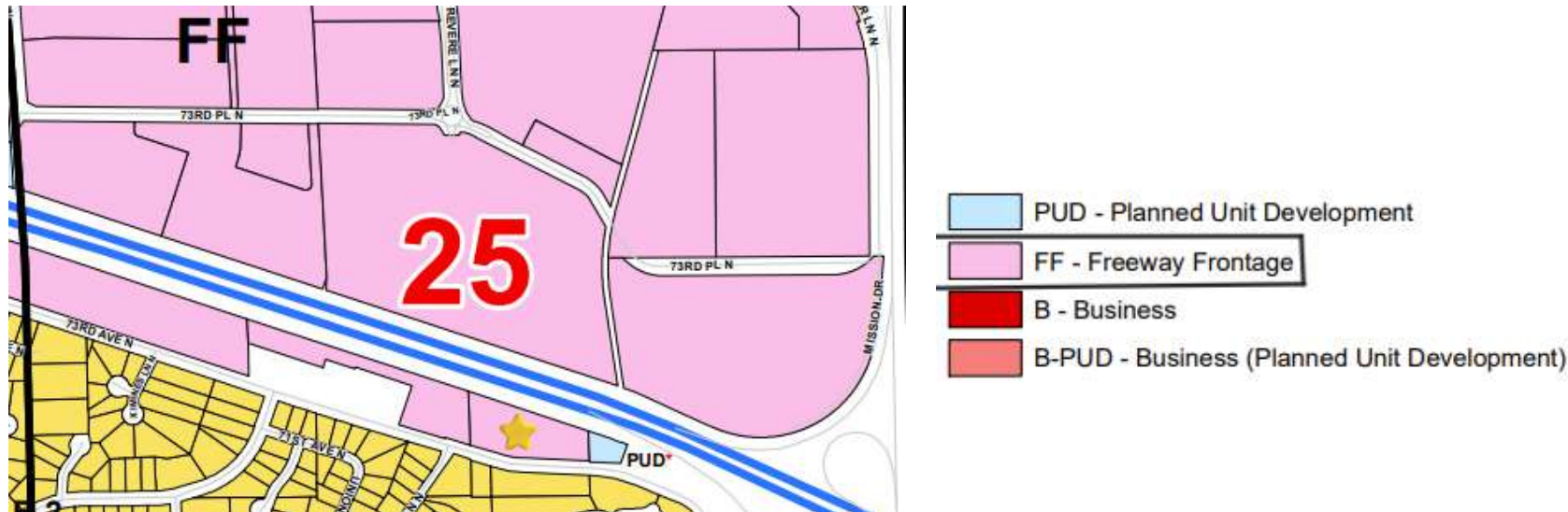
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# ZONING INFORMATION

**10220 73RD AVENUE NORTH**  
MAPLE GROVE, MN 55369



## **FREEWAY FRONTAGE (FF) ZONING INFORMATION**

The Freeway Frontage (FF) district is specifically designed to accommodate and guide development on parcels adjacent to major highway corridors—most notably along Interstate 94 and other freeway segments in Maple Grove. Within the FF zoning district, certain standalone retail uses are restricted; for instance, pure retail operations **such as cannabis dispensaries are not permitted unless they are integrated within multi-activity facilities** (like microbusinesses that include cultivation or processing functions), with the retail component limited to a maximum of 15% of gross floor area. This limitation underscores the district's emphasis on preserving a transportation-centric character rather than becoming purely commercial.

**Permitted Uses:** Office buildings or professional services (e.g., regional corporate, medical, or administrative offices)- Light industrial or logistics-related facilities benefiting from freeway access- Supportive infrastructure: such as utility buildings, vehicle maintenance, or services serving highway traffic

To learn more, please visit: <https://www.maplegrovmn.gov/184/Planning-zoning-maps>

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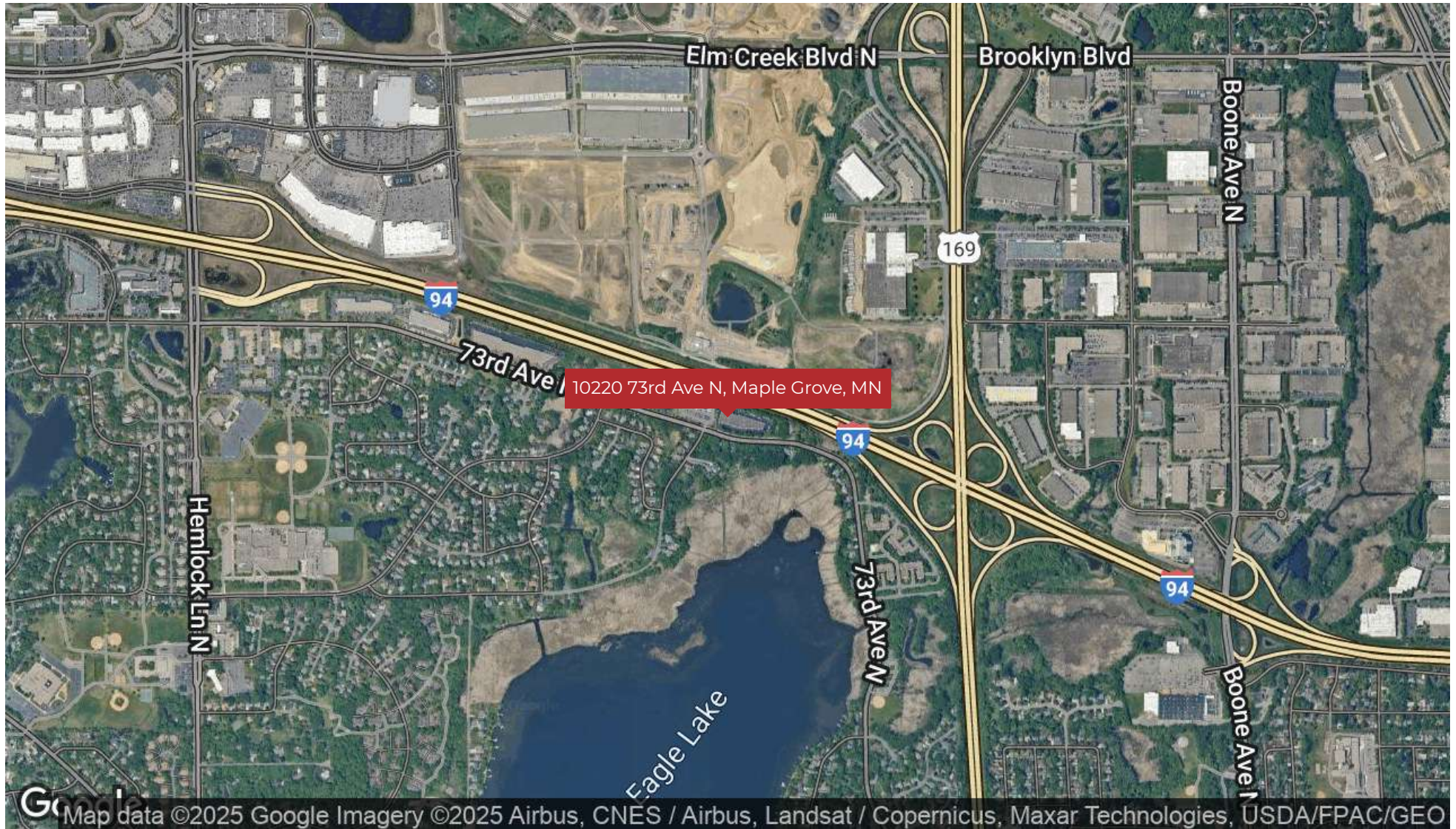
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# REGIONAL MAP

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# MAPLE GROVE

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## **ABOUT MAPLE GROVE**

Maple Grove, Minnesota, is a thriving and fast-growing suburb located just 20 minutes northwest of downtown Minneapolis. Known for its strong economic base, the city is home to a mix of industries, including healthcare, technology, retail, and logistics, with major employers such as Boston Scientific and Great River Energy anchoring the market. Its regional draw is amplified by popular destinations like The Shoppes at Arbor Lakes, numerous dining options, and a variety of entertainment venues that keep the area active year-round.

With excellent freeway access via I-94, I-494, and Highway 169, Maple Grove offers convenient connectivity across the Twin Cities. Its top-rated schools, abundant parks, and steady population growth—now exceeding 70,000 residents—continue to attract both residents and businesses. These strong demographics, combined with high household incomes and a robust job market, make Maple Grove a stable and desirable location for a range of real estate investment opportunities.

To learn more about Maple Grove, please visit: <https://www.maplegrovmn.gov/>

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# DEMOGRAPHICS MAP & REPORT

## 10220 73RD AVENUE NORTH MAPLE GROVE, MN 55369

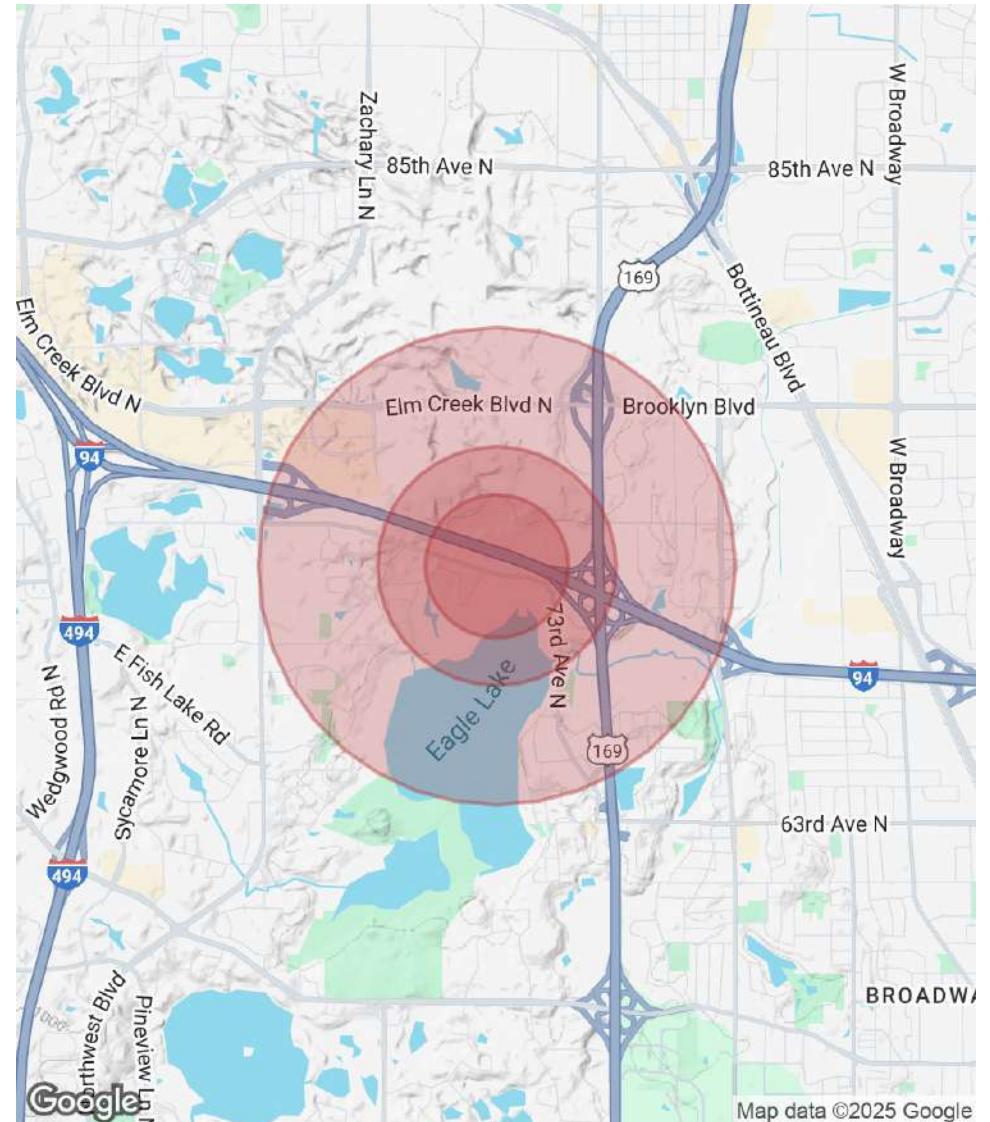
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	217	709	2,635
Average Age	40	40	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	298	1,085
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$156,848	\$155,311	\$143,026
Average House Value	\$441,711	\$438,733	\$404,646

Demographics data derived from AlphaMap



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