



PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

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



PROPERTY DESCRIPTION

Prime office space available in the heart of Maple Grove with ample parking and strong visibility from Hwy 94/694. This former professional office space features a flexible layout with multiple private offices, open work areas, conference room, and restrooms. A total of approximately 4,736 SF is available on the 3rd floor, with the ability to subdivide depending on tenant needs. Lower-level storage space is also available. The space offers abundant natural light with large windows throughout and excellent signage opportunities facing Highway 94. Ideal for professional office users, creative teams, administrative operations, and other service-based businesses.

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:	2,247 - 4,736 SF
Lot Size:	50,094 SF
Building Size:	24,646 SF

SPACES	LEASE RATE	SPACE SIZE
3rd Floor Space	Negotiable	2,247 - 4,736 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](mailto:alange@kwcommercial.com)

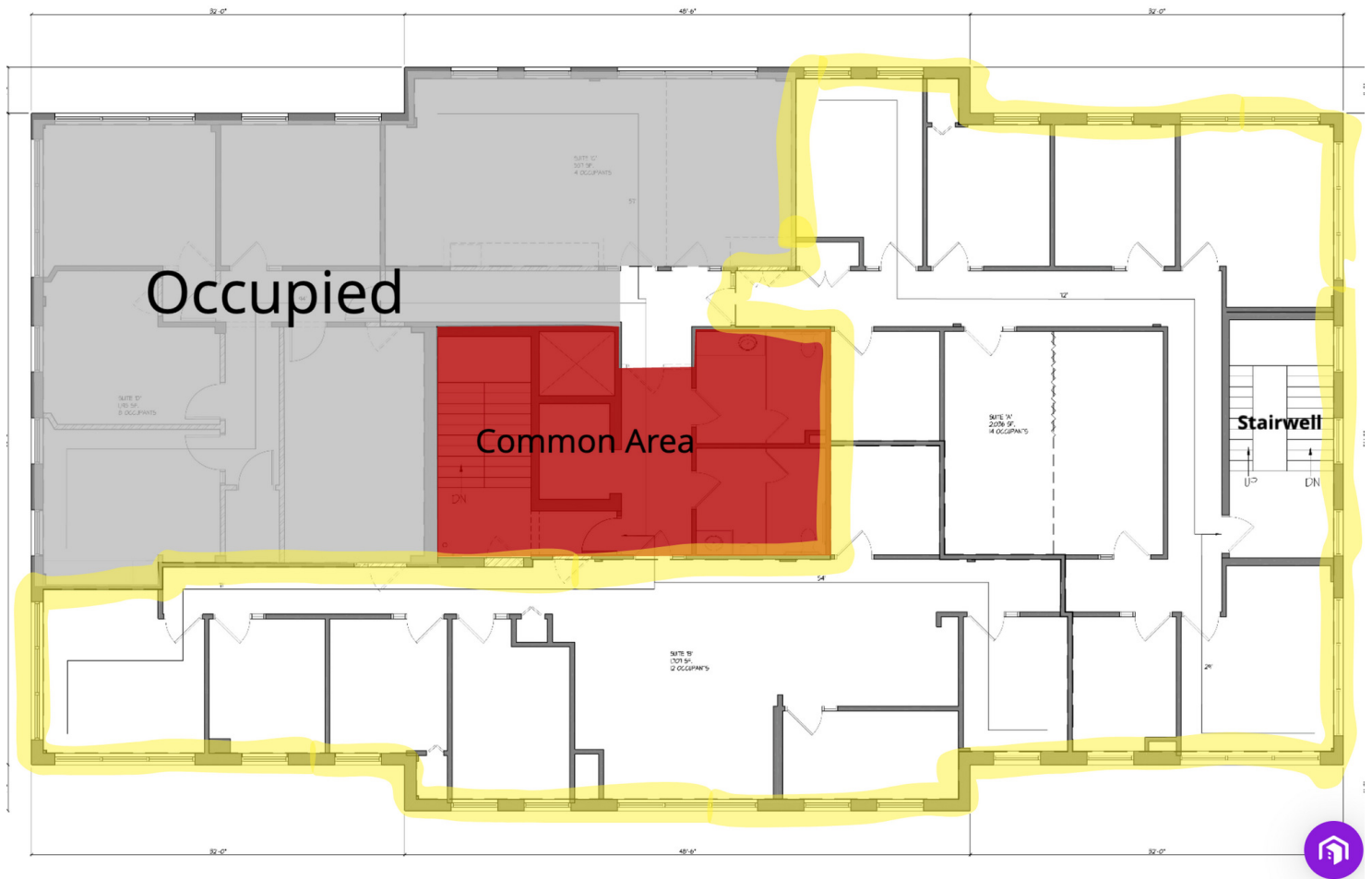
**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)

## OFFICE FOR LEASE

# PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

13601 80th Circle North 3rd Level Floor Plan



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

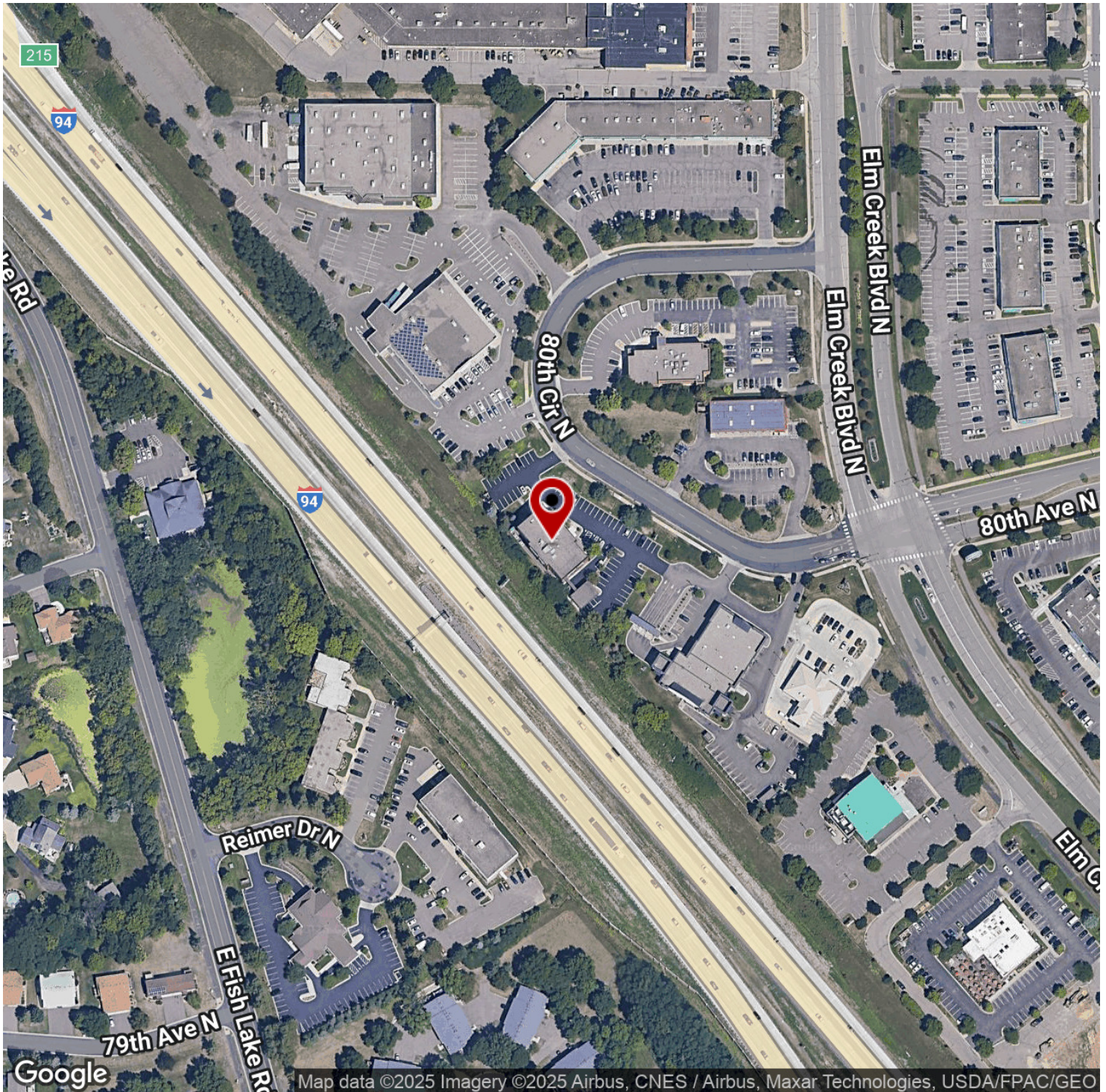
Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)



## 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](mailto:alange@kwcommercial.com)

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

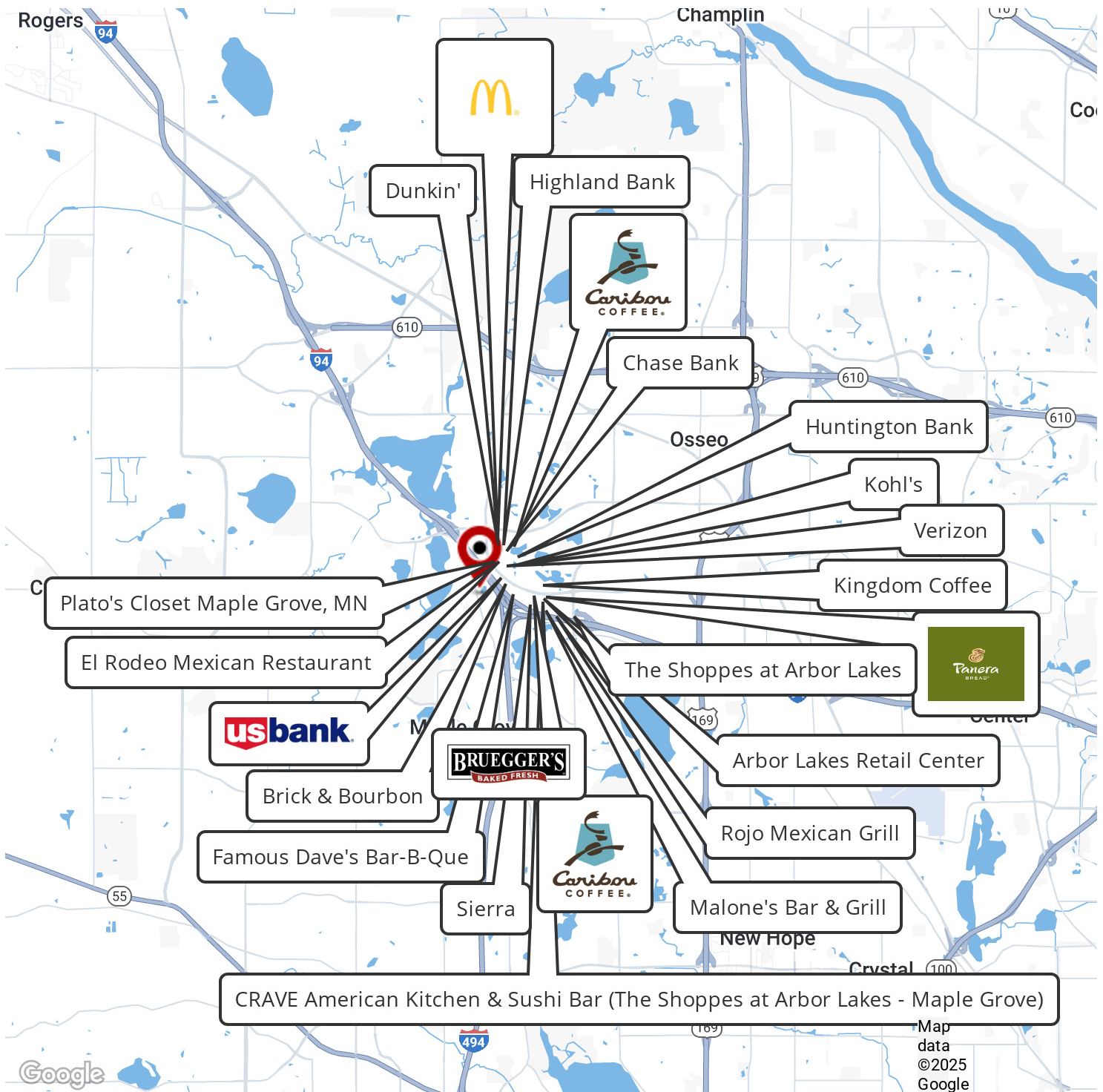
Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)



## 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

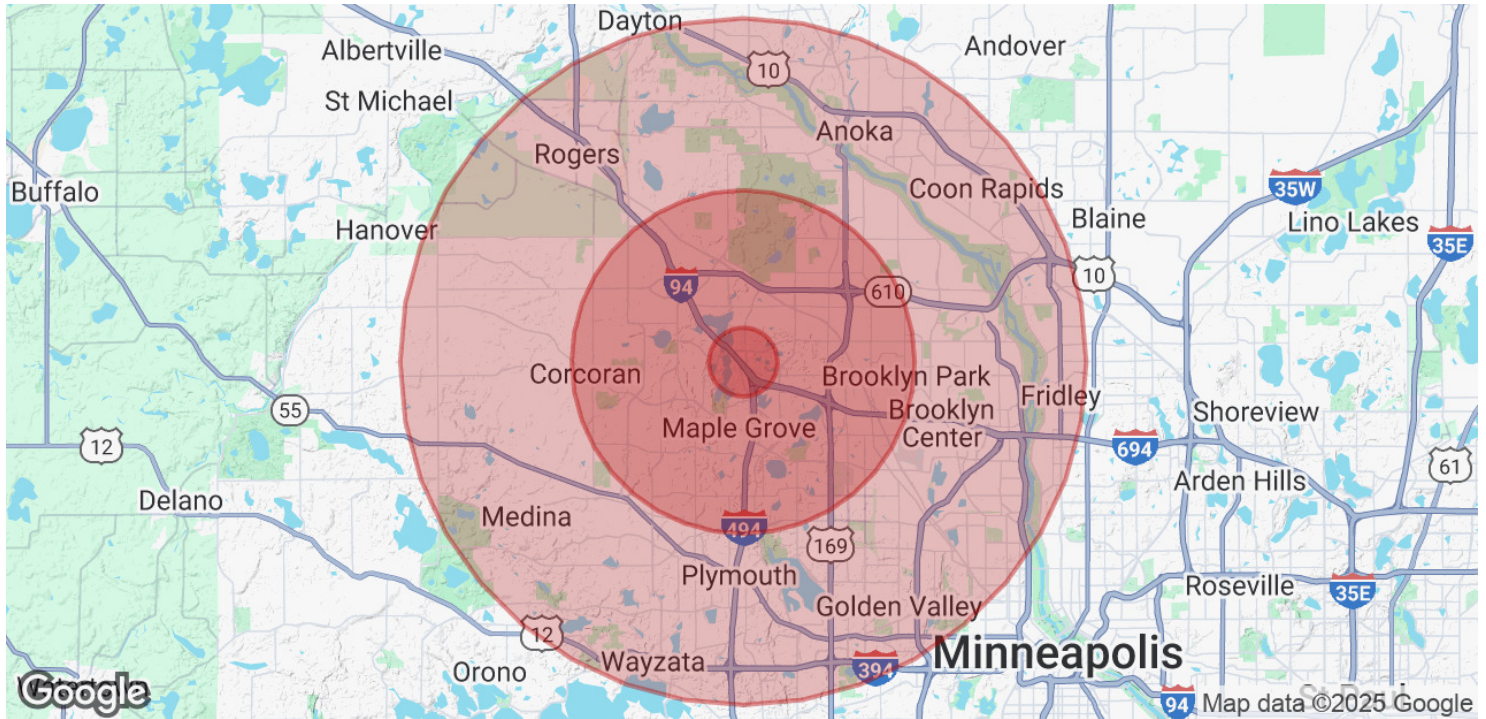
**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)

## OFFICE FOR LEASE

### 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

Each Office Independently Owned and Operated [creativepropertypros.com](http://creativepropertypros.com)