

**FOR SALE**  
**2,165 SF Office Condo**



**FEATURES:**

- 2,165 SF Two Story Office Condo - FOR SALE in Maple Grove, MN.
- High end upgrades throughout including wood floors & trim.
- Unique office condo with beautiful home decor finishes.
- Perfect for any small business looking to own!
- Great location near I-94 & Hemlock in Maple Grove, MN.

**Sale Price**  
**\$454,650**

2024 Association Dues- \$468.60 / mo.  
2024 Proposed Taxes - \$9,737.51



**Main Level:**

- ▲ Includes Reception Desk & Waiting Area, 2 Work Stations, File / Work Room, Open Office Area in Back, along with private office in back area.
- ▲ Unisex Bathroom & two entrances (Front & Back).

**Upper Level:**

- ▲ Large Executive Office suite with built in shelving, desk & small side table area, kitchenette & shelving for tv.
- ▲ Small private office area.
- ▲ Workstation area.

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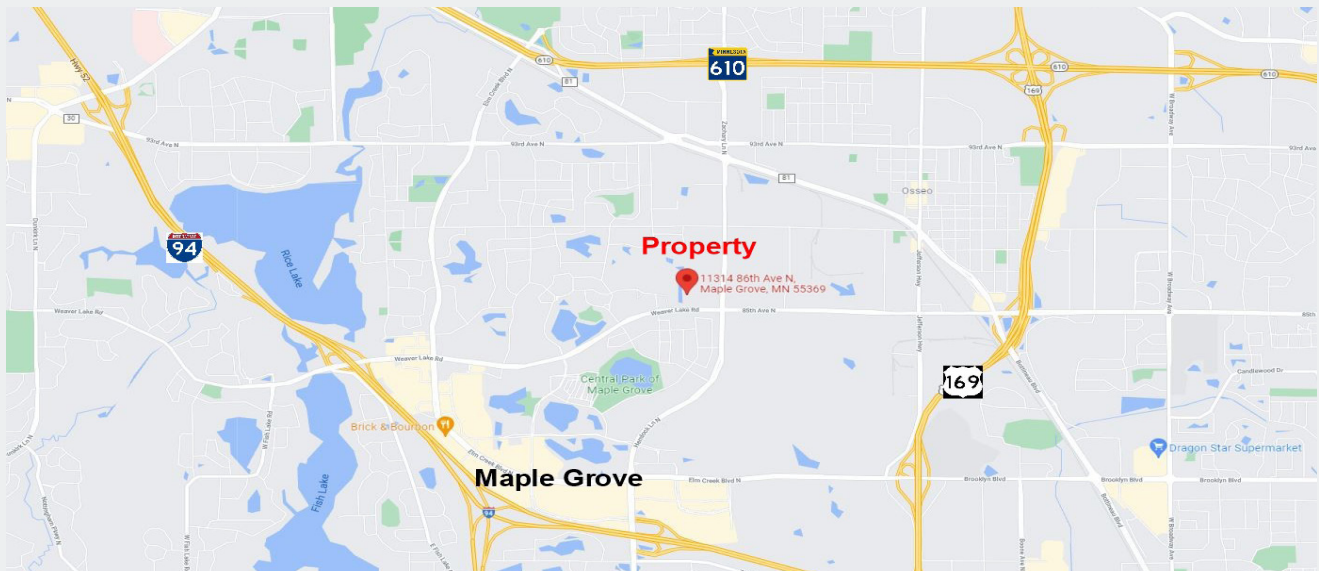
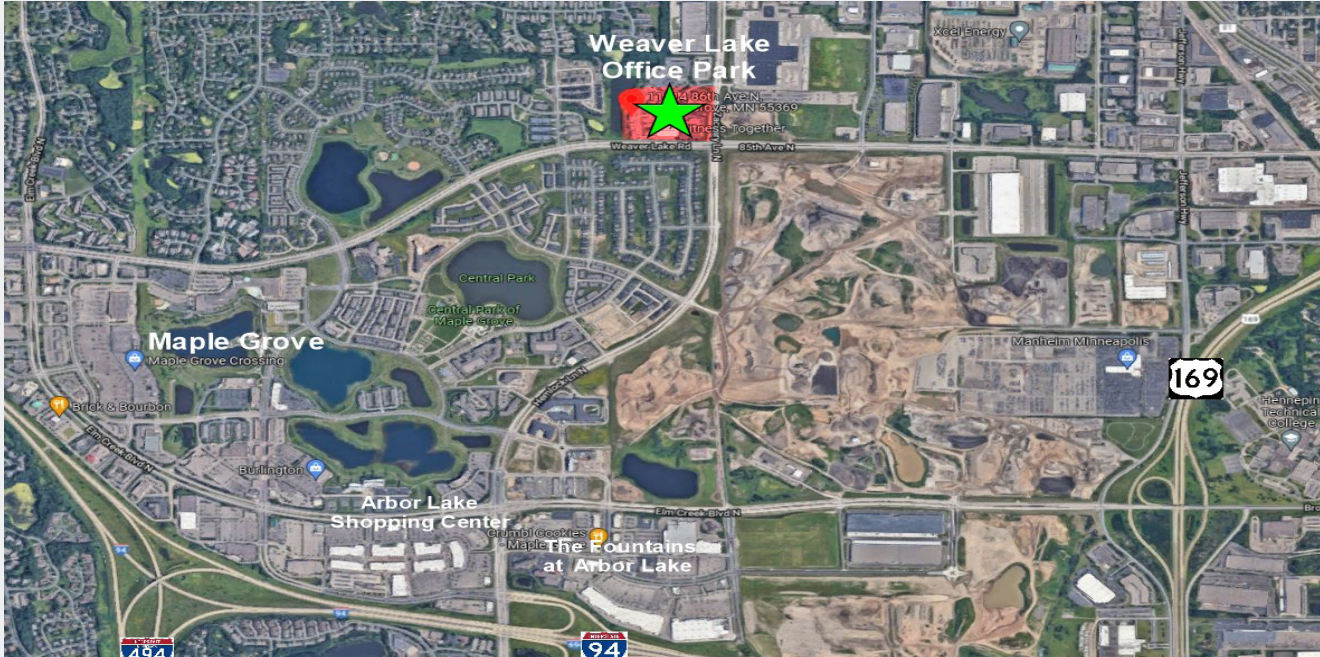
**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

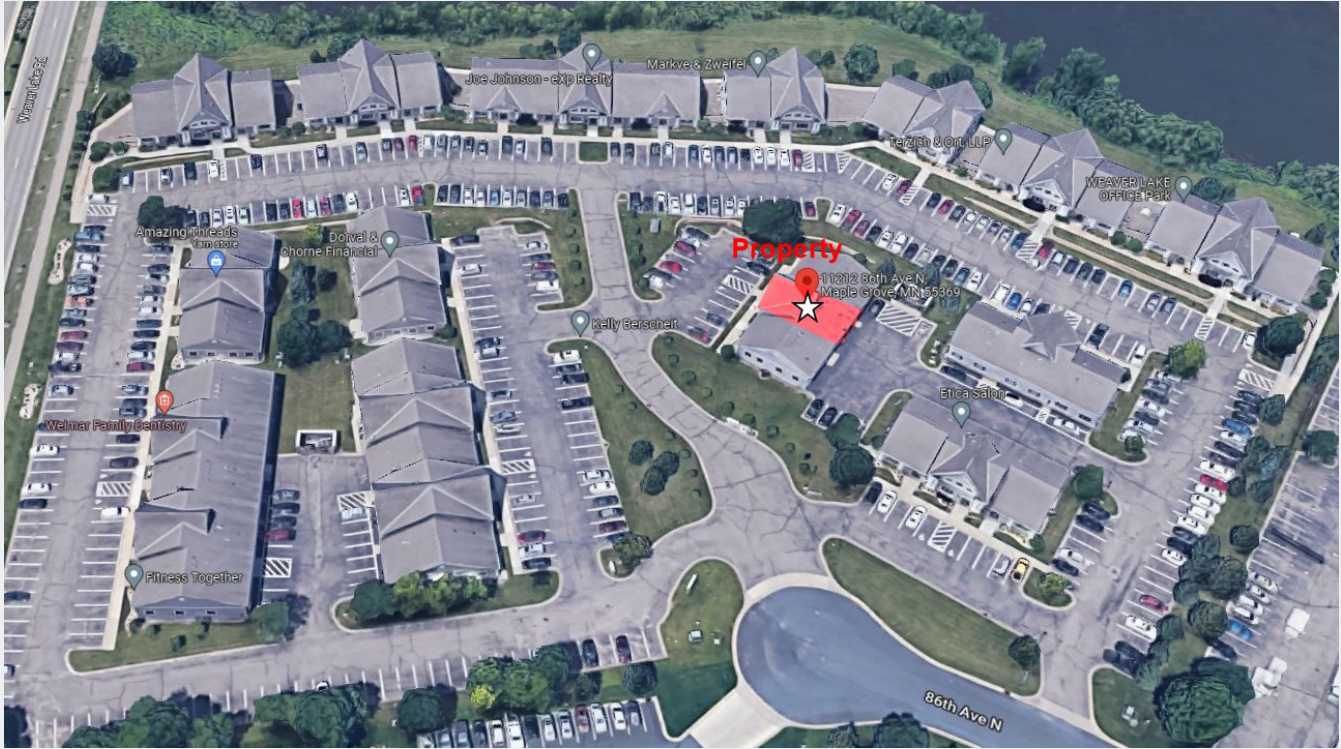
**AERIAL & MAP**

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## SITE PLAN

**FOR SALE**  
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[www.arrowcos.com](http://www.arrowcos.com)



# Weaver Lake Office Park

11212 86th Ave N  
Maple Grove, MN 55369

## PROPERTY FACTS

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<b>BUILDING SIZE</b>	1,536 SF - Main Level <u>629 SF - Upper Level</u> 2,165 Total SF
<b>YEAR BUILT</b>	2004
<b>ASSOCIATION</b>	Weaver Lake Office Park
<b>PID #</b>	14-119-22-44-0048 (Hennepin County)
<b>ZONING</b>	Commercial Preferred
<b>CONSTRUCTION</b>	Wood Framed with Brick
<b>HEATING &amp; COOLING</b>	Multiple zones for heating & cooling
<b>2024 ASSOCIATION DUES</b>	\$468.60 / per month
<b>2024 REAL ESTATE TAXES</b>	\$9,737.51
<b>UTILITIES</b>	\$233.00 / mo. (Excel) - \$19.00 / mo. (Centerpoint) - \$80.00 / Qtr. (City Water)

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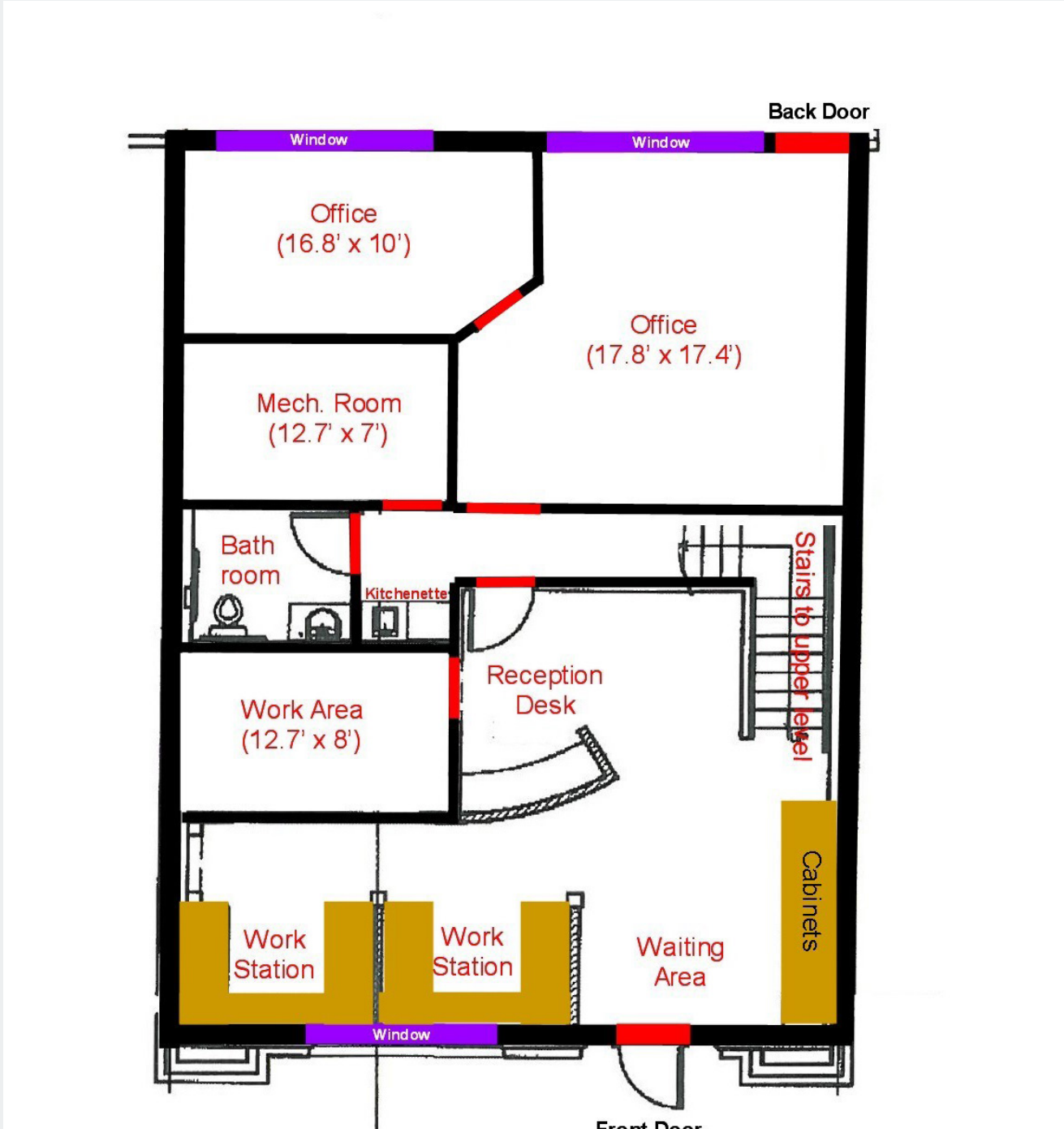
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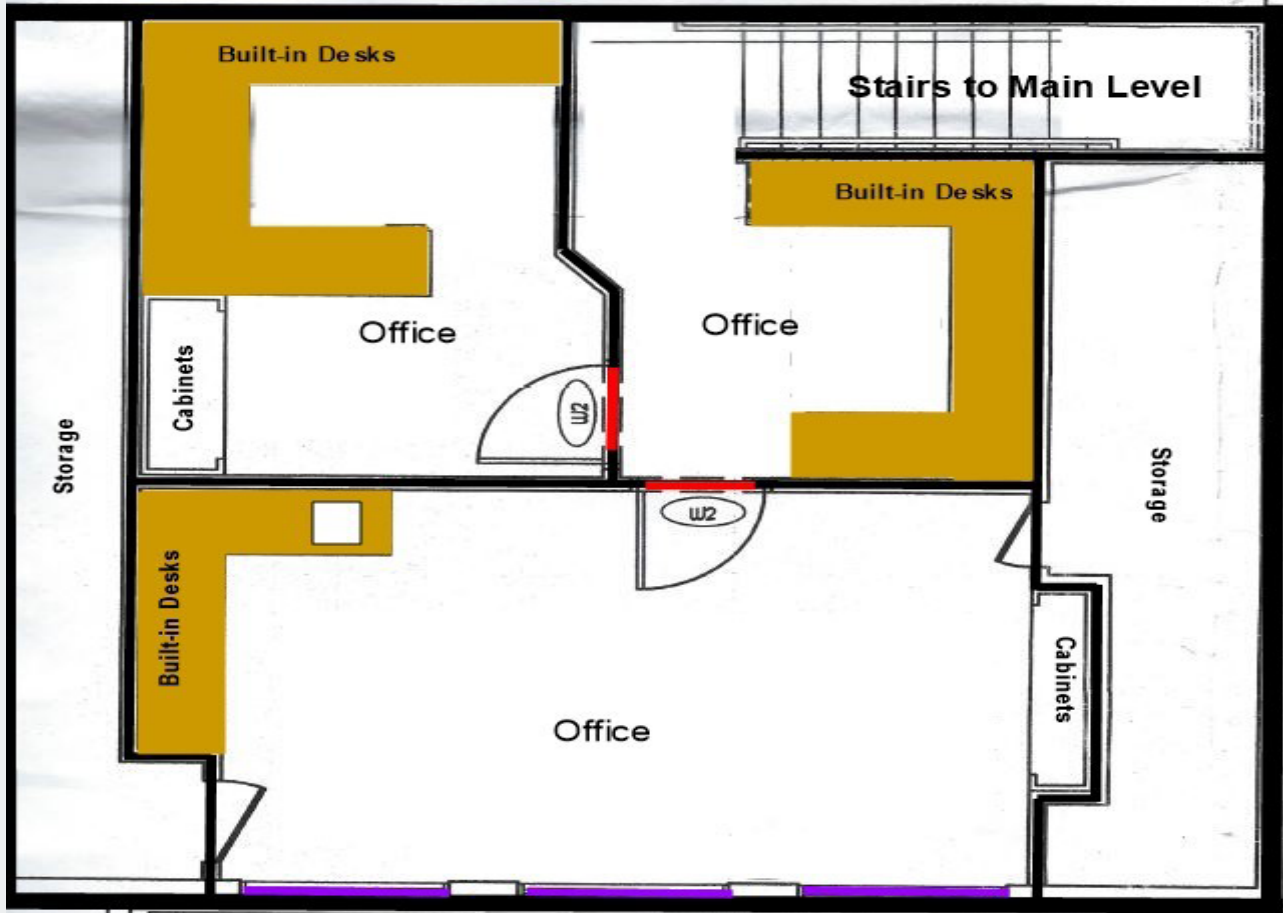
**FLOOR PLAN  
MAIN LEVEL**

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**FLOOR PLAN  
UPPER LEVEL**

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**PHOTO GALLERY**

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Reception Desk Area



Waiting Area



Front Work Stations



Copy / File Room



Open Back Area



Back Office Area

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**PHOTO GALLERY  
LOWER LEVEL**

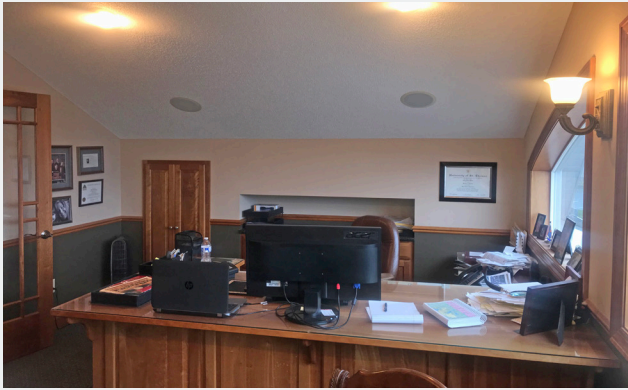
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Upper Level Executive Office



Upper Level Executive Office



Upper Level Executive Office



Upper Level Executive Kitchenette



Upper Level Office



Upper Level Workstation

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**CITY INFORMATION**

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**CITY OF MAPLE GROVE**

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.

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.

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.

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.

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.

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