



Office / Warehouse

11600 96th Ave. N.
Maple Grove, MN 55369

FOR LEASE
14,423 SF Office / Warehouse Space



FEATURES:

- 14,423 SF Office / Warehouse in Maple Grove ,MN.
- 13 - 15 private offices with windows, 1 Large Conf. Room & 1 Sm. Conf Room, 2 cubicle areas, 2 bathrooms, reception desk video room with hardwood floors.
- Warehouse includes 18' clear ht., 2 Drive In Doors & 1 shared dock area.
- Great location near 610 in Maple Grove!

Lease Rate
\$9 / psf (Office)
\$5 / psf (Warehouse)
\$3.50 / psf (Tax & Cam)



- Overview 1
- Aerial Maps 2
- Property Facts 3
- Floor Plan 4
- Photo Gallery 5
- City Info 6




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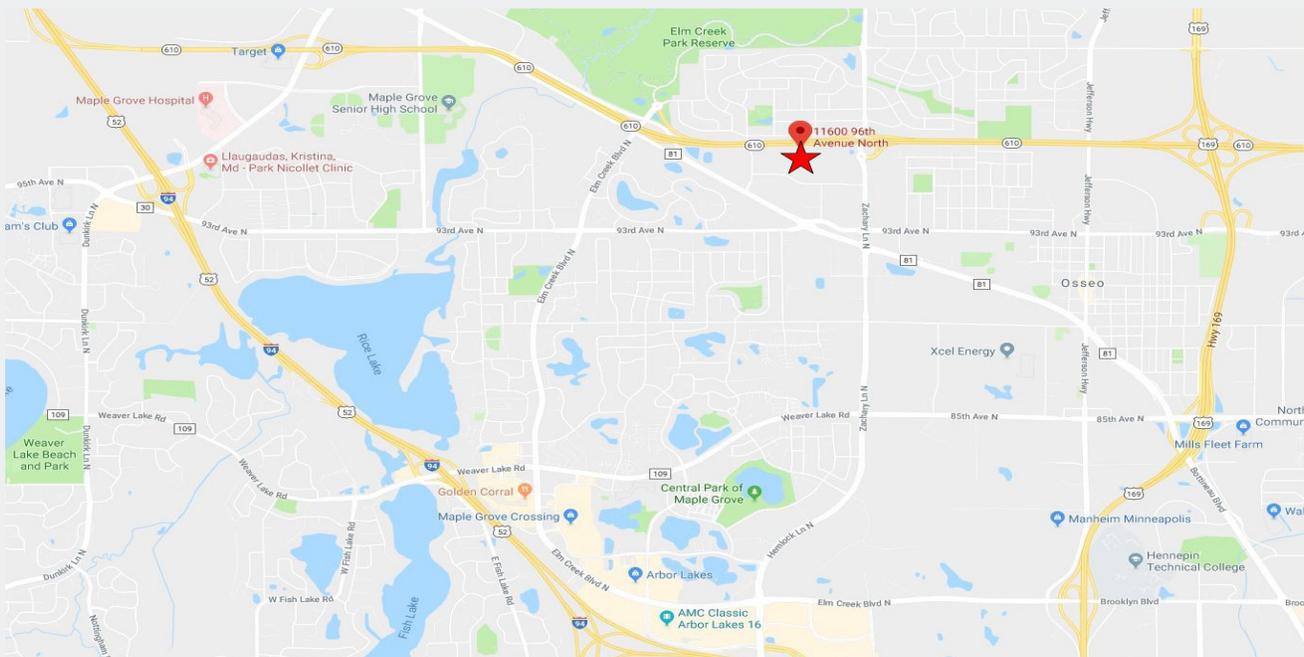
Contact
 Phone: 763.424.6355
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Arrow Companies
 7365 Kirkwood Court N. Suite 335
 Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	14,423 SF (10,518 SF Office / 3,905 SF Warehouse)
YEAR BUILT	2000
BUILDING TYPE	Masonry
LEASE RATES	\$9.00 / psf (Office) \$5.00 / psf (Warehouse)
2018 REAL ESTATE TAXES & CAM	Tax & Cam - \$3.50 / psf
PARKING	Ample Parking
DRIVE IN / DOCKS	2 Drive In Door (12' x 14' & 10' x 12') / 1 Dock (8' x 10')
OFFICE AREA	Includes 14 offices (13 offices with windows), 1 large conf. room, 1 small conf. room, 2 storage rooms, mail room, break room, server room with HVAC, 2 cubicle areas, 2 bathroom areas, reception area with reception desk, and production / video room with hardwood floors.
WAREHOUSE AREA	Open area with racking available. Make up air in warehouse.
BUILDING HEIGHT	18' Clear Height

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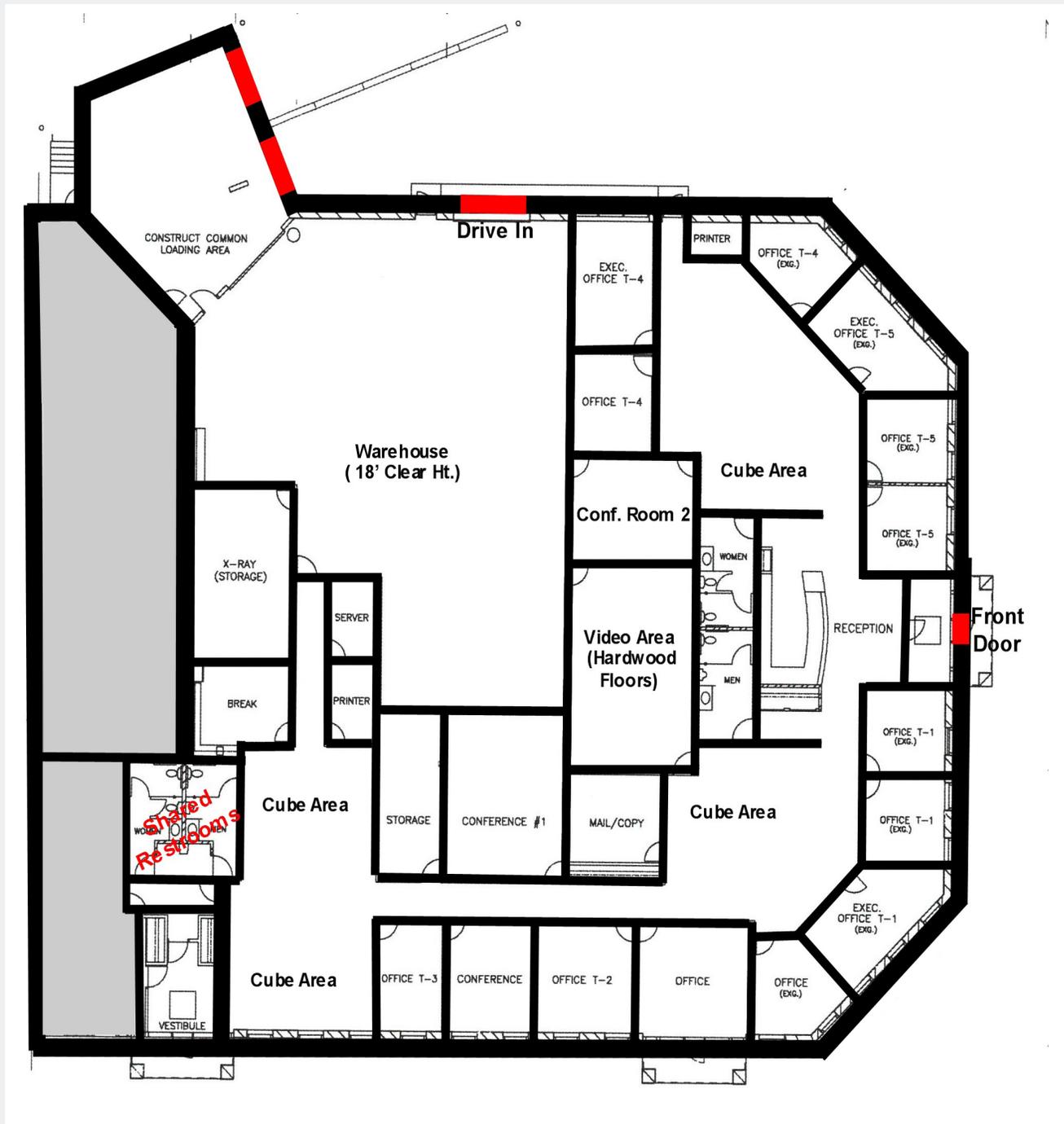
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FLOOR PLAN

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PHOTO GALLERY

FOR LEASE
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Reception Desk



Executive Office



Conference Room



Break Area / Office



Back View



Warehouse View

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 162,868 2017 (Estimate) - 174,473 2020 (Projection) - 185,342 <i>*CoStar Data</i></p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2017 (Estimate) - \$94,575 <i>*CoStar Data</i></p>
<p>TRAFFIC</p>	<p>Zachary Lane - 14,533 vehicles per day County Rd 81 - 16,135 vehicles per day <i>*CoStar Data</i></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>

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