

FOR LEASE
2,165 SF Office Condo



FEATURES:

- 2,165 SF Two Story Office Condo - FOR LEASE 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!
- Great location near I-94 & Hemlock in Maple Grove, MN.

Lease Rate:
\$16.50 / psf NNN

Cam - \$2.60 / psf
Tax - \$4.50 / psf



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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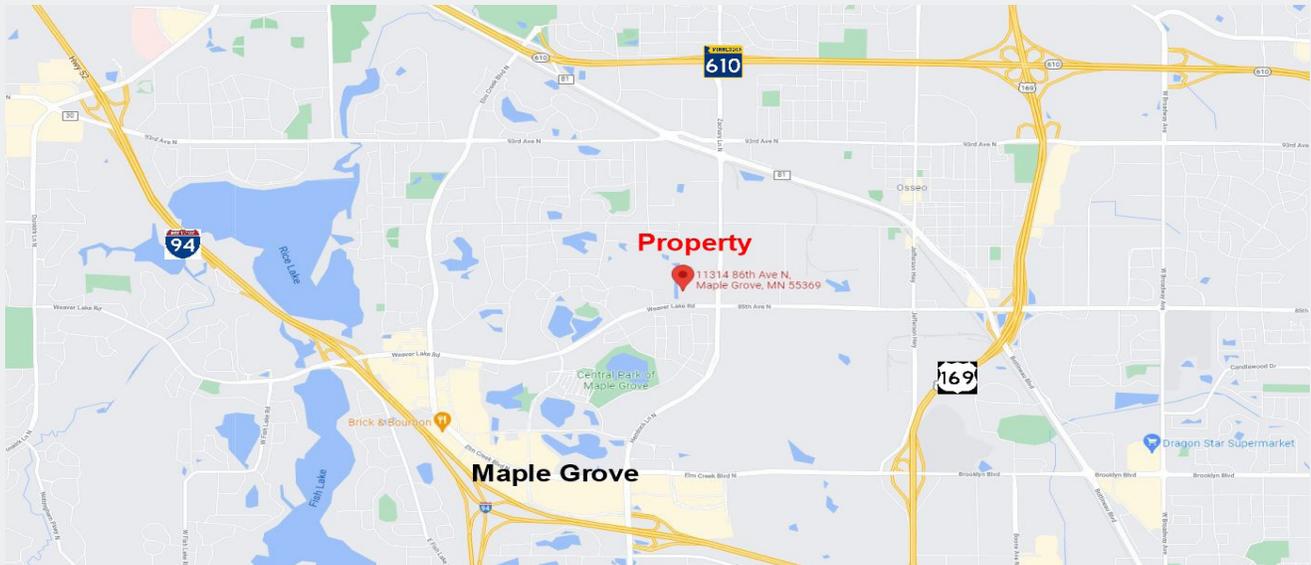
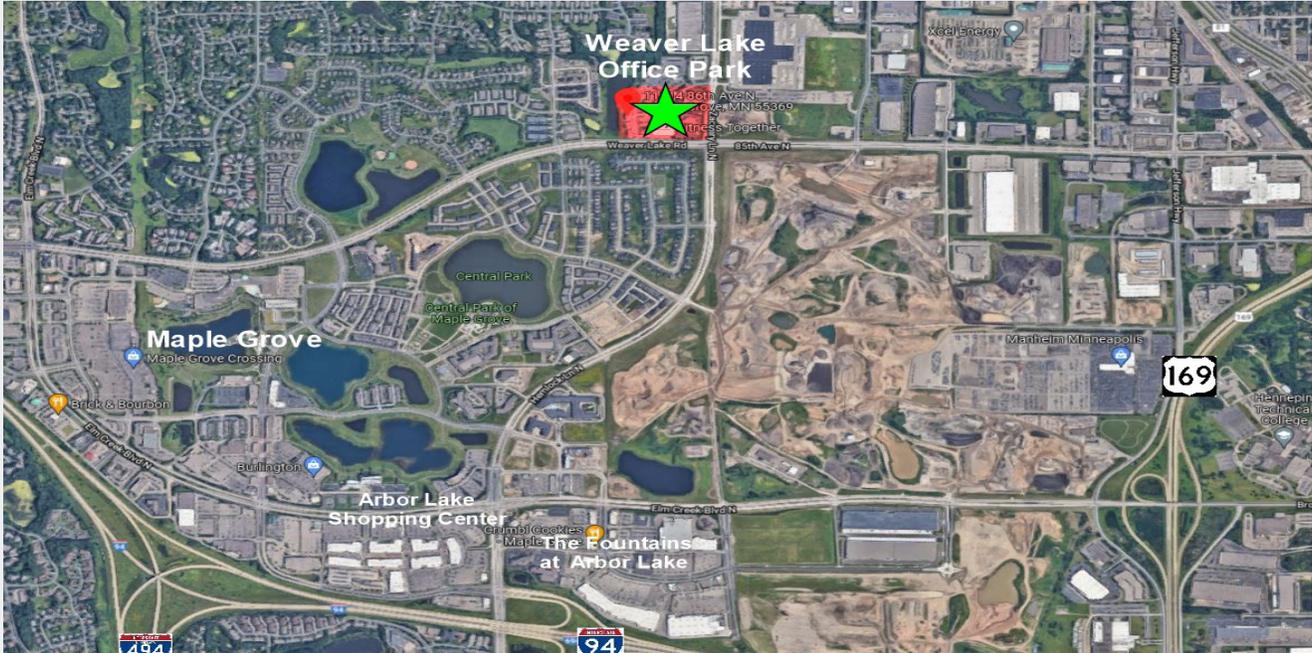
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Arrow Companies
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Maple Grove, MN 55369

AERIAL & MAP

FOR LEASE
2,165 SF Office Condo



Contact

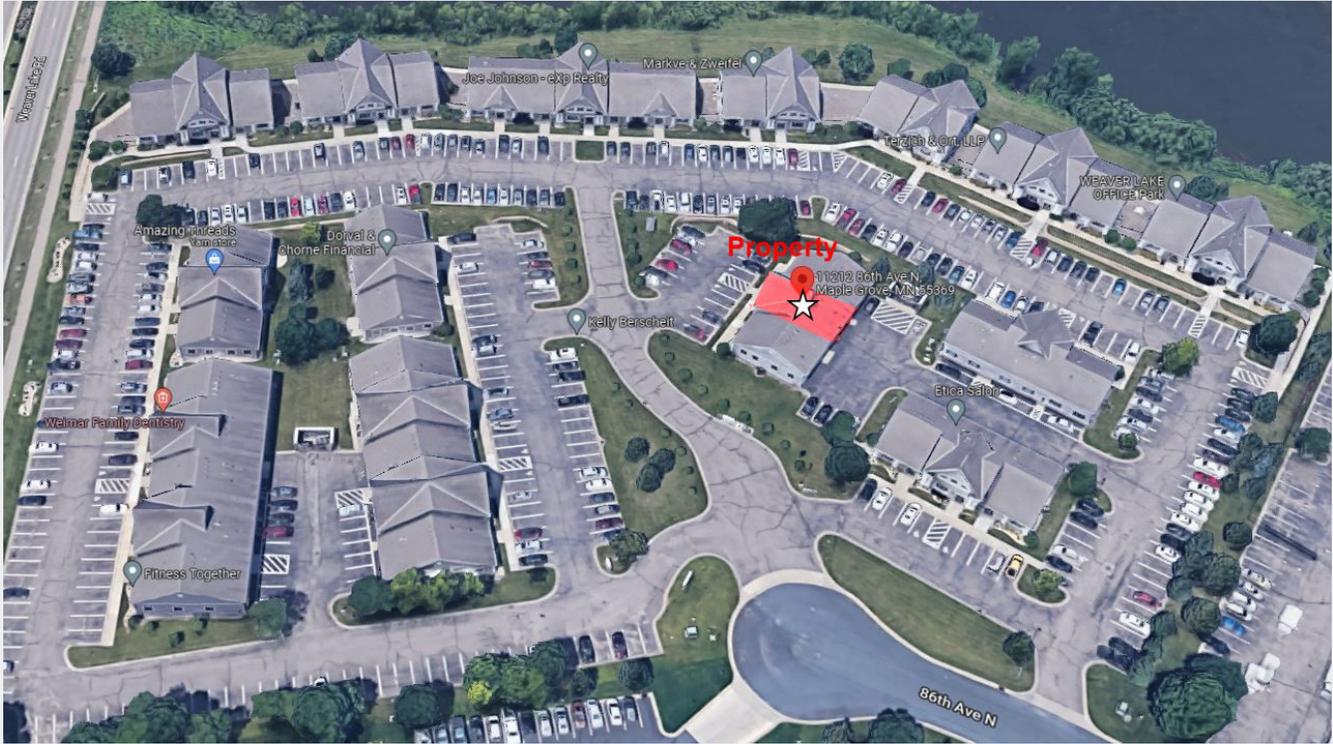
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SITE PLAN

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Weaver Lake Office Park

11212 86th Ave N
Maple Grove, MN 55369

PROPERTY FACTS

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

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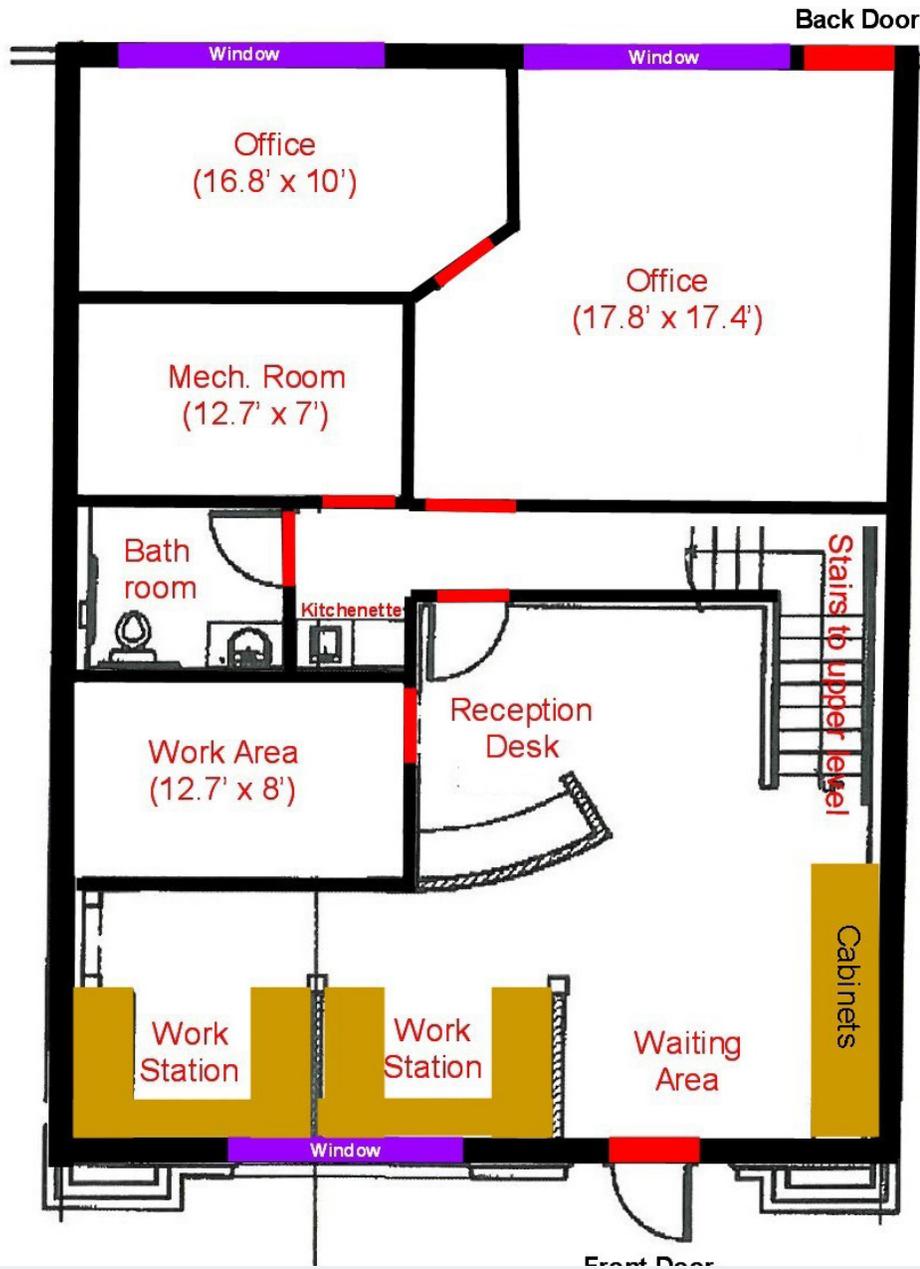
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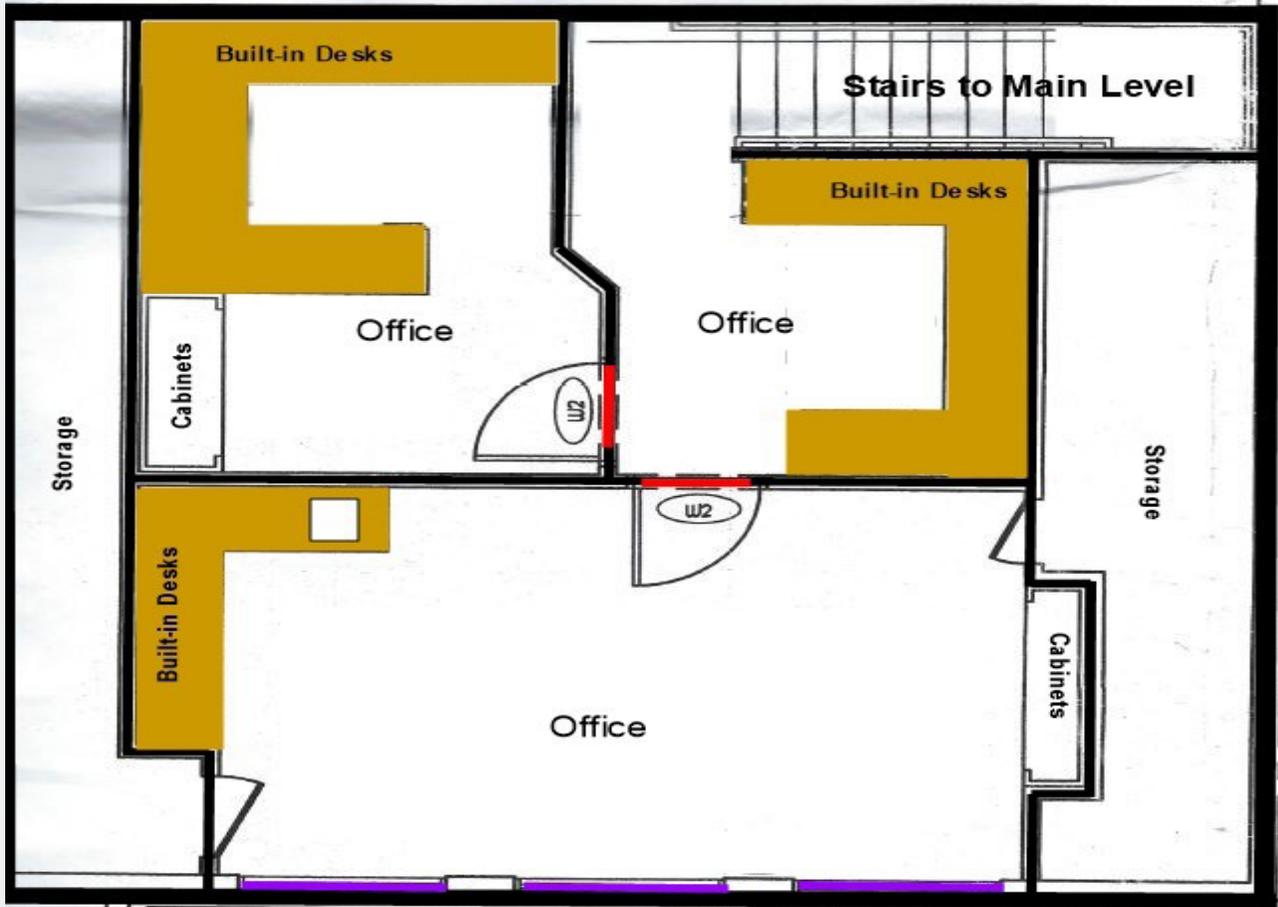
**FLOOR PLAN
MAIN LEVEL**

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**FLOOR PLAN
UPPER LEVEL**

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PHOTO GALLERY

FOR LEASE
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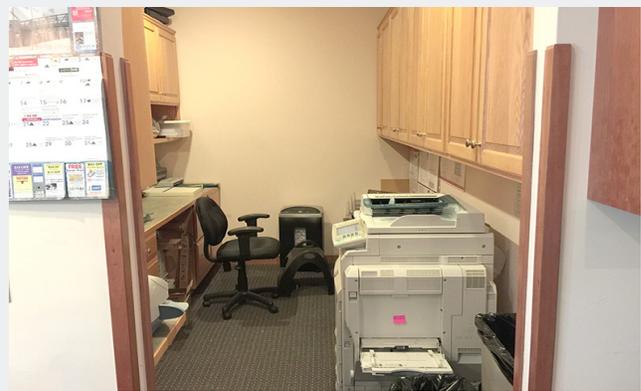
Reception Desk Area



Waiting Area



Front Work Stations



Copy / File Room



Open Back Area



Back Office Area

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**PHOTO GALLERY
LOWER LEVEL**

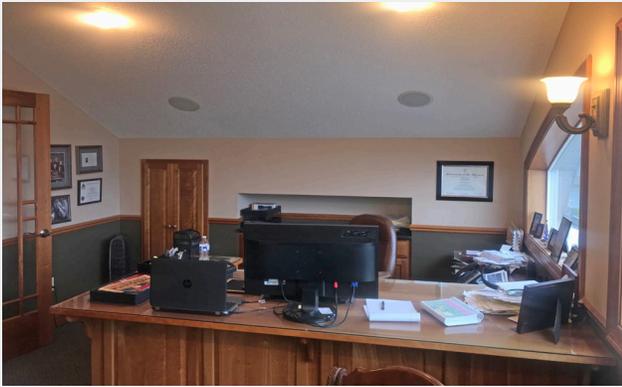
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Upper Level Executive Office



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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