



Lakeway Office Park  
 7032 East Fish Lake Rd.  
 Maple Grove, MN 55369

**FOR LEASE**  
**1,328 SF Office Condo**



**FEATURES:**

- 1,328 SF Office Condo - FOR LEASE in Maple Grove, MN.
- Includes 5 offices, kitchen area, bathroom & copy / fax area.
- Lower level courtyard entrance or stairway entrance from main level.
- Great for any small business!
- Great location near I-94 & Weaver Lake Road in Maple Grove, MN.

**Lease Rate:**  
**Negotiable**  
 Tax & Cam - \$3.53 / psf  
 \*\* Utilities separately metered



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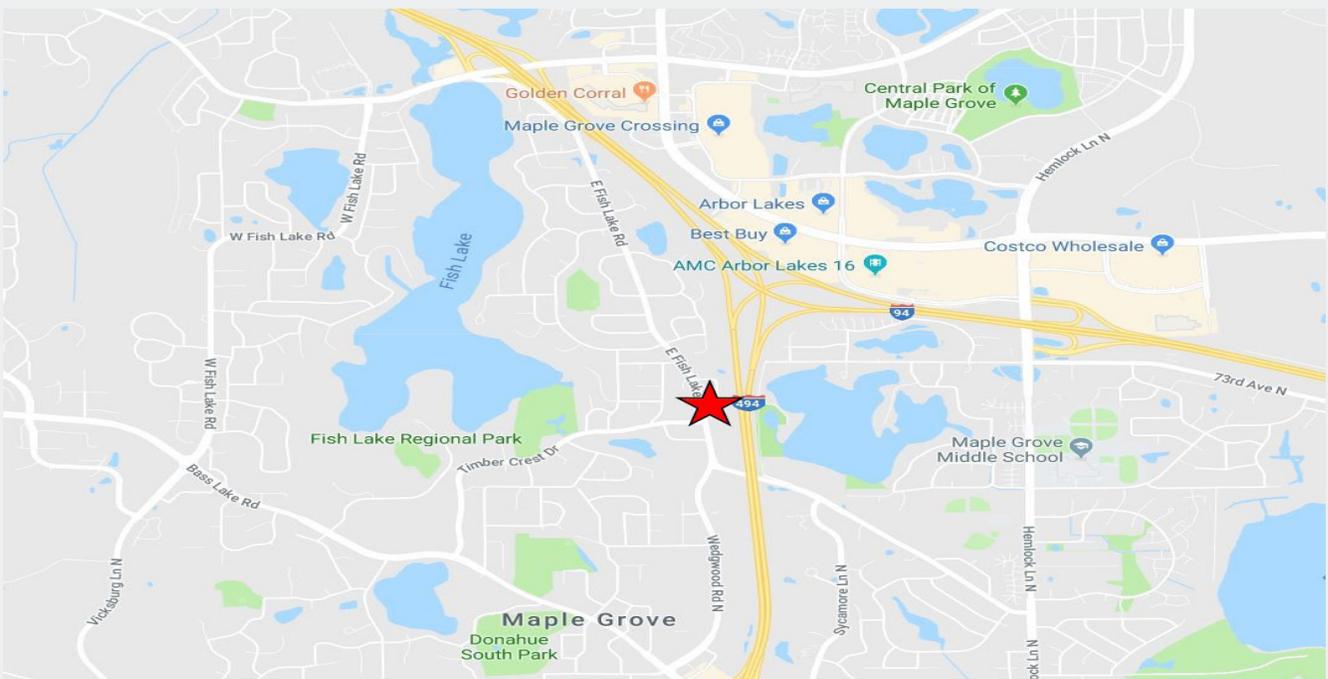
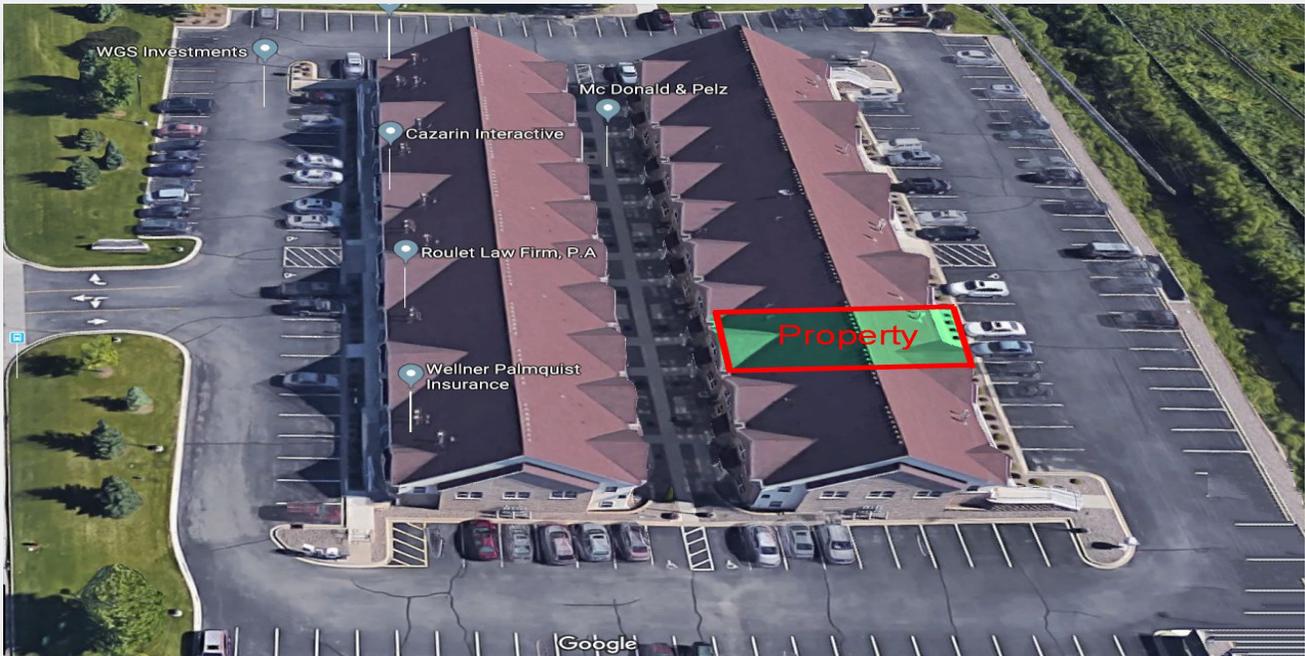


  
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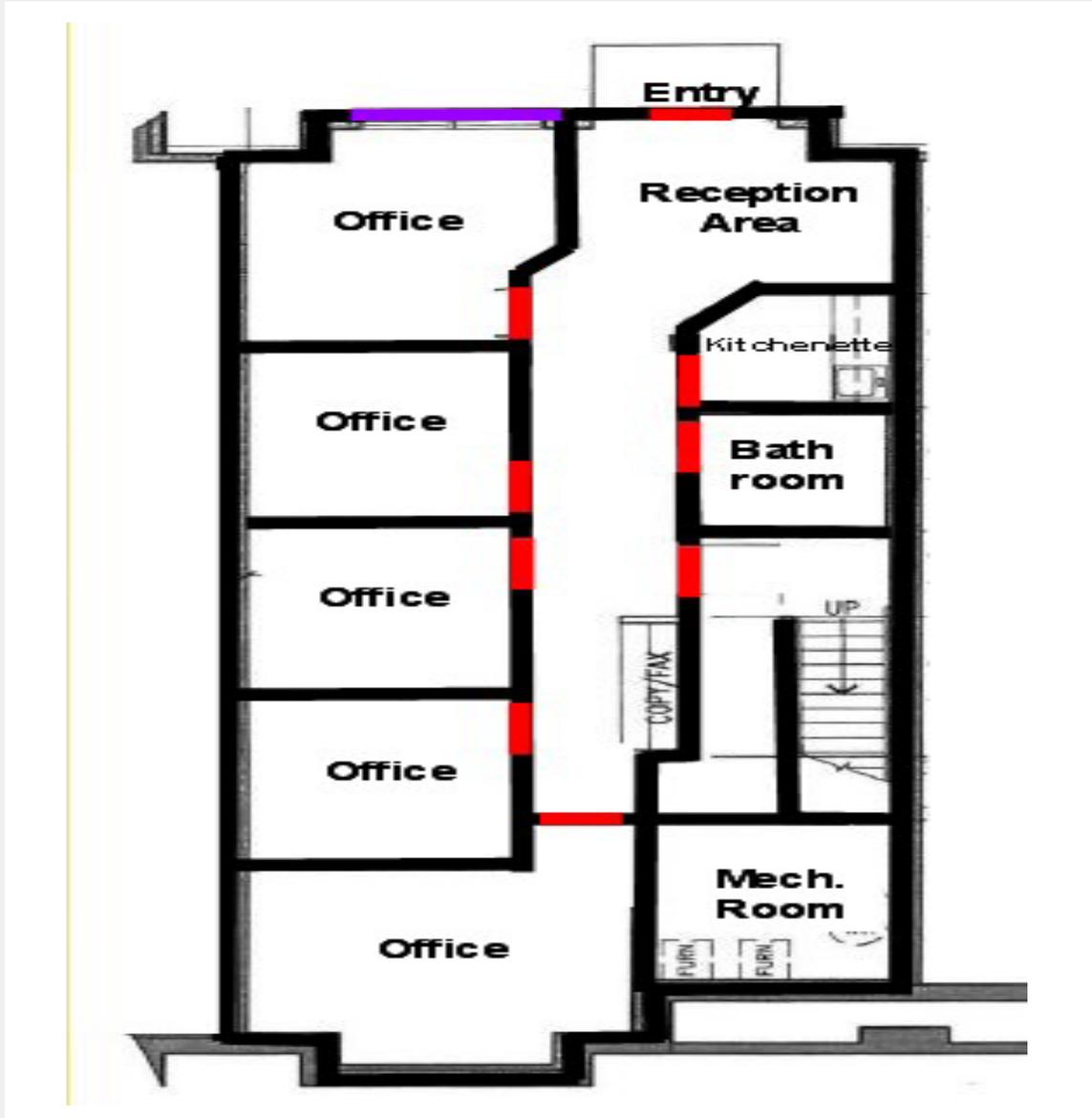
AERIAL & MAP

**FOR LEASE**  
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FLOOR PLAN

FOR LEASE  
1,328 SF Office Condo



**DIMENSIONS**

**FOR LEASE**  
**1,328 SF Office Condo**

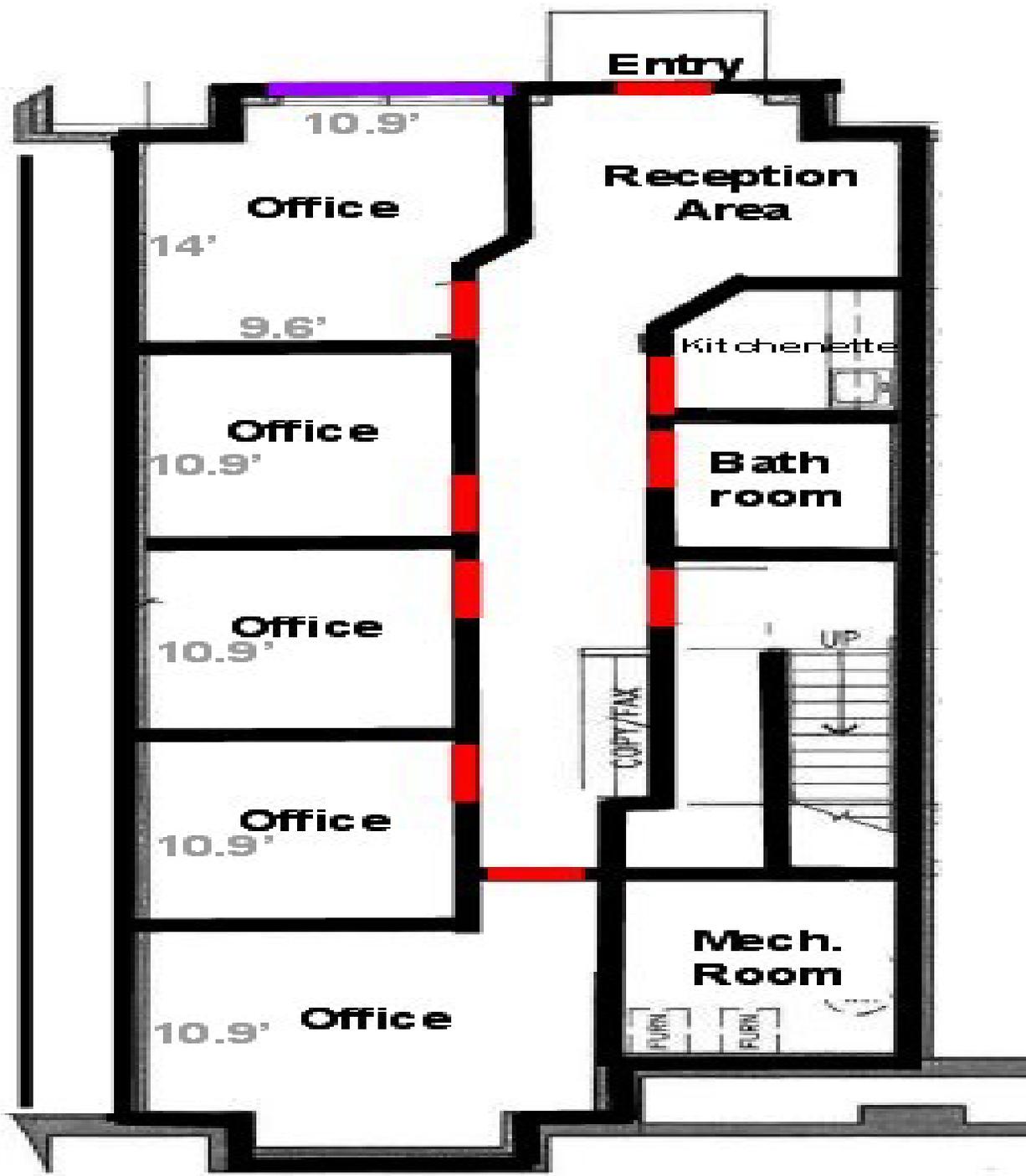


PHOTO GALLERY

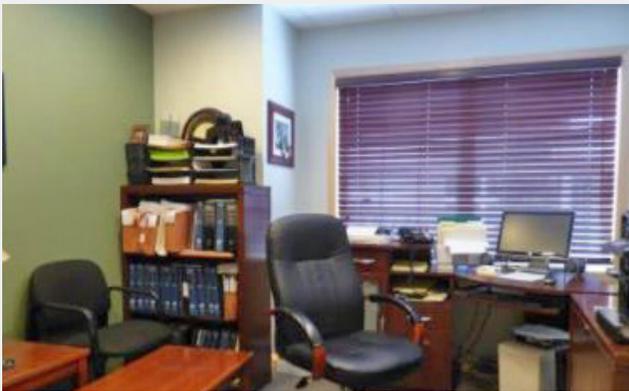
FOR LEASE  
1,328 SF Office Condo



Courtyard Front



Courtyard



Office



Office



Front View



Parking



CITY INFORMATION

FOR LEASE  
 1,328 SF Office Condo

<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 163,691          2018 (Estimate) - 182,170          2023 (Projection) - 190,553</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2018 (Estimate) - \$106,904</p>
<p>TRAFFIC</p>	<p>I-494 - 81,000 vehicles per day          East Fish Lake Road - 8,000 vehicles per day</p>
<p>CITY OF MAPLE GROVE</p>	<p><b>M</b>aple 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>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>