



# Weaver Lake Office Park

11316 - 11318 86th Ave N

Maple Grove, MN 55369

**FOR SALE**  
**6,667 SF Office Condo**



### FEATURES:

- 6,667 SF Office Condo - FOR SALE.
- Two Level unit with Tenant occupying main level (Rent Roll Available).
- End cap unit providing natural light for many offices.
- Lower Level is currently vacant & available to lease.
- Great location near I-94 & Hemlock in Maple Grove, MN.

### SALE PRICE:

**\$825,000**

Association Dues- \$1,170 / month  
Taxes - \$22,495.54 (2019)

### Main Level:

- ▲ 8 offices with windows, 3 interior offices, kitchen, 2 bathrooms & front reception desk & waiting area.
  - ▲ High end finishes throughout!
- Tenant occupies entire main level.

### Lower Level:

- ▲ 7+ offices, 2 Large open areas for cubes, reception desk, kitchen / work room and two bathrooms
- ▲ Kitchen area includes high end cherry finishes.
- ▲ Entire back wall and end cap has windows providing great light!

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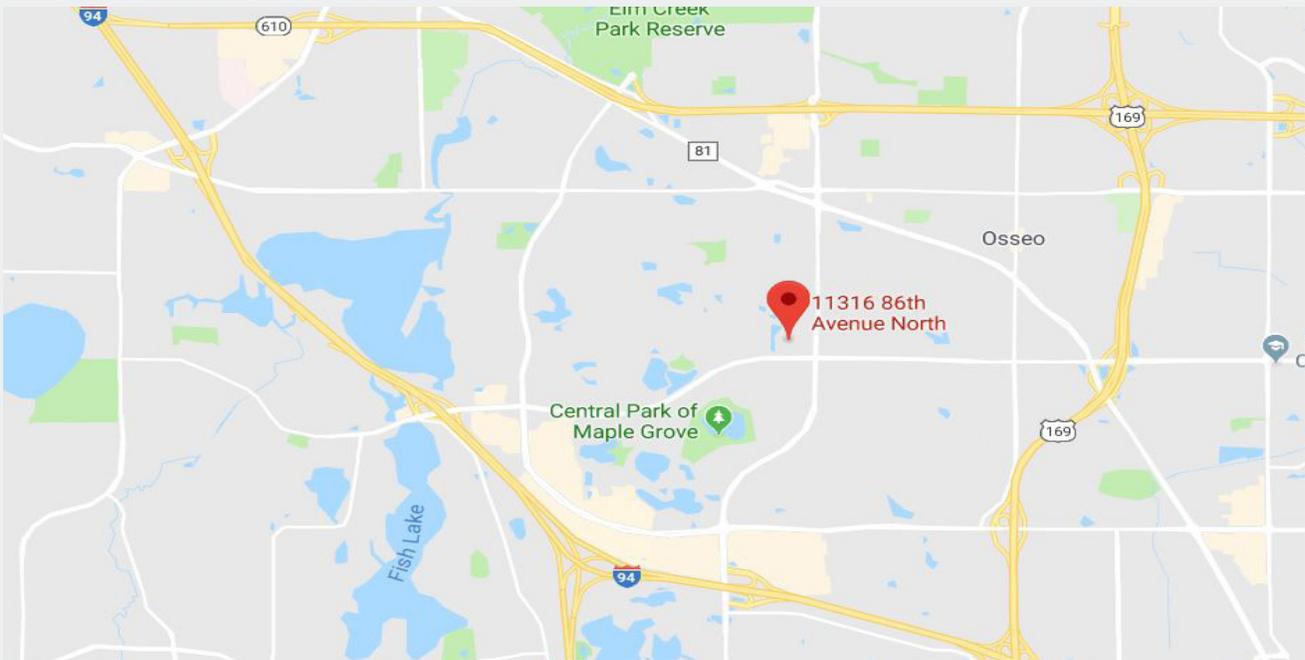
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**AERIAL & MAP**

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### PROPERTY FACTS

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BUILDING SIZE	3,275 SF - Main Level <u>3,392 SF - Lower Level</u> 6,667 Total SF
YEAR BUILT	2003
ASSOCIATION	Weaver Lake Office Park
PID #	14-119-22--44-0060
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed with Brick
HEATING & COOLING	Multiple zones for heating & cooling
RENT ROLL	Available upon request (Entire Main Level is leased).
ASSOCIATION DUES	\$1,170.00 per month
2019 REAL ESTATE TAXES	\$22,495.54

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#### Arrow Companies

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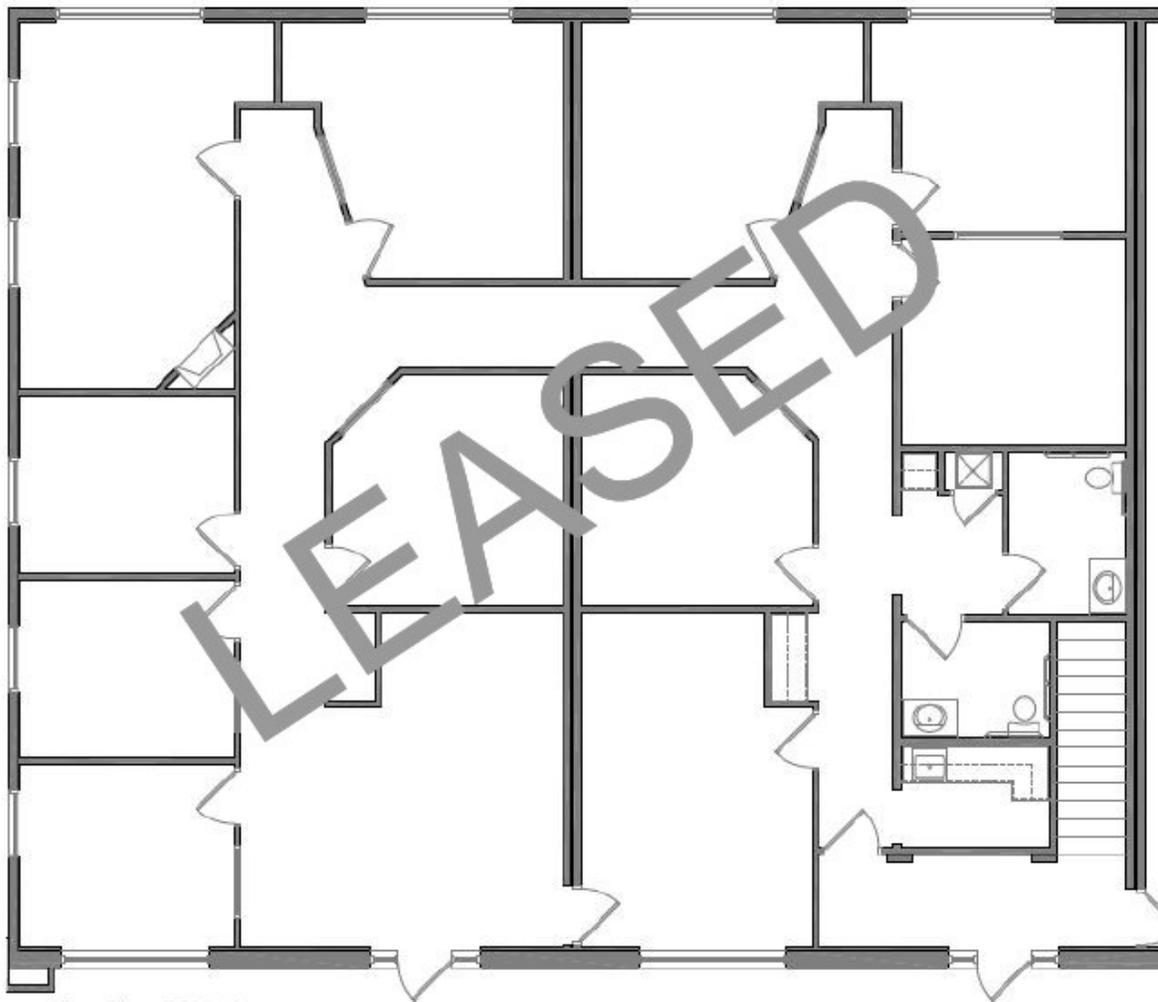
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**FLOOR PLAN**

**FOR SALE**  
**6,667 SF Office Condo**

**Floor Plan Suite 11318**



Floor Plan - 3,275 s.f.  
Scale: 1/8" = 1'-0"

**MAIN LEVEL**

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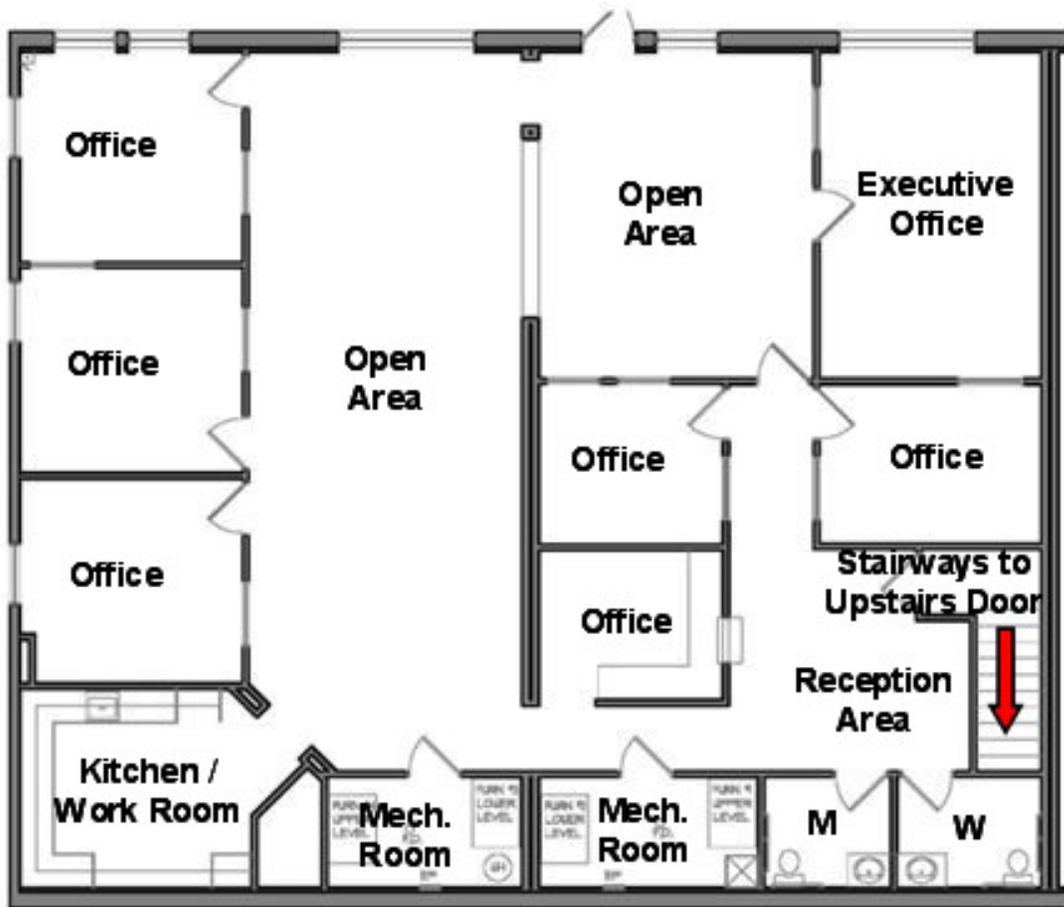
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**FLOOR PLAN**

**FOR SALE**  
**6,667 SF Office Condo**



**Lower Level**  
**3,392 SF**

**LOWER LEVEL**

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**MAIN LEVEL  
PHOTO GALLERY**

**FOR SALE  
6,667 SF Office Condo**



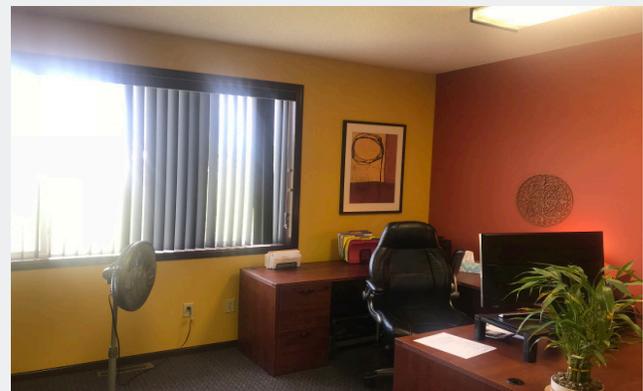
Front Reception Area



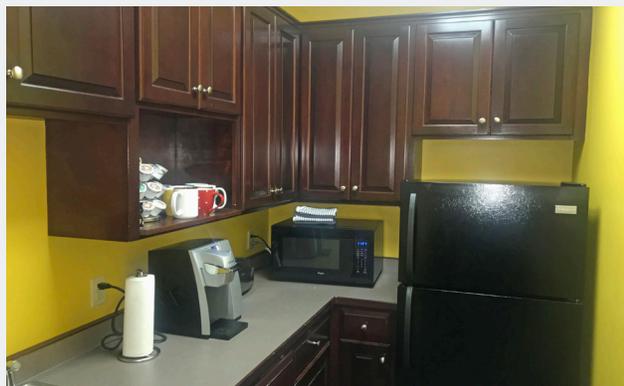
Conference Room



Office



Office



Kitchen Area



Executive Office

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## LOWER LEVEL PHOTO GALLERY

## FOR SALE 6,667 SF Office Condo



Entrance



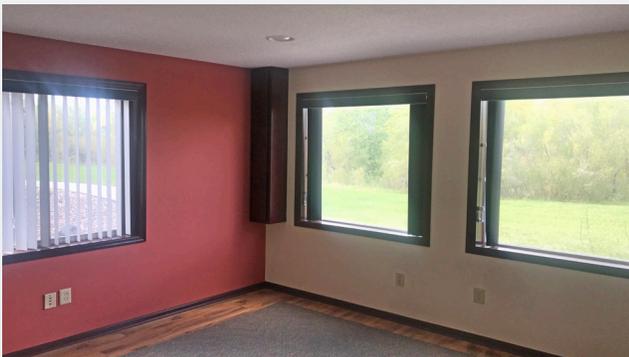
Open Area



Office



Open Office



Back Office



Kitchen / Work Area

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**CITY INFORMATION**

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<p><b>POPULATION (5 MILE RADIUS)</b></p>	<p>2010 Census - 162,868 2018 (Estimate) - 179,397 2023 (Projection) - 187,386</p>
<p><b>AVERAGE HOUSEHOLD INCOME</b></p>	<p>2018 (Estimate) - \$102,966</p>
<p><b>TRAFFIC</b></p>	<p>Zachary Lane - 14,600 vehicles per day 85th Ave N. - 12,300 vehicles per day</p>
<p><b>CITY OF MAPLE GROVE</b></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>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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