

FOR

**LEASE**

## WEAVER LAKE OFFICE PARK

11324 86th Ave N.  
Maple Grove, MN 55369



**GREAT OPPORTUNITY TO LEASE IN MAPLE GROVE**



Lease Rate: \$16.00 / psf

Tax: \$4.26 / psf

Cam: \$1.74 / psf

*Presented By:*



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**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
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### FEATURES

- 3,350 SF End Cap Office Condo in Weaver Lake Office Park in Maple Grove, MN.
- Beautiful wood trim & high end fixtures throughout!
- Main Level includes - 5 offices, 1 large conference room, work room / kitchen area, bathroom, front reception desk and waiting area.
- Lower Level includes - 4 offices, 4 work desks, large work table area in middle, kitchenette, bathroom & walkout door to scenic area.
- Plenty of storage available as condo has numerous cabinets in the work room & front desk area.

### FACTS

- Located a few miles from numerous shopping & retail / restaurant at Arbor Lakes in Maple Grove, MN. (694 & 94).
- Class A finishes with private entrance.



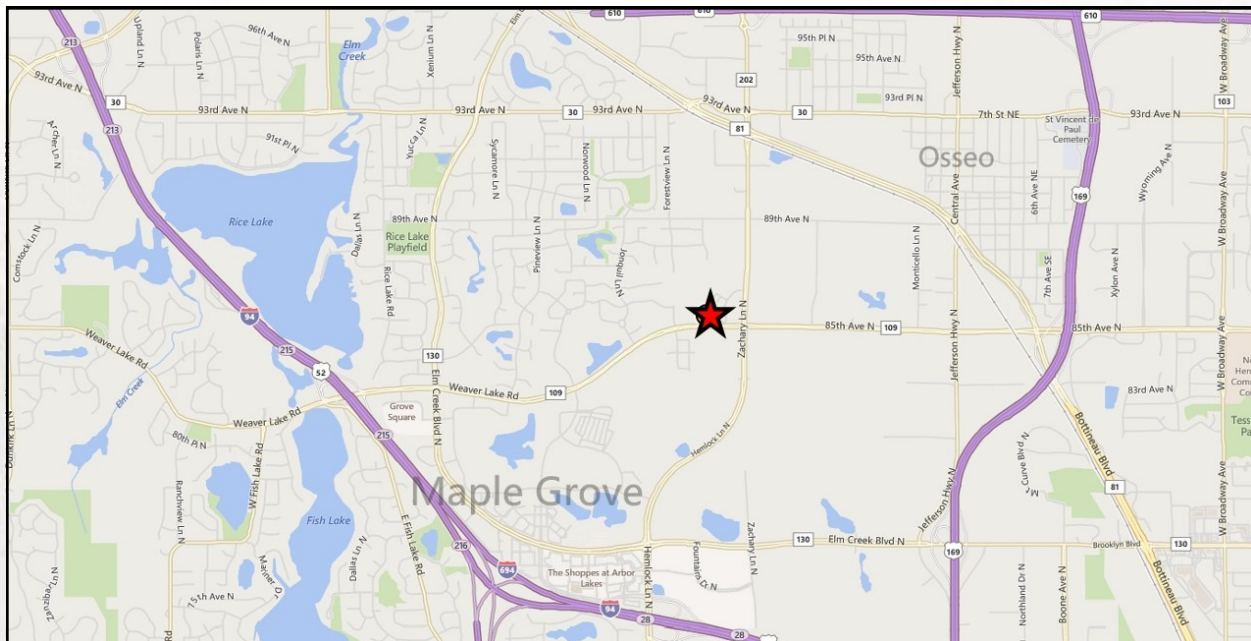
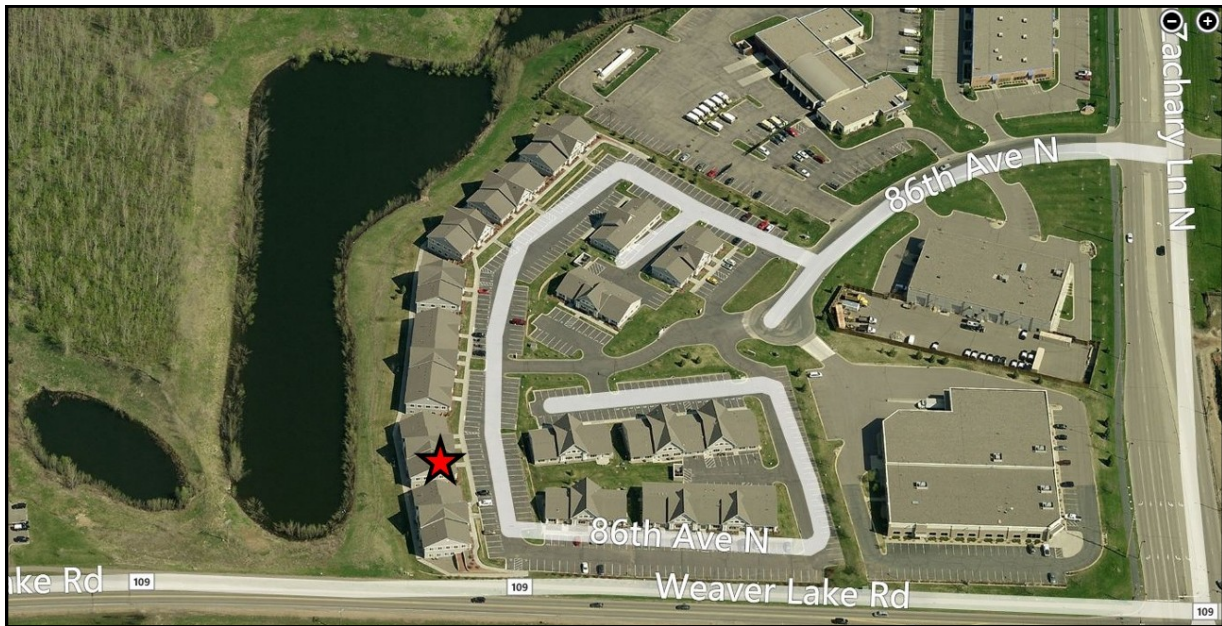
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## AERIAL & MAP



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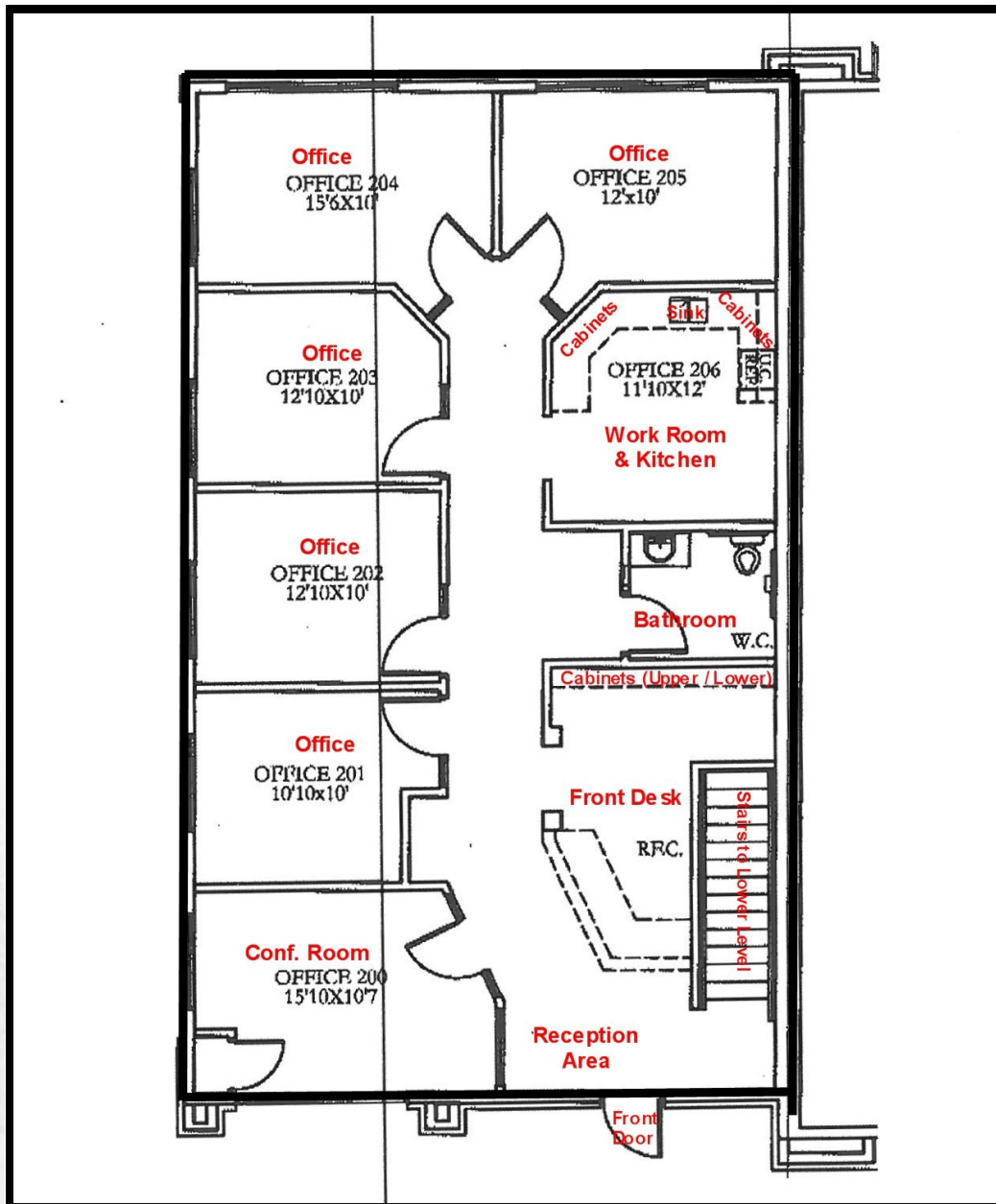
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### FLOOR PLAN - MAIN LEVEL



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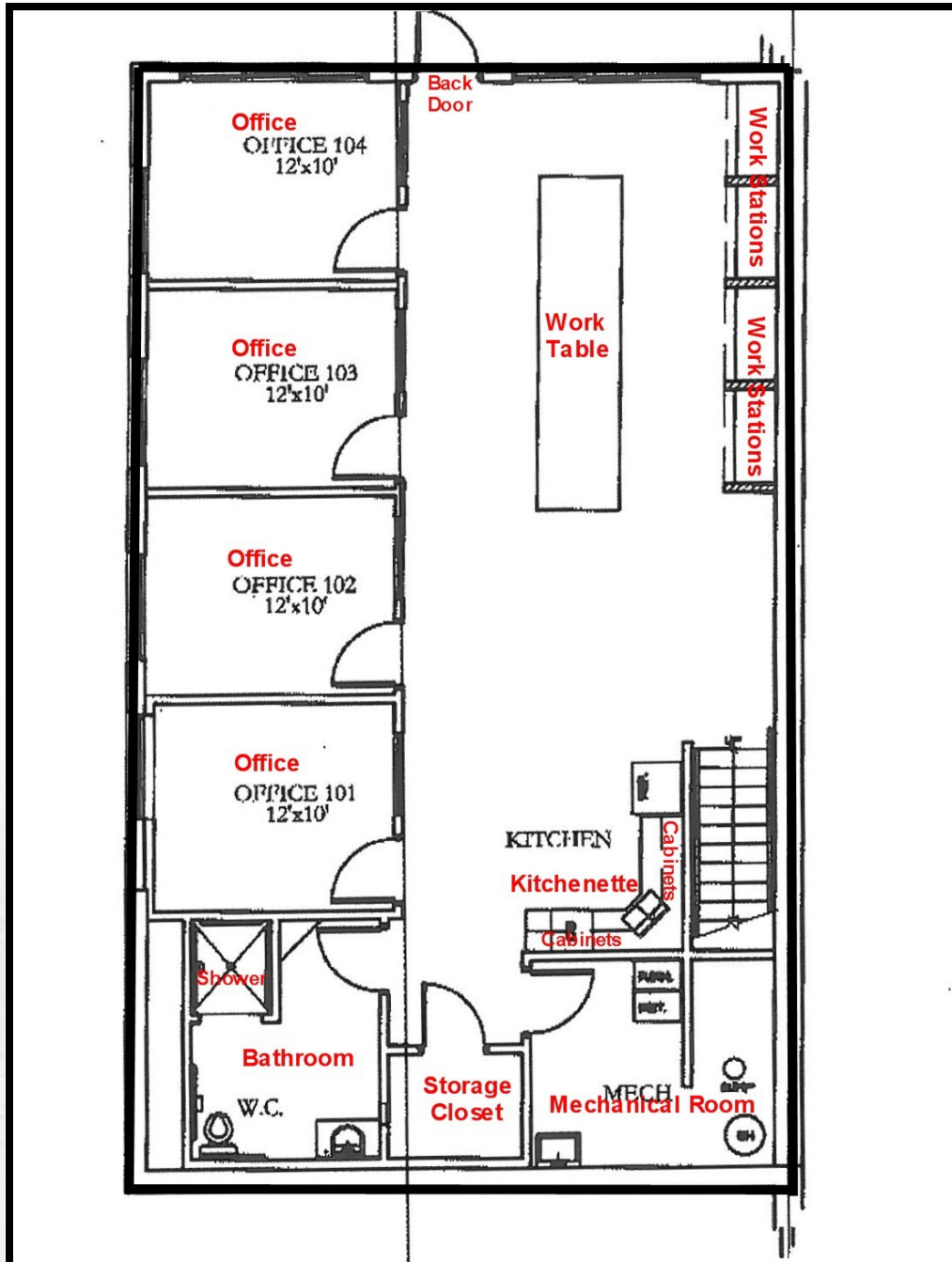
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### FLOOR PLAN - LOWER LEVEL



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### SITE PLAN



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### **PHOTO GALLERY (MAIN LEVEL)**



**Front Entrance Desk**



**Conference Room**



**Office**



**Kitchen / Work Room**



**Back Office**



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### PHOTO GALLERY (LOWER LEVEL)



Large Open Area



Built in Desks



Kitchen Area



Back Patio Area



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## DEMOGRAPHICS

Demographic Summary Report

Weaver Lake Town Office Park

11320-11324 N 86th Ave, Maple Grove, MN 55369

Building Type: Class B Office  
 Class: B  
 RBA: 11,210 SF  
 Typical Floor: 5,605 SF

| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile         |
|---|--------------|---------------|----------------|
| <b>Population</b>                         |              |               |                |
| 2020 Projection                           | 5,307        | 52,132        | 185,711        |
| 2015 Estimate                             | 4,917        | 49,022        | 174,822        |
| 2010 Census                               | 4,243        | 45,540        | 163,203        |
| Growth 2015 - 2020                        | 7.93%        | 6.34%         | 6.23%          |
| Growth 2010 - 2015                        | 15.88%       | 7.65%         | 7.12%          |
| <b>2015 Population by Hispanic Origin</b> | 165          | 1,545         | 8,293          |
| <b>2015 Population By Race</b>            | 4,917        | 49,022        | 174,822        |
| White                                     | 4,167 84.75% | 40,268 82.14% | 127,976 73.20% |
| Black                                     | 234 4.76%    | 3,758 7.67%   | 24,259 13.88%  |
| Am. Indian & Alaskan                      | 17 0.35%     | 220 0.45%     | 833 0.48%      |
| Asian                                     | 341 6.94%    | 3,514 7.17%   | 16,718 9.56%   |
| Hawaiian & Pacific Island                 | 7 0.14%      | 45 0.09%      | 134 0.08%      |
| Other                                     | 151 3.07%    | 1,218 2.48%   | 4,902 2.80%    |
| <b>Households</b>                         |              |               |                |
| 2020 Projection                           | 2,145        | 20,329        | 69,671         |
| 2015 Estimate                             | 1,979        | 19,059        | 65,404         |
| 2010 Census                               | 1,677        | 17,522        | 60,489         |
| Growth 2015 - 2020                        | 8.39%        | 6.66%         | 6.52%          |
| Growth 2010 - 2015                        | 18.01%       | 8.77%         | 8.13%          |
| Owner Occupied                            | 1,625 82.11% | 15,979 83.84% | 49,740 76.05%  |
| Renter Occupied                           | 354 17.89%   | 3,080 16.16%  | 15,664 23.95%  |
| <b>2015 Households by HH Income</b>       | 1,979        | 19,061        | 65,402         |
| Income: <\$25,000                         | 175 8.84%    | 1,832 9.61%   | 8,721 13.33%   |
| Income: \$25,000 - \$50,000               | 216 10.91%   | 2,743 14.39%  | 11,744 17.96%  |
| Income: \$50,000 - \$75,000               | 357 18.04%   | 3,540 18.57%  | 11,341 17.34%  |
| Income: \$75,000 - \$100,000              | 255 12.89%   | 3,457 18.14%  | 9,848 15.06%   |
| Income: \$100,000 - \$125,000             | 391 19.76%   | 2,968 15.57%  | 8,425 12.88%   |
| Income: \$125,000 - \$150,000             | 376 19.00%   | 1,888 9.91%   | 5,433 8.31%    |
| Income: \$150,000 - \$200,000             | 145 7.33%    | 1,583 8.30%   | 5,355 8.19%    |
| Income: \$200,000+                        | 64 3.23%     | 1,050 5.51%   | 4,535 6.93%    |
| <b>2015 Avg Household Income</b>          | \$99,784     | \$97,322      | \$94,571       |
| <b>2015 Med Household Income</b>          | \$98,676     | \$85,236      | \$77,272       |

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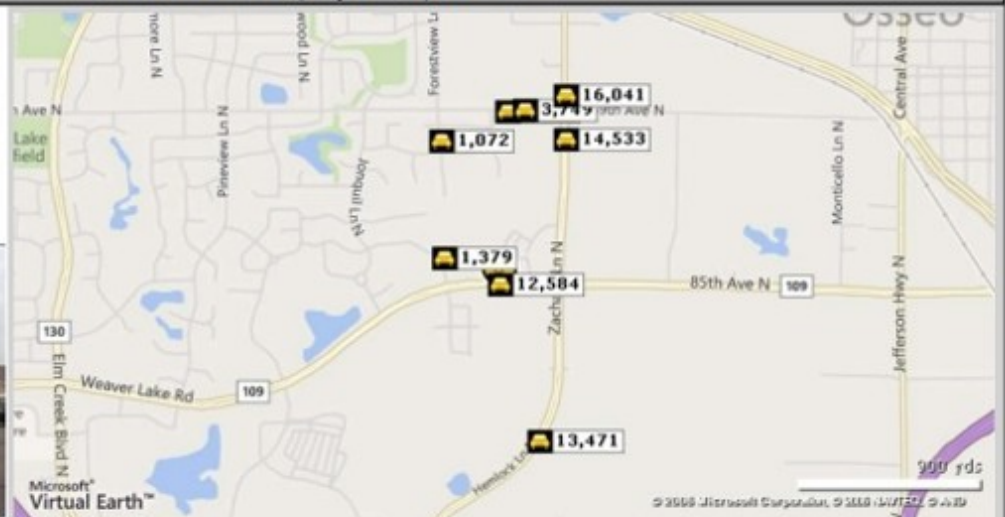


### TRAFFIC SUMMARY

#### Traffic Count Report

##### Weaver Lake Town Office Park

11320-11324 N 86th Ave, Maple Grove, MN 55369



| Street            | Cross Street     | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-------------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 85th Ave N      | Forestview Ln N  | 0.15 W         | 2014       | 12,584           | MPSI        | .05                     |
| 2 Forestview Ln N | Weaver Lake Rd   | 0.09 S         | 2012       | 991              | MPSI        | .16                     |
| 3 Forestview Ln N | 85th Ave N       | 0.09 S         | 2014       | 1,379            | MPSI        | .16                     |
| 4 Forestview Ln N | 88th Pl N        | 0.04 N         | 2014       | 1,072            | MPSI        | .40                     |
| 5 Zachary Ln N    | 89th Ave N       | 0.08 N         | 2014       | 14,533           | MPSI        | .41                     |
| 6 89th Ave N      | Cottonwood Ln N  | 0.04 W         | 2014       | 4,071            | MPSI        | .44                     |
| 7 89th Ave N      | Cottonwood Ln N  | 0.09 W         | 2012       | 3,749            | MPSI        | .45                     |
| 8 81st Ave N      | Mendelsohn Ave N | 1.05 E         | 2014       | 13,471           | MPSI        | .51                     |
| 9 Zachary Ln N    | 89th Ave N       | 0.04 S         | 2014       | 13,013           | MPSI        | .52                     |
| 10 Zachary Ln N   | 89th Ave N       | 0.04 S         | 2010       | 16,041           | MPSI        | .52                     |



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