

FOR

SALE

WEAVER LAKE OFFICE PARK

11324 86th Ave N.
Maple Grove, MN 55369



GREAT OPPORTUNITY TO LEASE IN MAPLE GROVE



Sales Price: Negotiable

2015 Taxes - \$11,960.28

Presented By:



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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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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.

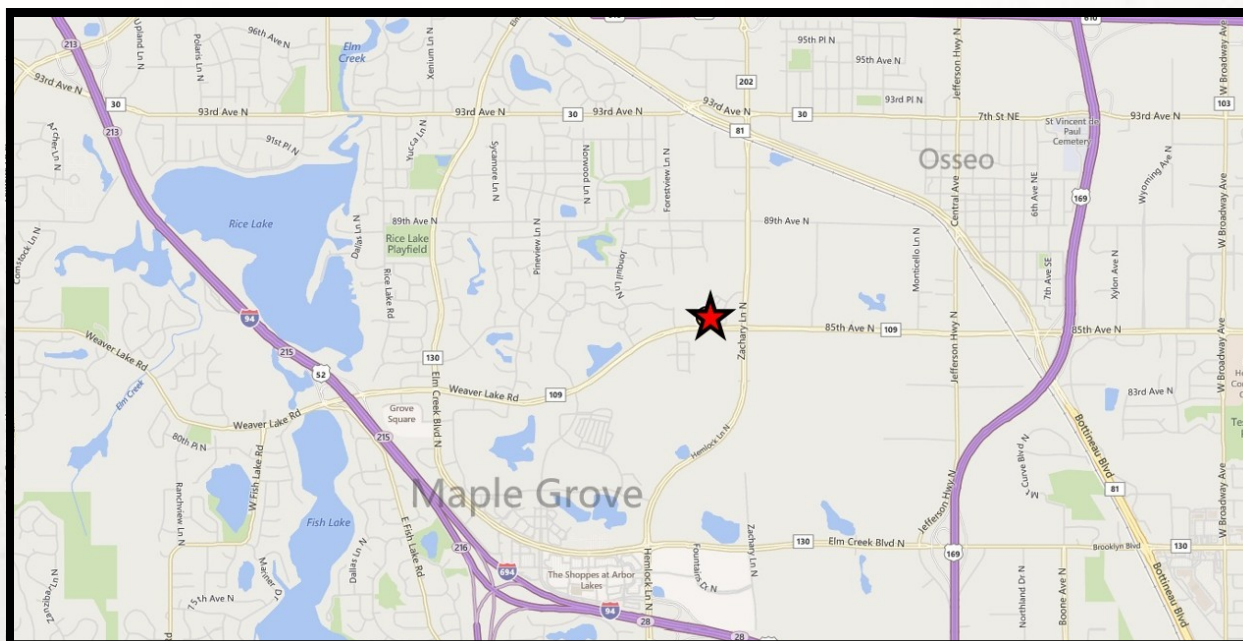
FOR

11324 86th Ave N.



ARROW
REAL ESTATE

An aerial map showing a residential development. A red star is placed on the left side of the map, near a large pond. The map includes labels for '86th Ave N', 'Weaver Lake Rd', and 'Zachary Ln N'. The development features several buildings, parking lots, and a winding road. The pond is located on the left side of the map, and the residential buildings are clustered in the center and right.



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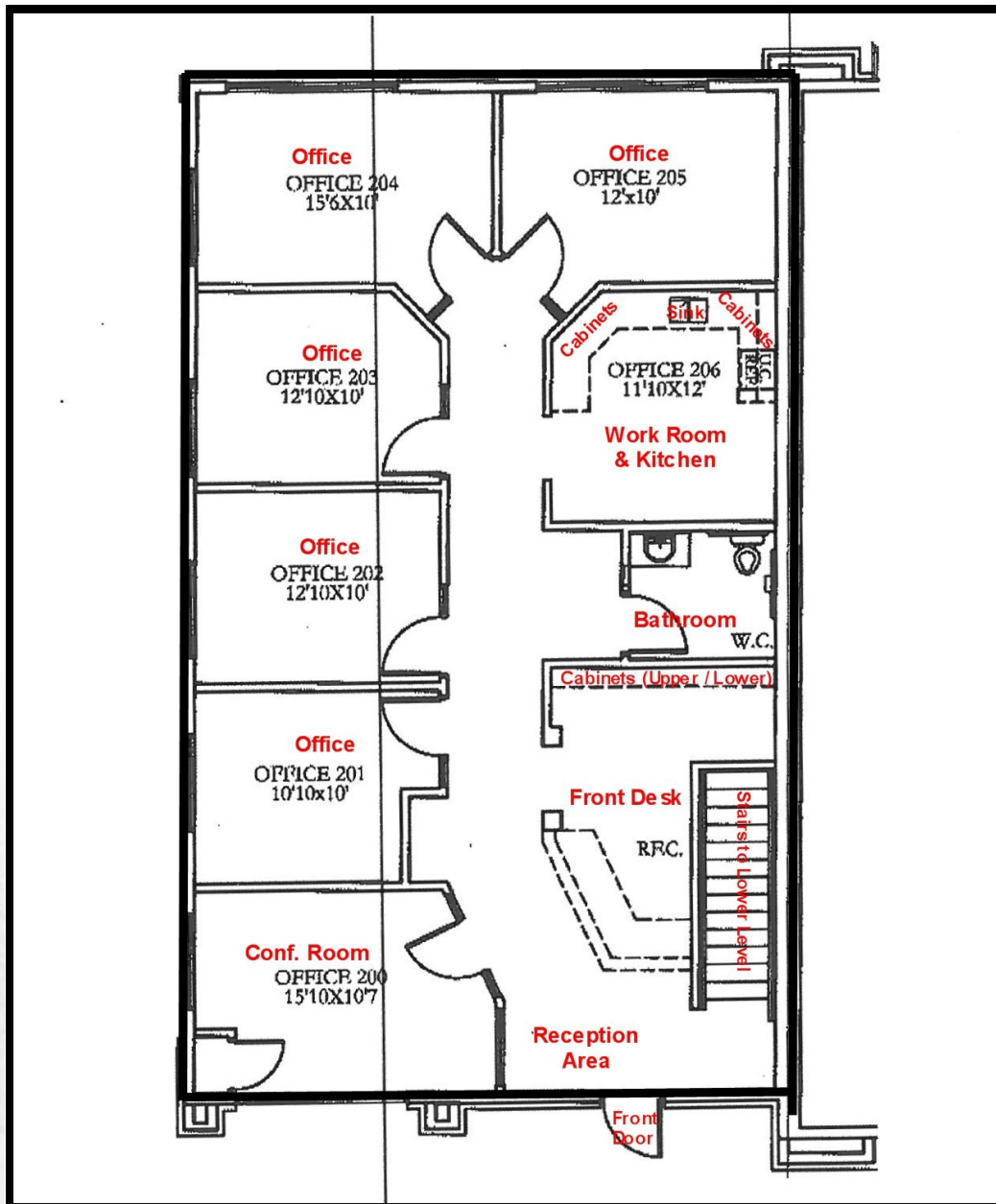
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FLOOR PLAN - MAIN LEVEL



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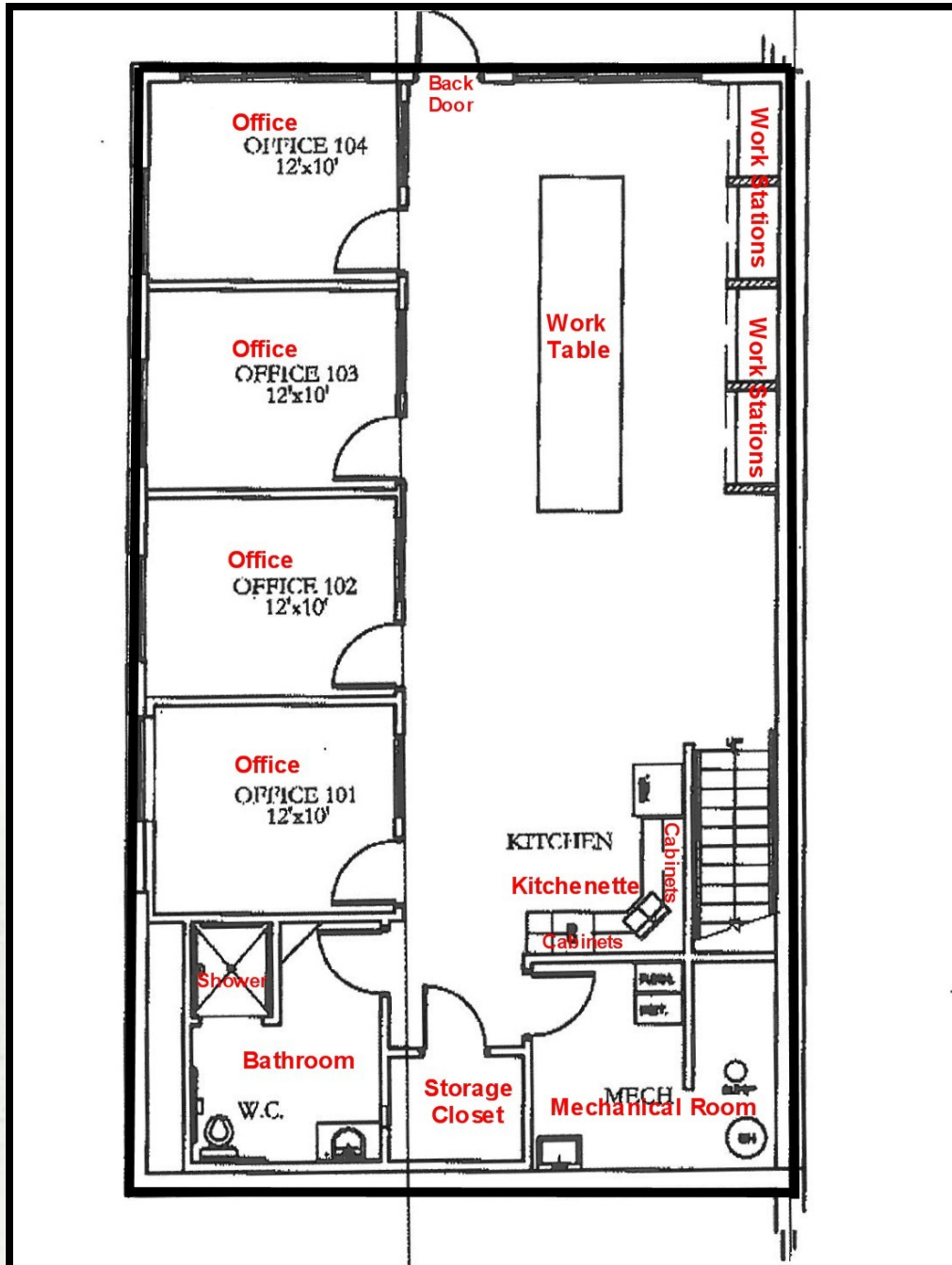
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FLOOR PLAN - LOWER LEVEL



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SITE PLAN



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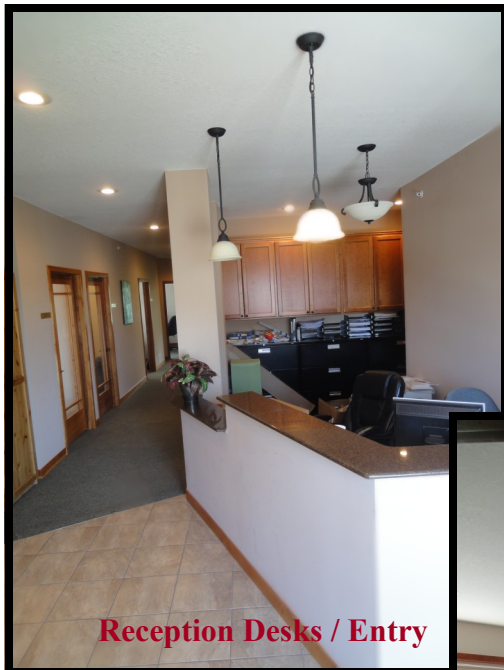
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WEAVER LAKE OFFICE PARK

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PHOTO GALLERY (MAIN LEVEL)



Reception Desks / Entry



Conference Room



Kitchen / Work Room



Office



Office



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PHOTO GALLERY (LOWER LEVEL)



Work Stations



Large Table



Back Area



Kitchen 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
Population			
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%
2015 Population by Hispanic Origin	165	1,545	8,293
2015 Population By Race	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%
Households			
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%
2015 Households by HH Income	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%
2015 Avg Household Income	\$99,784	\$97,322	\$94,571
2015 Med Household Income	\$98,676	\$85,236	\$77,272

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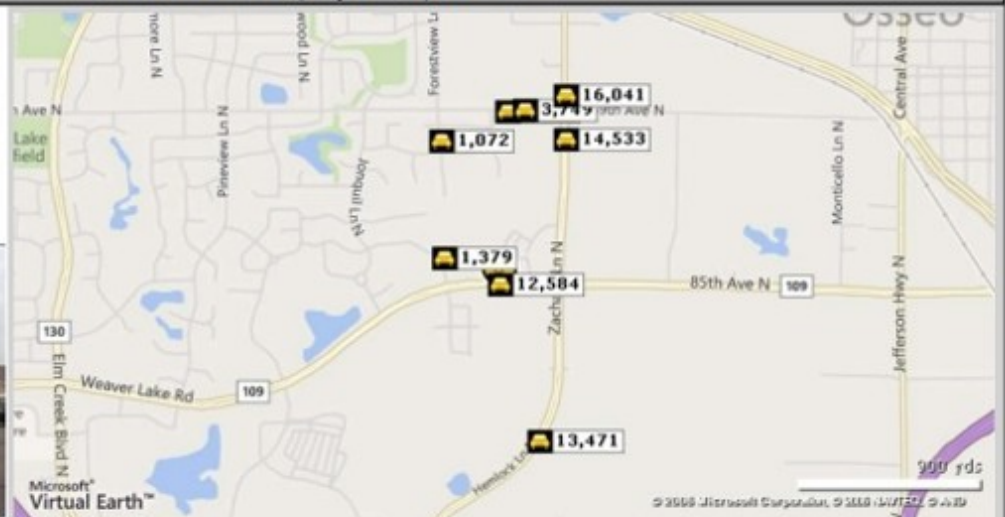


TRAFFIC SUMMARY

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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