

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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Jeff Penfield

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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.



Office (763) 424-6355

Fax: (763) 424-7980



Arrow Companies

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

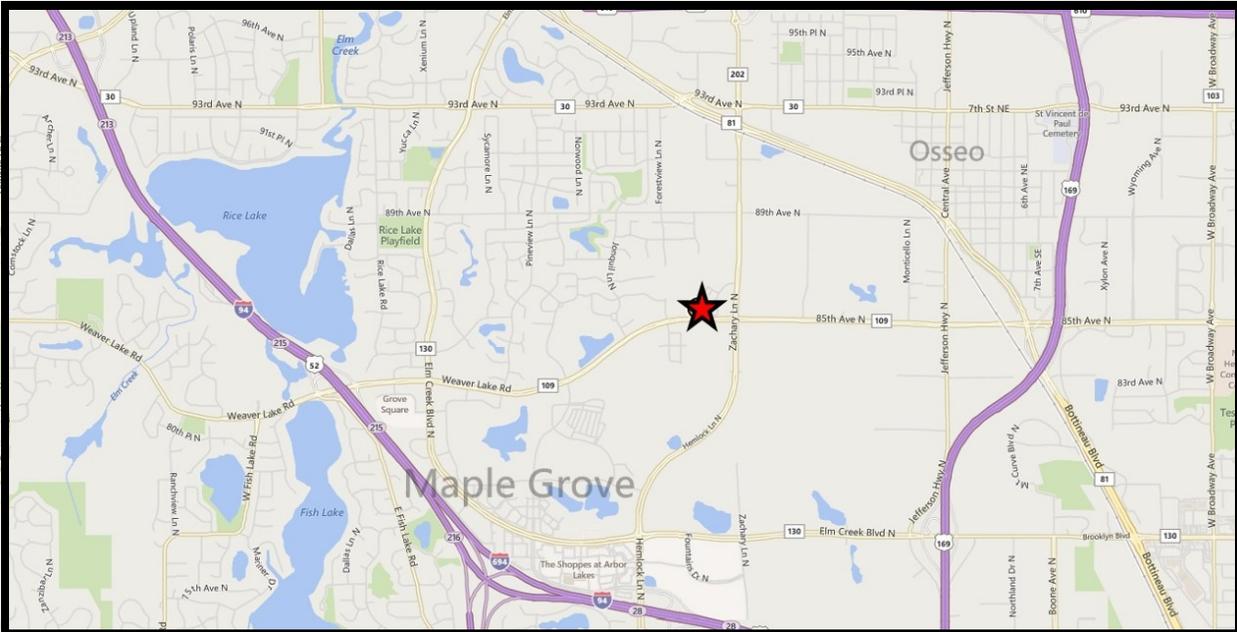
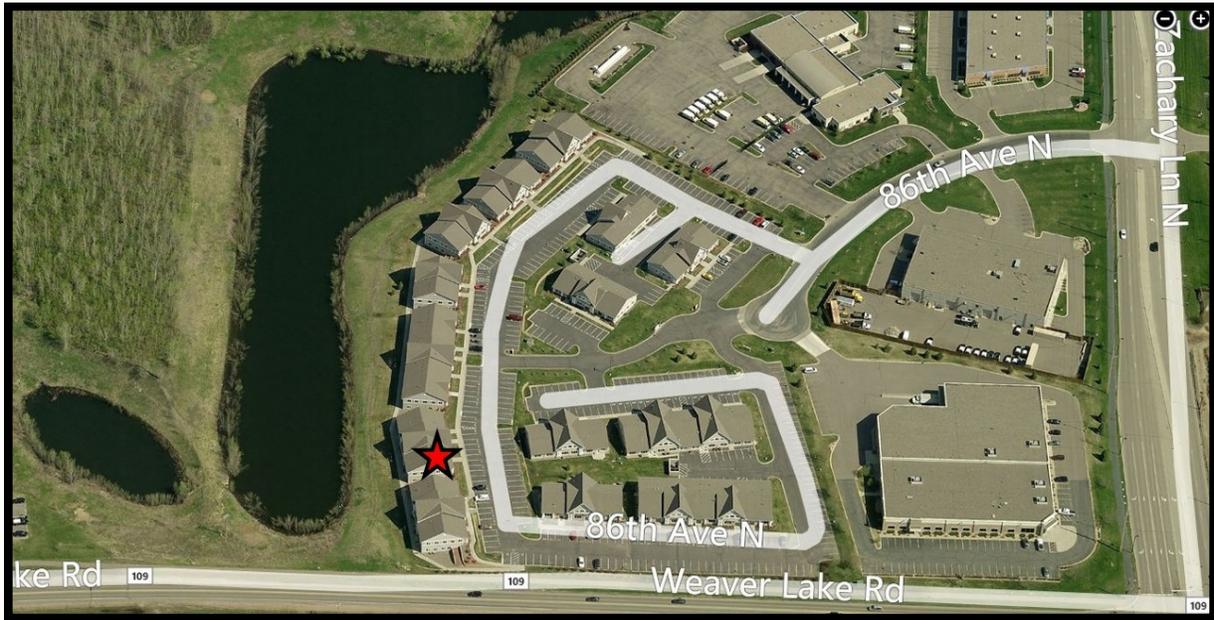
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AERIAL & MAP



FOR

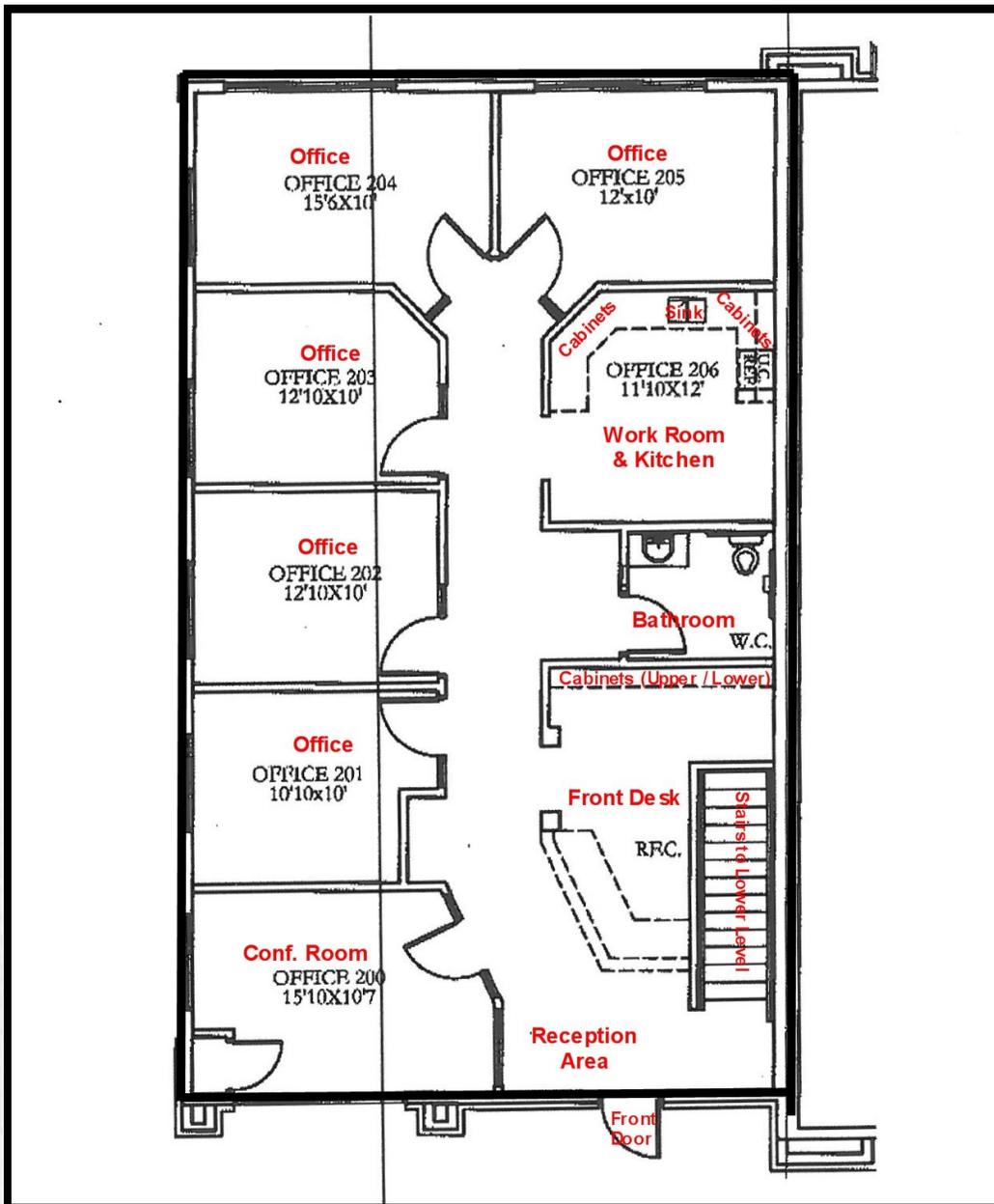
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FLOOR PLAN - MAIN LEVEL



FOR

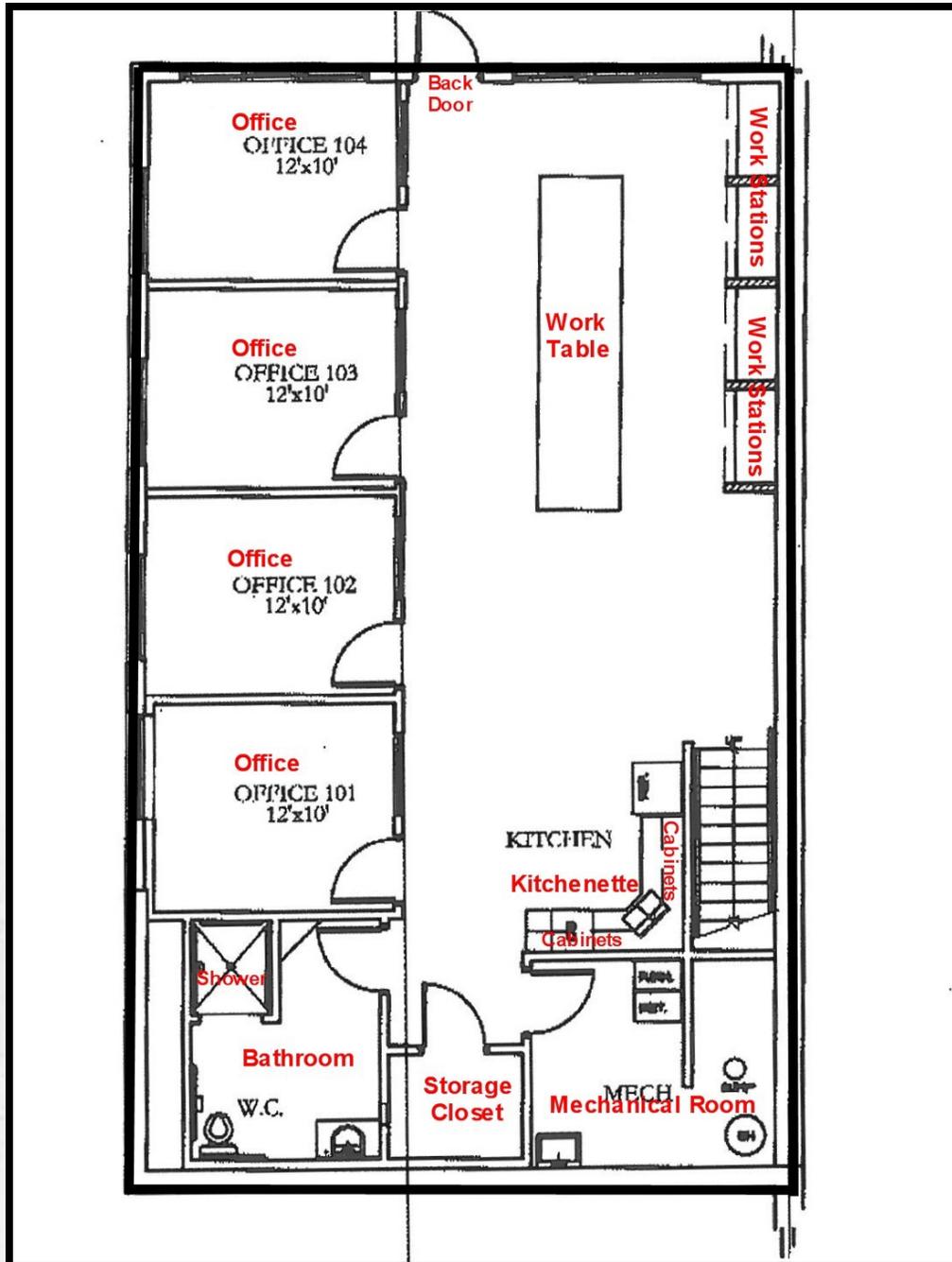
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FLOOR PLAN - LOWER LEVEL



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SITE PLAN



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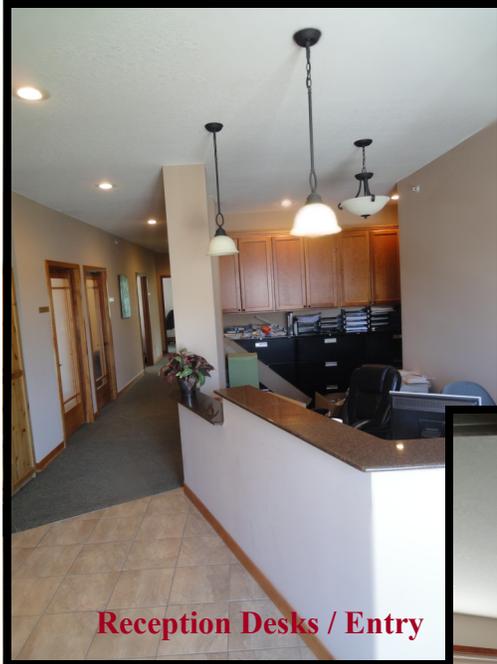
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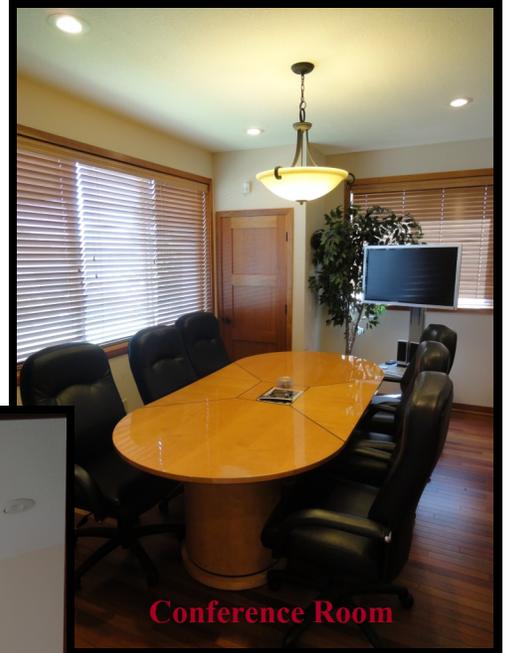
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PHOTO GALLERY (MAIN LEVEL)



Reception Desks / Entry



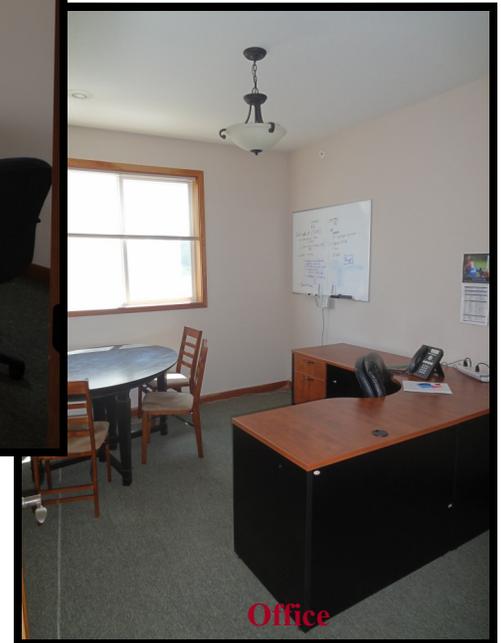
Conference Room



Office



Kitchen / Work Room



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

