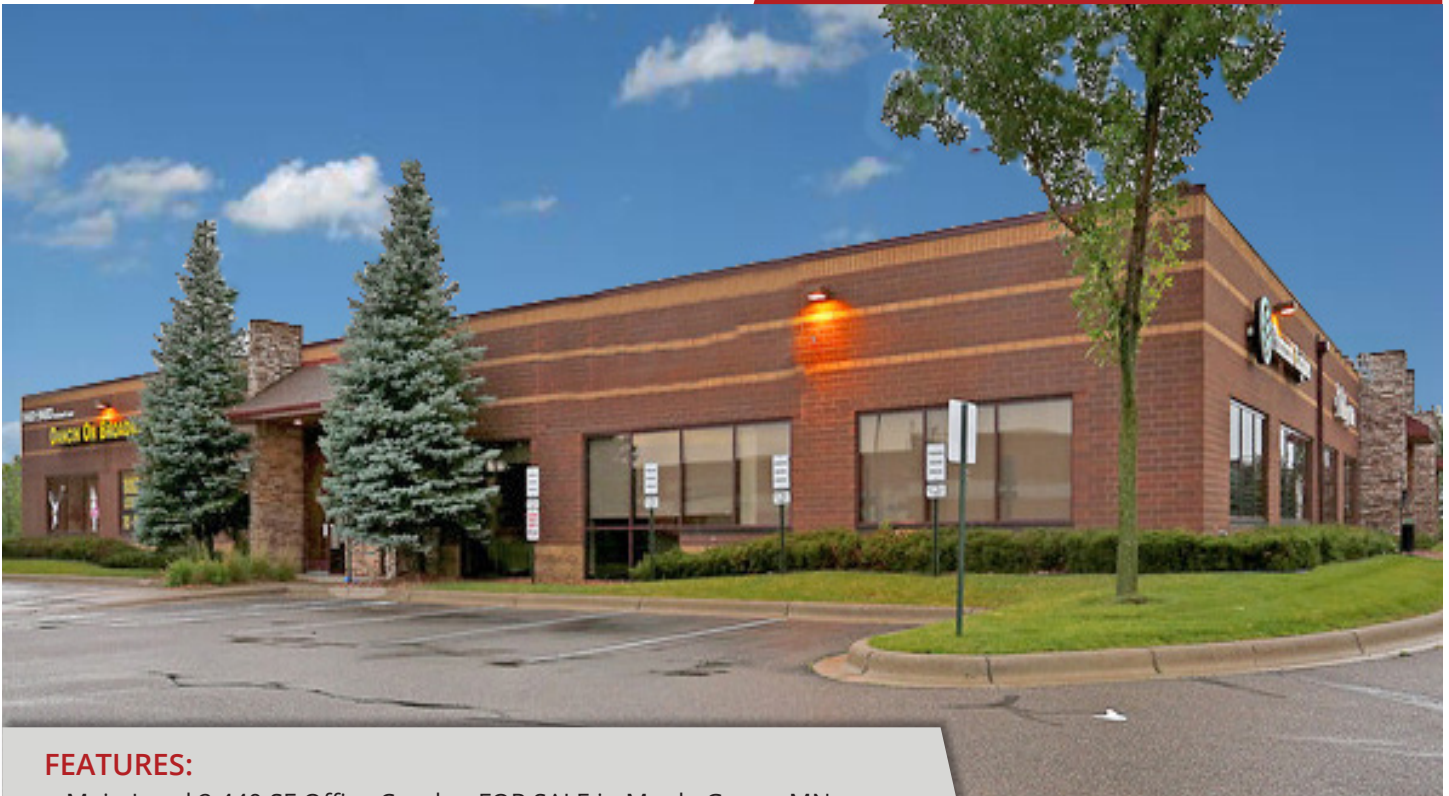




RUSH CREEK OFFICE CONDOMINIUM

9483 Garland Lane N.
Maple Grove, MN 55311

FOR SALE (INVESTMENT)
2,440 SF Office Condo



FEATURES:

- Main Level 2,440 SF Office Condo - FOR SALE in Maple Grove, MN.
- Investment condo includes long term tenant with 3.5 years remaining on lease term with strong rental rates (Available upon request).
- High-end updates throughout the space including fixtures & flooring.
- Great location near other business in growing MG area.

Sale Price:

\$719,800



Overview	1
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Floor Plan	4
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City of MG Info	6



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Contact

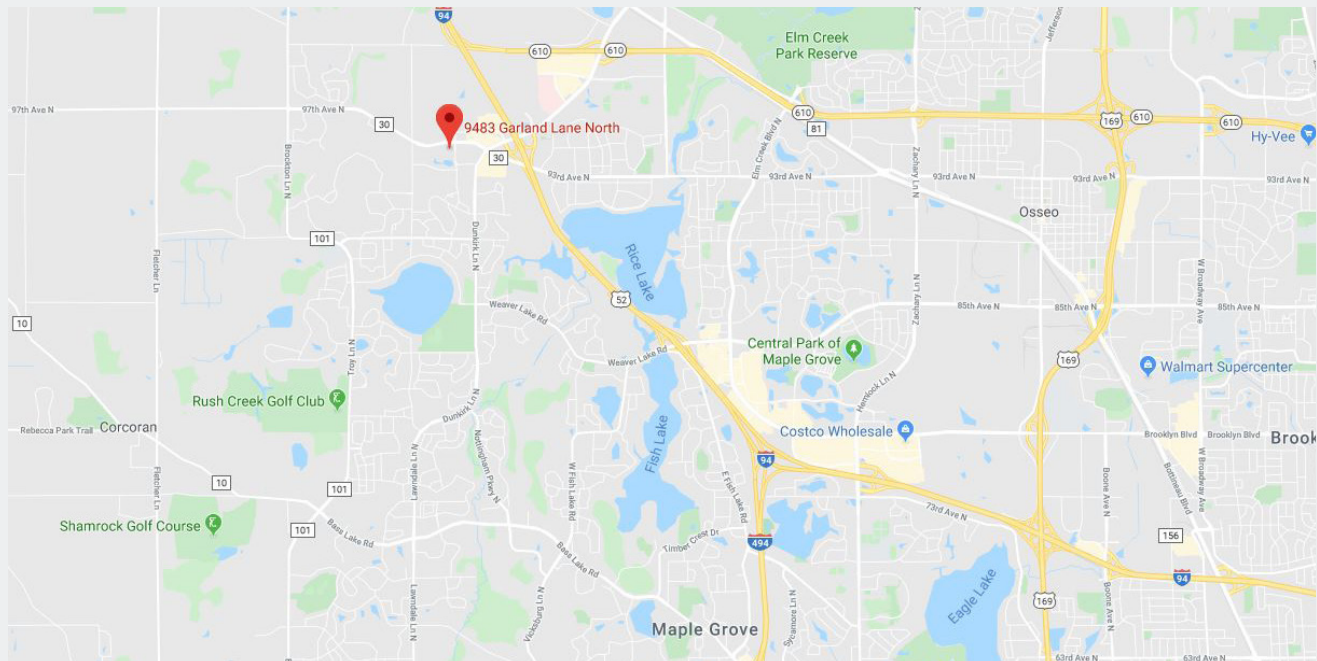
Phone: 763.424.6355
Fax: 763.424.7980

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

www.arrowcos.com

AERIAL & MAP

FOR SALE (INVESTMENT)
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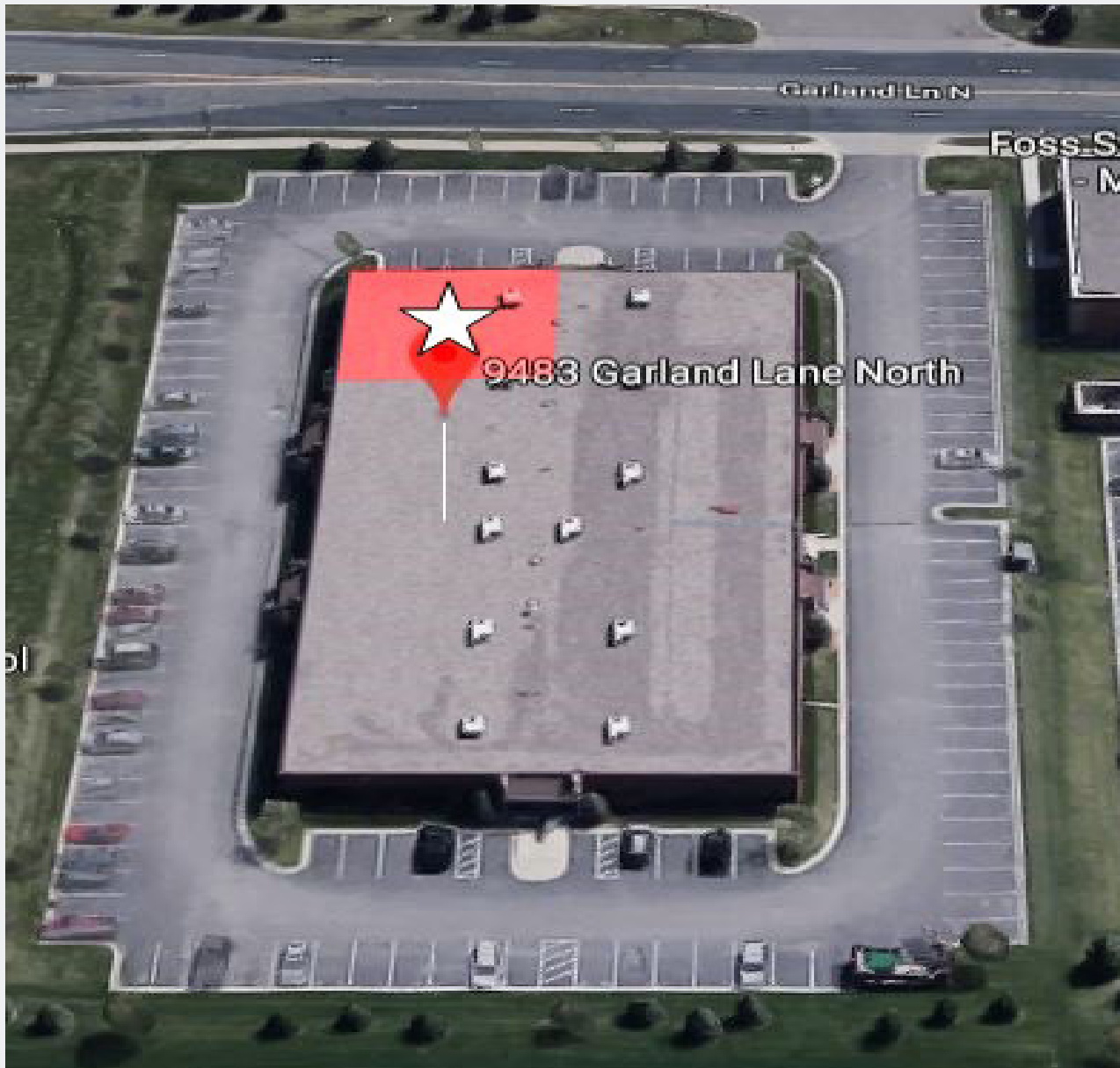


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SITE PLAN

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PROPERTY FACTS

FOR SALE (INVESTMENT)
2,440 SF Office Condo

BUILDING SIZE	2,440 SF
YEAR BUILT	2005
ASSOCIATION	Rush Creek Office Condo Association
2020 REAL ESTATE TAXES	\$13,125.87 (08-119-22-34-0025) Hennepin County
ASSOCIATION DUES	\$237.00 per month
SIGNAGE	Tenant has building signage on two sides of building.
PARKING	Ample Parking
RENT ROLL	Available Upon Request (lease term to 9/30/23)

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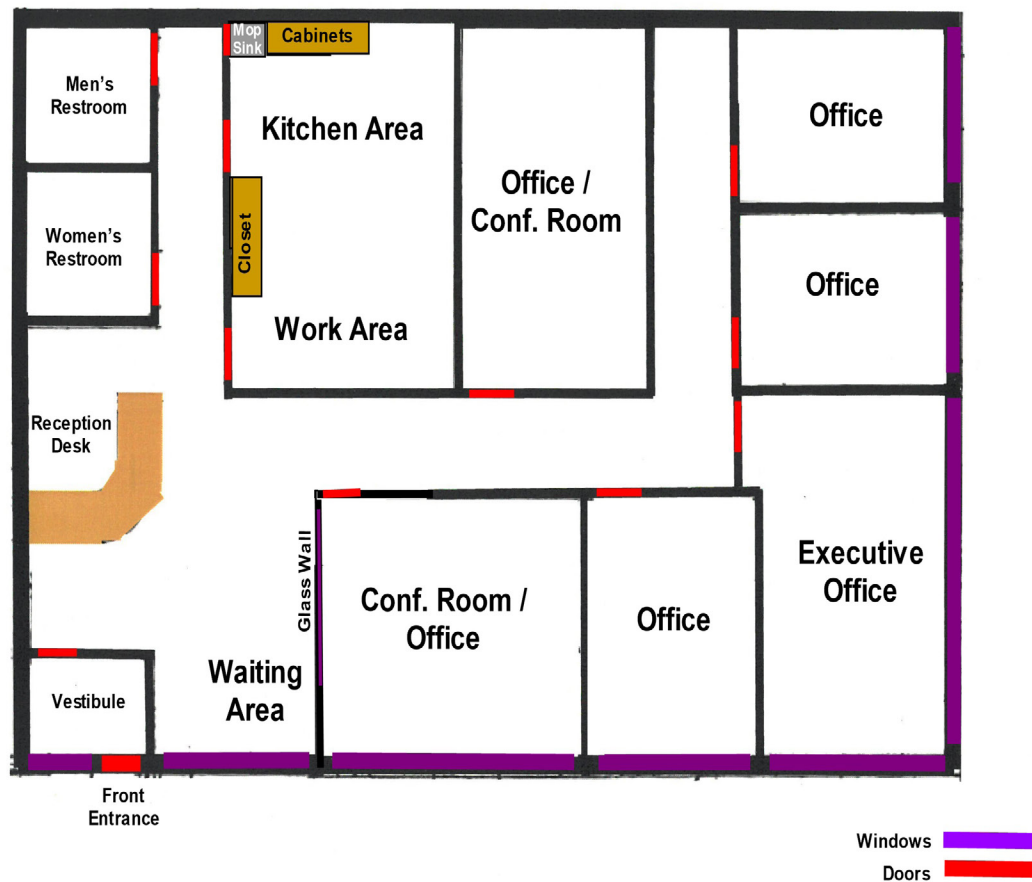
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FLOOR PLAN

**FOR SALE (INVESTMENT)
2,440 SF Office Condo**



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Waiting Area



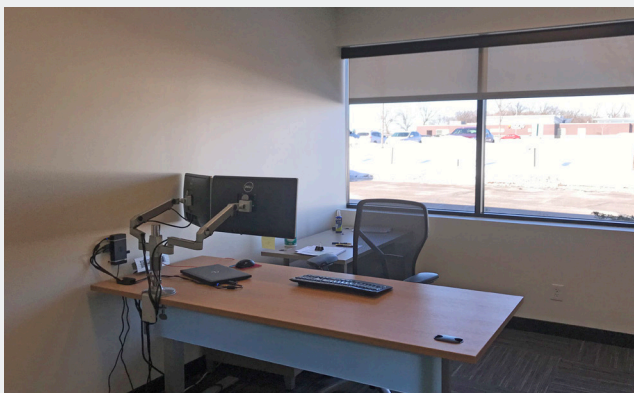
Waiting Area / Entrance



Private Office



Kitchen Area



Training Room



Training Room

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CITY OF MAPLE GROVE

**FOR SALE (INVESTMENT)
2,440 SF Office Condo**

Maple 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.

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 healthcare, year-round recreational activities, and an excellent standard of living.

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 playgrounds, 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.

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.

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.

Retail developments combine large national retailers along with unique stores that offer a one-of-kind shopping experience. There are also a number of centrally-located areas that offer a wide array of everyday conveniences and shopping options.

In addition, enjoy a variety of eating establishments to choose from: family diners, outdoor casual eateries, upscale dining options — many nationally-known favorites as well as local flavors.

The beauty of seven different lakes can be found within Maple Grove as well as over 1,000 acres and 36 miles of meticulously maintained parks and trails and 48 playgrounds. With the attraction of the Maple Grove Arboretum and two regional park reserves, the outdoor amenities fit every age and interest.

The City of Maple Grove is dedicated to providing high-quality service to its residents, businesses and visitors to make our community one in which we can all enjoy living, working and playing!

Maple Grove...Serving Today, Shaping Tomorrow



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