

Arrow Real Estate Corporation

FOR SALE



WEAVER LAKE TOWN OFFICES

11242 86th Avenue North, Maple Grove, MN 55369



FEATURES:

- 2,600 square feet in Newer Office Condominiums
- Custom design your own interior!
- Excellent Maple Grove location just minutes from Arbor Lakes Retail Shops
- Direct access on Weaver Lake Road just off Highway 94
- Beautifully landscaped
- Nearby parks & walking trails
- Maintenance free brick/stucco exterior
- 2010 Taxes \$7,864.08
- Private entrances
- Association Dues \$186.10 per month

"AS IS" SALE PRICE:

**Interior Unit w/Loft 2,600 sf
\$235,000**

Chad Weeks • Steve Fischer

Arrow Real Estate Corporation

7365 Kirkwood Court N. #335

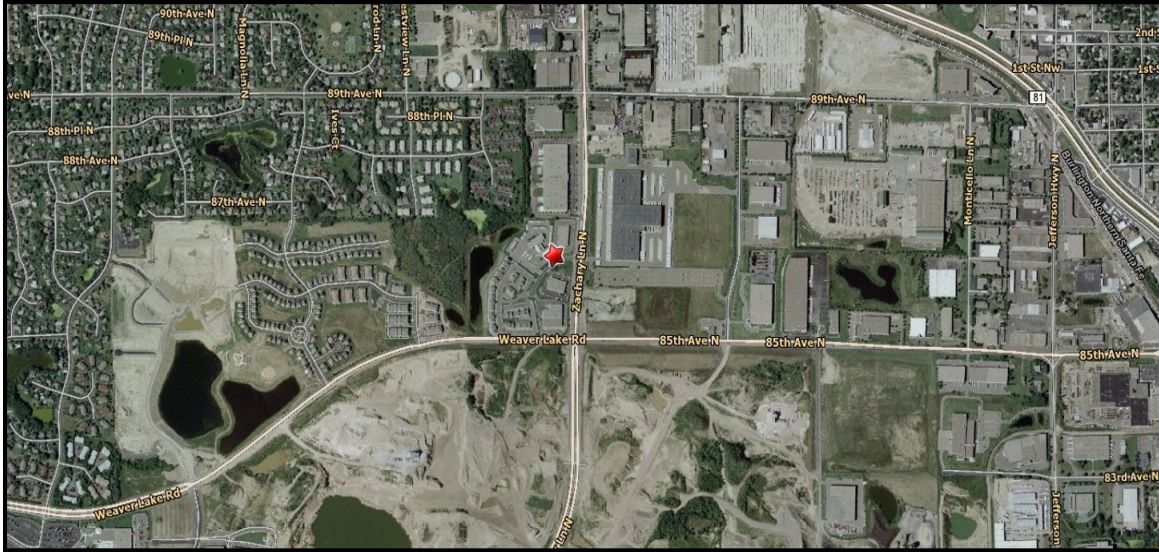
Maple Grove, MN 55369

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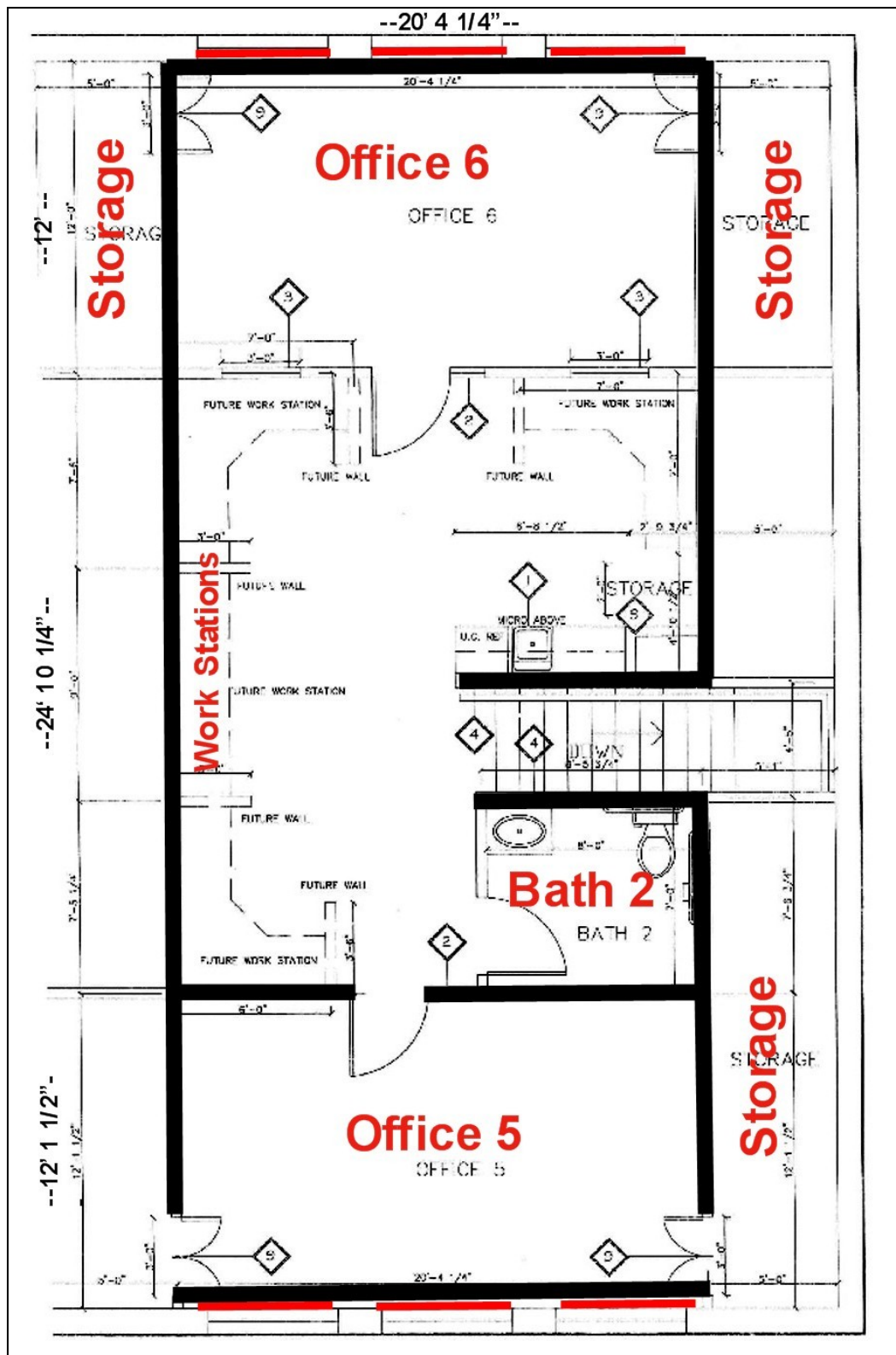
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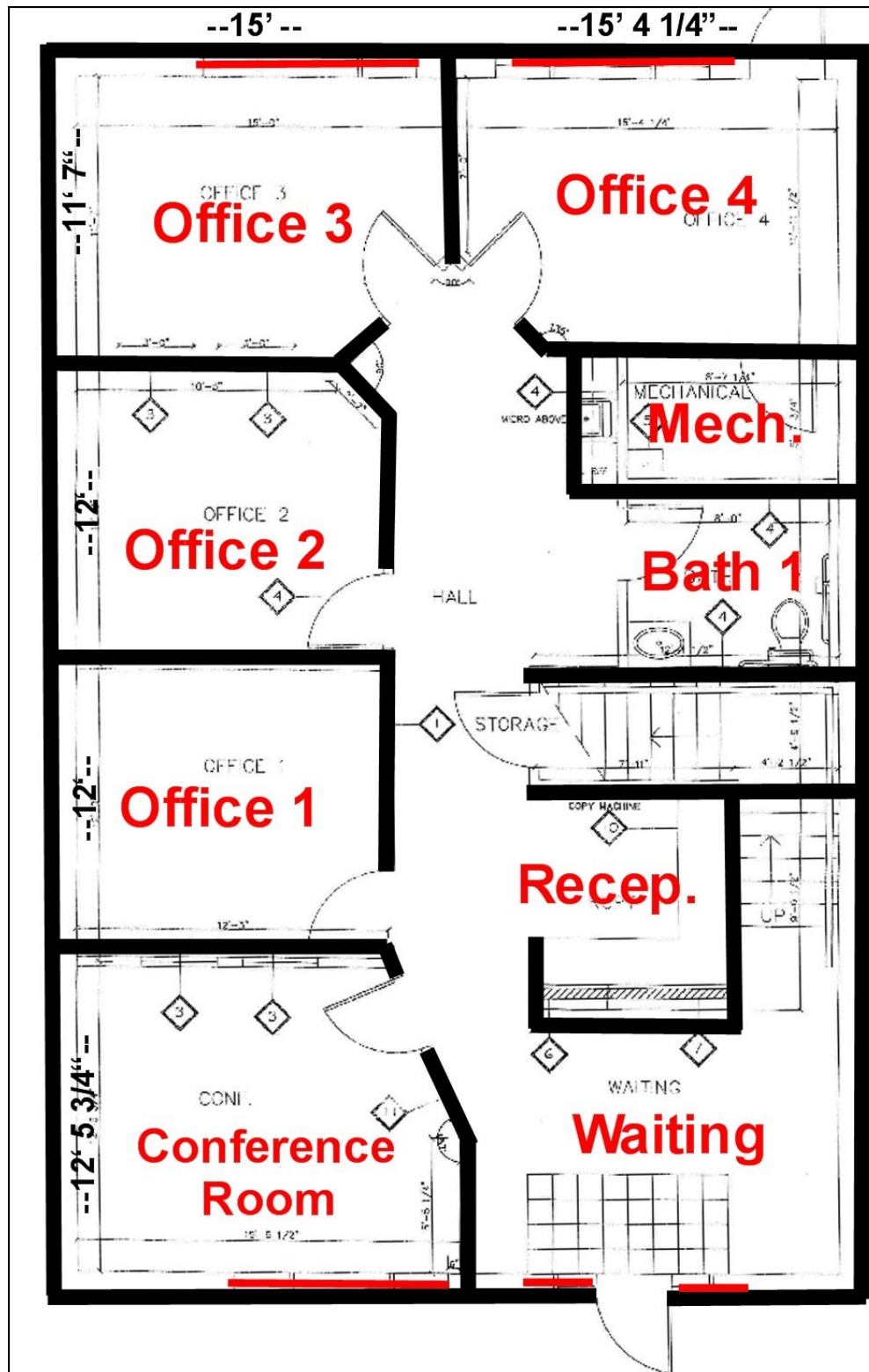
Aerial View



Upper Floor Plan



Main Floor Plan



Standard Features

Office Condo/Townoffice Standard Features

Low Maintenance Exterior

- *Hardi Plank Siding/Alum. Soffit and Fascia*
- *Vinyl Windows*
- *Aluminum Store Front Doors*
- *Typar Wrapped Exterior*

Construction and Energy Features

- *2X6 Exterior Walls*
- *Low E Windows*
- *R19 walls, R44 ceilings*
- *30yr Architectural Shingles*

Mechanical

- *92% Energy Efficient Furnace*
- *Natural Gas Forced Air Heat*
- *Air Conditioning*
- *Bath Fan Venting*
- *11 Warm Air Supplies (Main Level)*
- *9 Warm Air Supplies (Lower Level)*
- *7 Warm Air Supplies (Mez. Level)*
- *6 Return Air Openings (Main Level)*
- *5 Return Air Openings (Lower Level)*
- *4 Return Air Openings (Mez. Level)*
- *½ Bath per floor (Excluding Mezzanine)*
- *White Lavs w/ Chrome Faucets*
- *Sump Pump w/ Discharge Line*
- *10 Gallon Electric Water Heater*
- *Floor Drains in the Mechanical Room and ½ Bath*

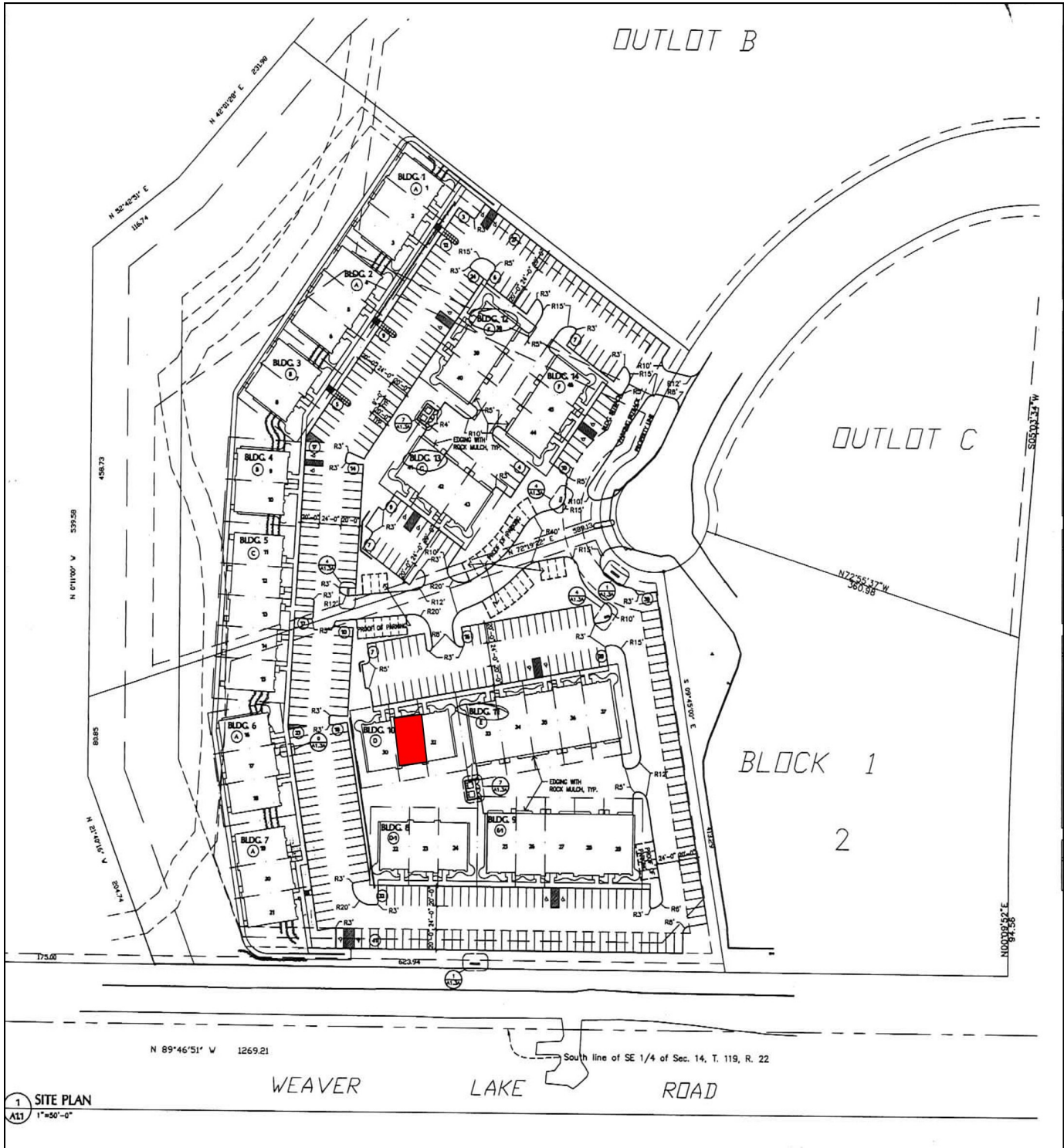
Custom Interior

- *Oak Princeton Casing/Base*
- *Professionally Finished Oak Woodwork*
- *5 Six Panel Oak Doors Per Floor (Excluding Mezzanine)*
- *Schlage Accent Door Hardware*
- *Ceramic Tile Bathroom Floor and Two Walls (Tile Allow \$4)*
- *Ceramic Tile Entry (32 Sq. Ft. Allow. Tile Allow \$4 Material)*
- *Floor Covering Allowance is \$20.00 Per Yard L&M*
- *Textured Ceilings*
- *One Custom Flat Interior Paint Color*
- *140 Ft. of Interior Walls per floor, Mezzanine 50 Ft.*

Electrical

- *12 Switch Openings Per Floor, Mezzanine 5 Switches*
- *25 Receptacle Openings Per Floor, Mezzanine 13 Receptacles*
- *15 Fluorescent Light Openings Per Floor, Mezzanine 9 Fluorescent Lights*
- *2 Wall Sconce Openings Bsmt, 2 Mezzanine Wall Scones.*
- *One 20 amp Circuit Per Floor (Including Mezzanine)*
- *5 Voice/Data Lines Per Floor, Mezzanine 5 Voice/Data Lines*
- *Hardwired Smoke Detectors With Battery Backup*
- *Lighting allowance is \$1,125 Per Floor, Mezzanine is \$625.*

Site Plan



Demographics

Demographic Trend Report

1 Mile Radius

Weaver Lake Town Office Park

11240-11244 N 86th Ave, Maple Grove, MN 55369

Building Type: **Class C Office**
Class: **C**
RBA: **2,816 SF**
Typical Floor: **2,816 SF**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Description	2000 Census	2007 Estimate	2012 Projection
Population	3,052	3,475	3,773
Age 0 - 4	211 6.91%	245 7.05%	245 6.49%
Age 5 - 9	264 8.65%	222 6.39%	260 6.89%
Age 10 - 14	291 9.53%	254 7.31%	237 6.28%
Age 15 - 17	138 4.52%	195 5.61%	176 4.66%
Age 18 - 20	83 2.72%	130 3.74%	135 3.58%
Age 21 - 24	81 2.65%	158 4.55%	218 5.78%
Age 25 - 34	425 13.93%	323 9.29%	334 8.85%
Age 35 - 44	679 22.25%	632 18.19%	572 15.16%
Age 45 - 49	262 8.58%	338 9.73%	315 8.35%
Age 50 - 54	199 6.52%	297 8.55%	352 9.33%
Age 55 - 59	122 4.00%	235 6.76%	303 8.03%
Age 60 - 64	78 2.56%	157 4.52%	246 6.52%
Age 65 - 74	149 4.88%	170 4.89%	246 6.52%
Age 75 - 84	63 2.06%	101 2.91%	104 2.76%
Age 85 and over	6 0.20%	18 0.52%	31 0.82%
Age 16 and over	2,237 73.30%	2,687 77.32%	2,970 78.72%
Age 18 and over	2,148 70.38%	2,559 73.64%	2,854 75.64%
Age 21 and over	2,064 67.63%	2,429 69.90%	2,719 72.06%
Age 65 and over	219 7.18%	289 8.32%	380 10.07%
Median Age	36	38	40
Average Age	34	36	38
Population By Race	3,052	3,475	3,773
White	2,890 94.69%	3,280 94.39%	3,548 94.04%
Black or African American	28 0.92%	24 0.69%	23 0.61%
American Indian and Alaska Native	8 0.26%	10 0.29%	11 0.29%
Asian	84 2.75%	100 2.88%	115 3.05%
Native Hawaiian and Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other Race	16 0.52%	21 0.60%	26 0.69%
Two or More Races	26 0.85%	40 1.15%	50 1.33%



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12/5/2008
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