

Grove Square Professional Building - Medical/Office Space For Lease

MAPLE GROVE, MN



MEDICAL/OFFICE SPACE FOR LEASE

PRESENTED BY:

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

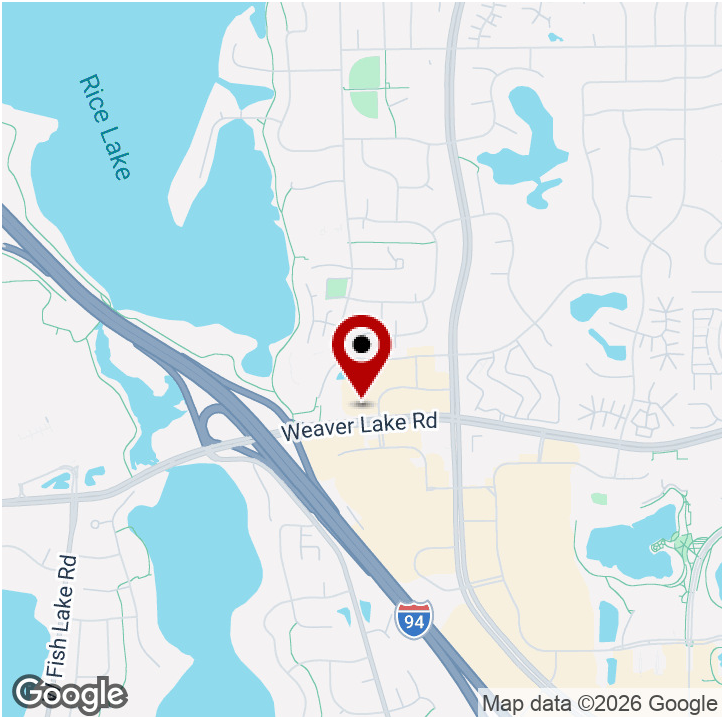
AMBER LANGE
Broker
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OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



PROPERTY DESCRIPTION

Located in the heart of Maple Grove's thriving business corridor, this 1,886 SF office/medical suite offers an exceptional opportunity for professionals and healthcare users seeking a highly visible and accessible location. Situated just off Weaver Lake Road with convenient access to I-94, I-494, Highway 610, and Highway 169, the property provides excellent connectivity for both employees and clients.

The space features eight private offices/exam rooms (many with sinks), a spacious open work area, reception and waiting area, and flexible layout options to accommodate a variety of professional, medical, or wellness uses. This single level building is situated within a medical-oriented tenant mix, offering natural synergy for healthcare, wellness, and allied health professionals, plus ample on-site parking, monument signage opportunities, and strong visibility in one of Maple Grove's most established commercial areas.

Position your business in a growing community surrounded by retail, restaurants, healthcare providers, and residential neighborhoods while benefiting from a professional environment designed for long term success.

OFFERING SUMMARY

Lease Rate:	Negotiable
CAM/Tax:	\$12.28/SF
Available SF:	1,886 SF
Lease Type:	NNN
Former Use:	Chiropractic Office

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	148	796	3,563
Total Population	308	1,637	7,578
Average HH Income	\$145,539	\$144,906	\$147,918

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY HIGHLIGHTS

- 1,886 SF office/medical suite available
- Eight private offices or exam rooms
- Many exams rooms have sinks
- Spacious open work area
- Reception and waiting area
- Flexible layout for medical and professional office users
- Excellent visibility from Weaver Lake Road
- Monument signage available
- Medical oriented tenant mix
- Ample on-site parking
- Excellent visibility from Weaver Lake Road
- Convenient access to I-94, I-494, Highway 610, and Highway 169
- Located in a highly desirable Maple Grove business corridor
- Surrounded by established retail, healthcare, and professional services



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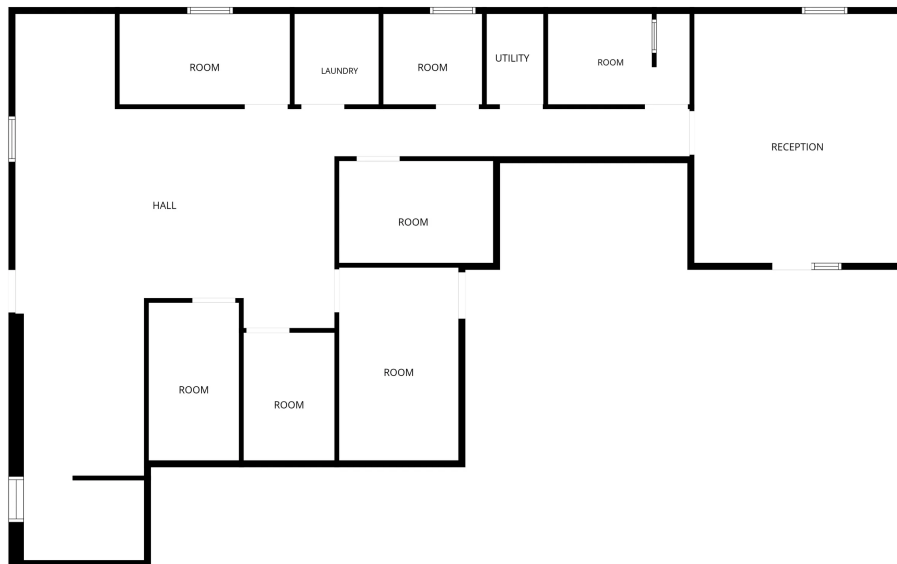
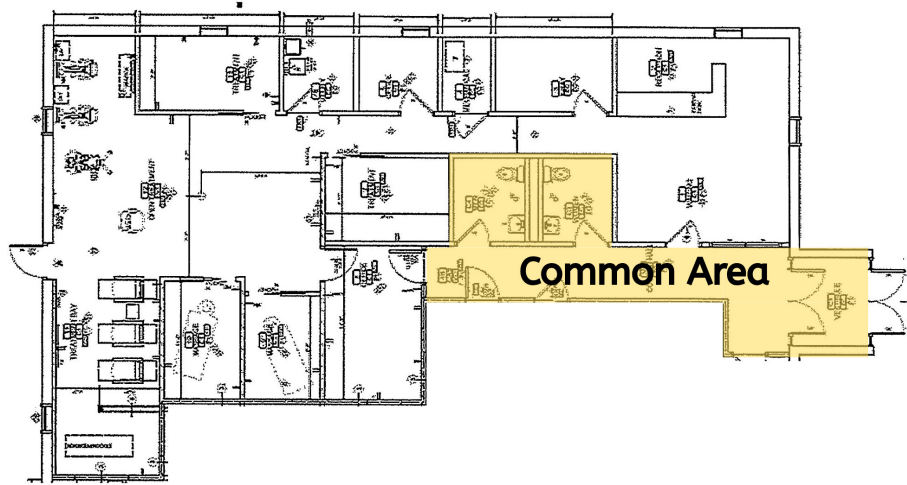
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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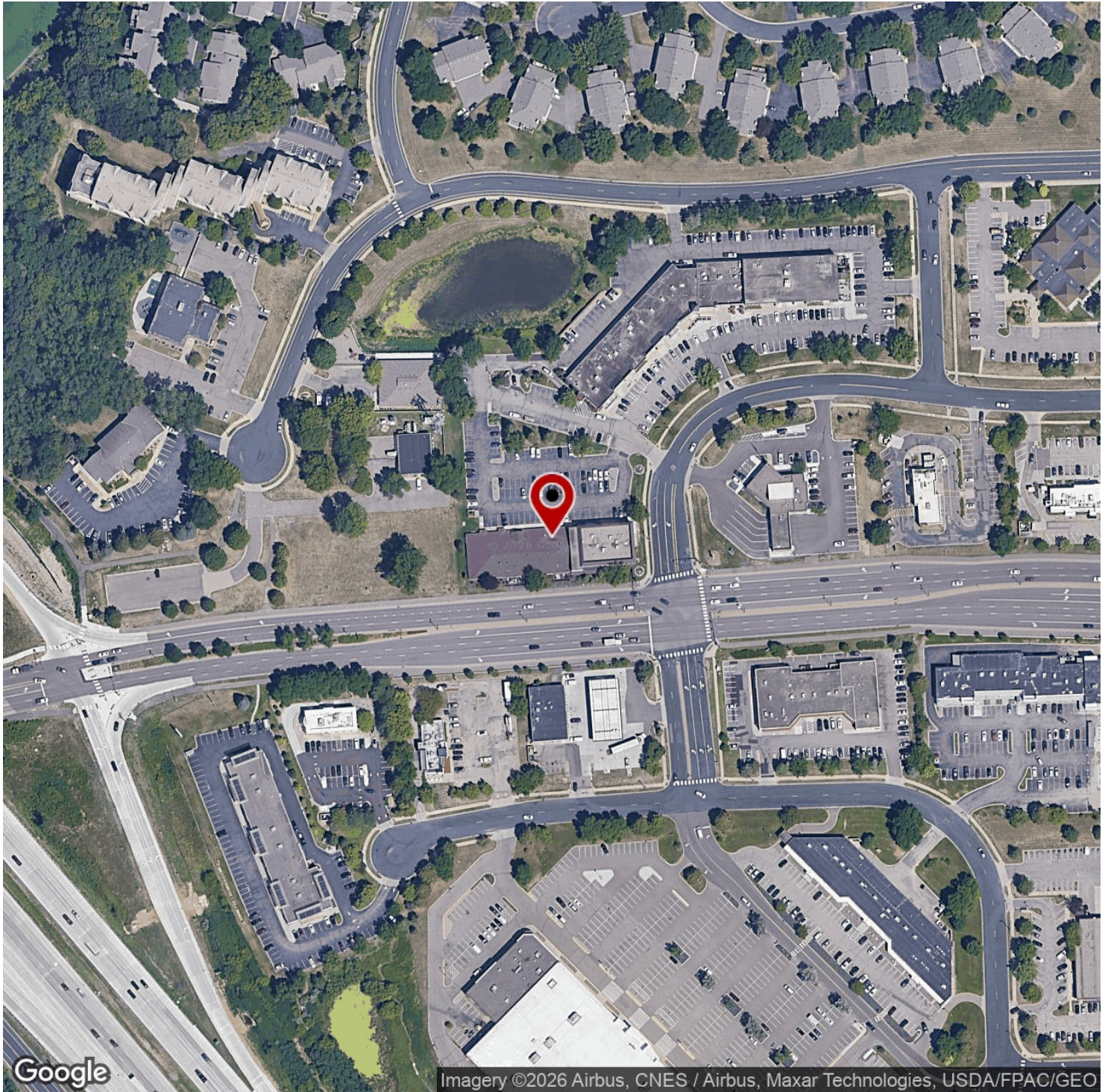
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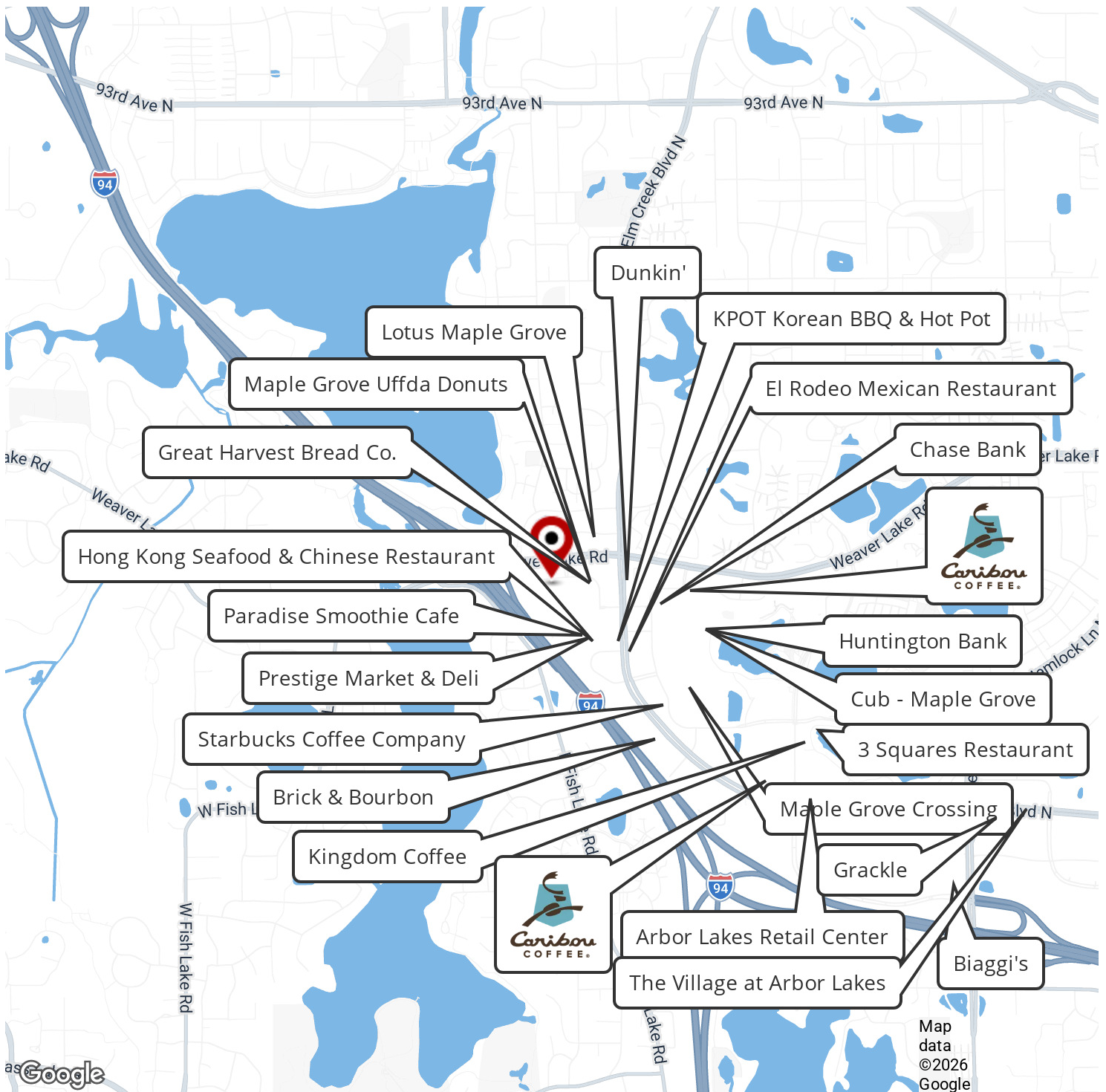
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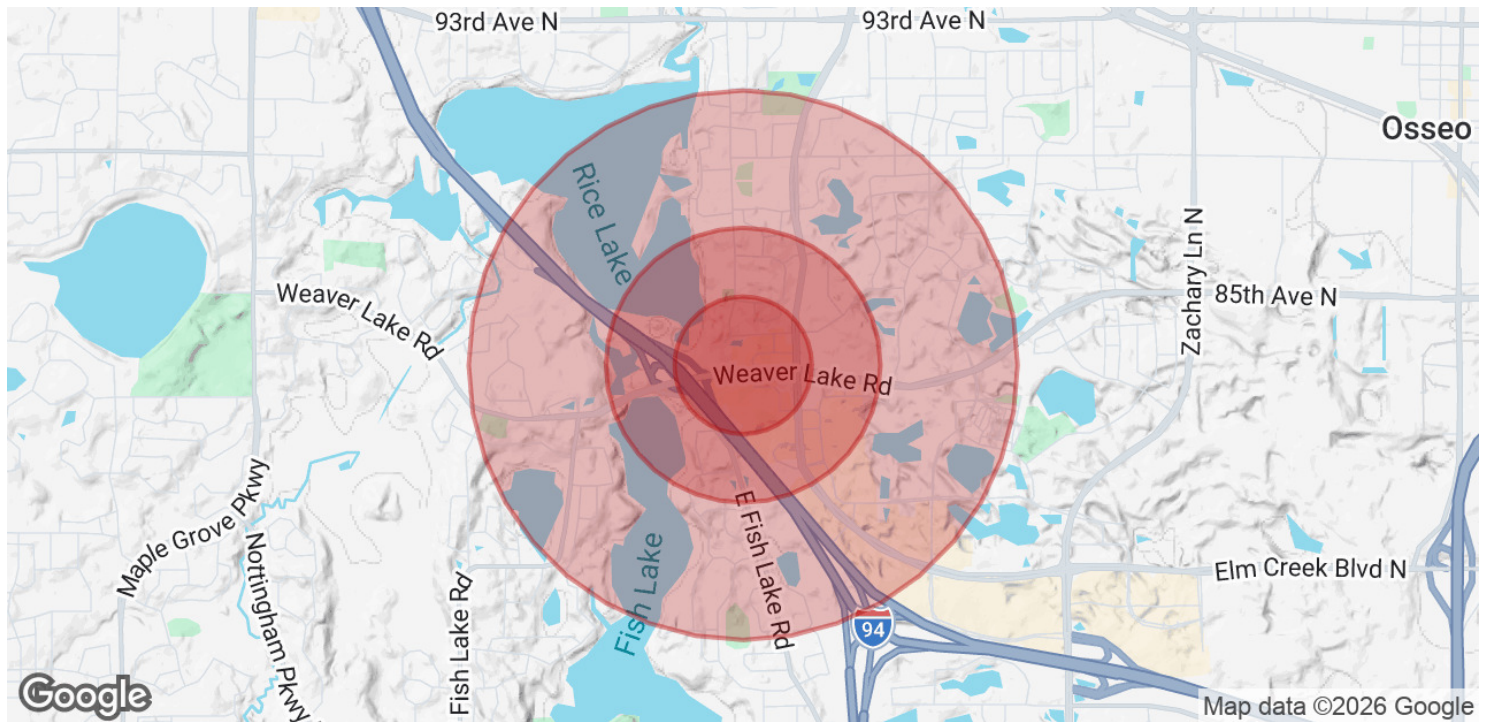
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	308	1,637	7,578
Average Age	53.7	46.8	45.1
Average Age (Male)	50.8	46.1	44.2
Average Age (Female)	56.4	47.9	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	148	796	3,563
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$145,539	\$144,906	\$147,918
Average House Value	\$371,164	\$378,977	\$385,862

2023 American Community Survey (ACS)

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