

# PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

13601 80th Circle North #300, Maple Grove, MN 55369



### PROPERTY DESCRIPTION

Prime office space available in the heart of Maple Grove with ample parking and strong visibility from Hwy 94/694. This former professional office space features a flexible layout with multiple private offices, open work areas, conference room, and shared restrooms. A total of approximately 4,036 SF is available on the 3rd floor, with the ability to subdivide depending on tenant needs. Additional space available in the lower level for office or storage. The space offers abundant natural light with large windows throughout and excellent signage opportunities facing Highway 94. Ideal for professional office users, creative teams, administrative operations, and other service-based businesses.

### PROPERTY HIGHLIGHTS

- 118,000 Traffic Count
- Ample Parking
- Elevator Access
- Natural Light
- Multiple Offices and Conference Rooms
- Former Office Space

### OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	1,500 - 4,036 SF
Lot Size:	50,094 SF
Building Size:	24,646 SF

SPACES	LEASE RATE	SPACE SIZE
3rd Floor Space	Negotiable	1,500 - 4,036 SF
Basement Level Space	Negotiable	1,600 SF

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**KW COMMERCIAL**  
10402 73rd Ave N  
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13601 80th Circle North #200 & 300, Maple Grove, MN 55369



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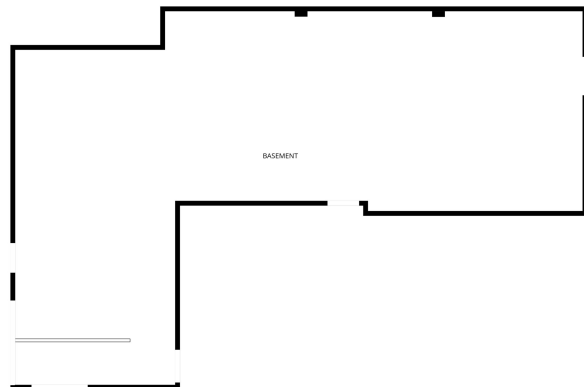
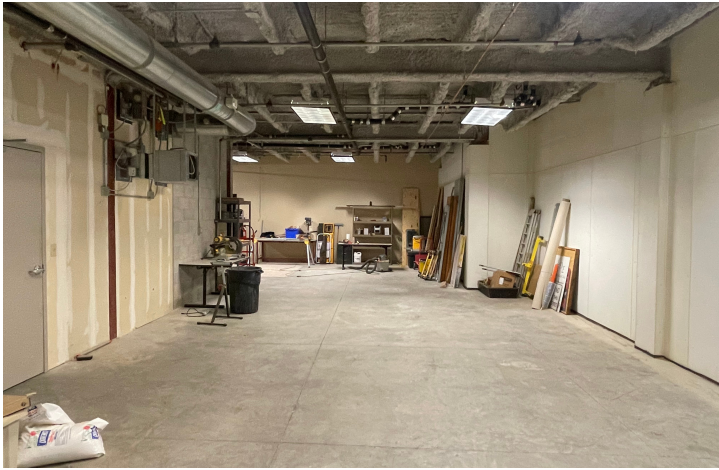
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## PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

13601 80th Circle North Basement Level, Maple Grove, MN 55369



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

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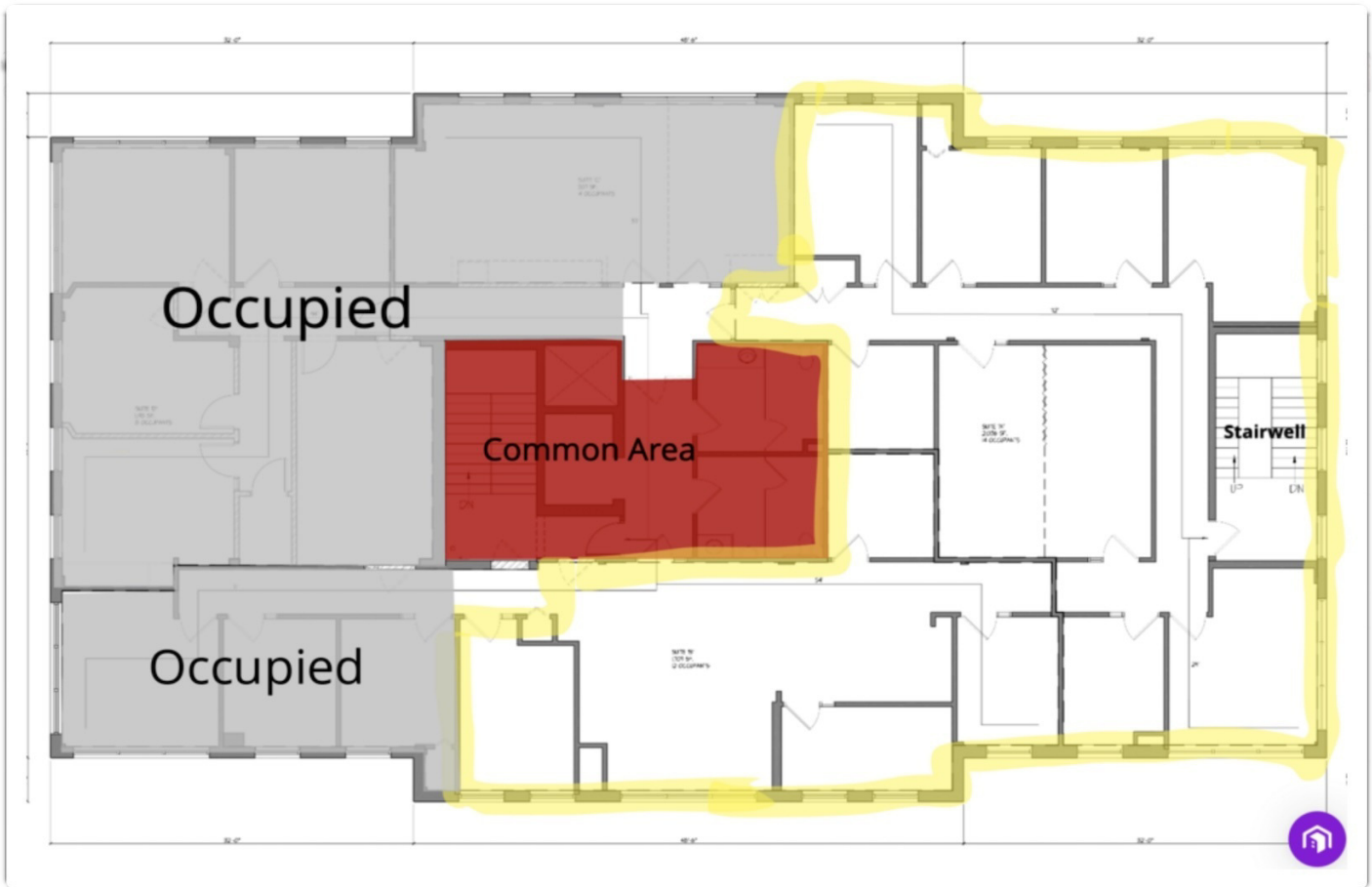
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## PRIME MAPLE GROVE OFFICE SPACE FOR LEASE

13601 80th Circle North 3rd Level Floor Plan



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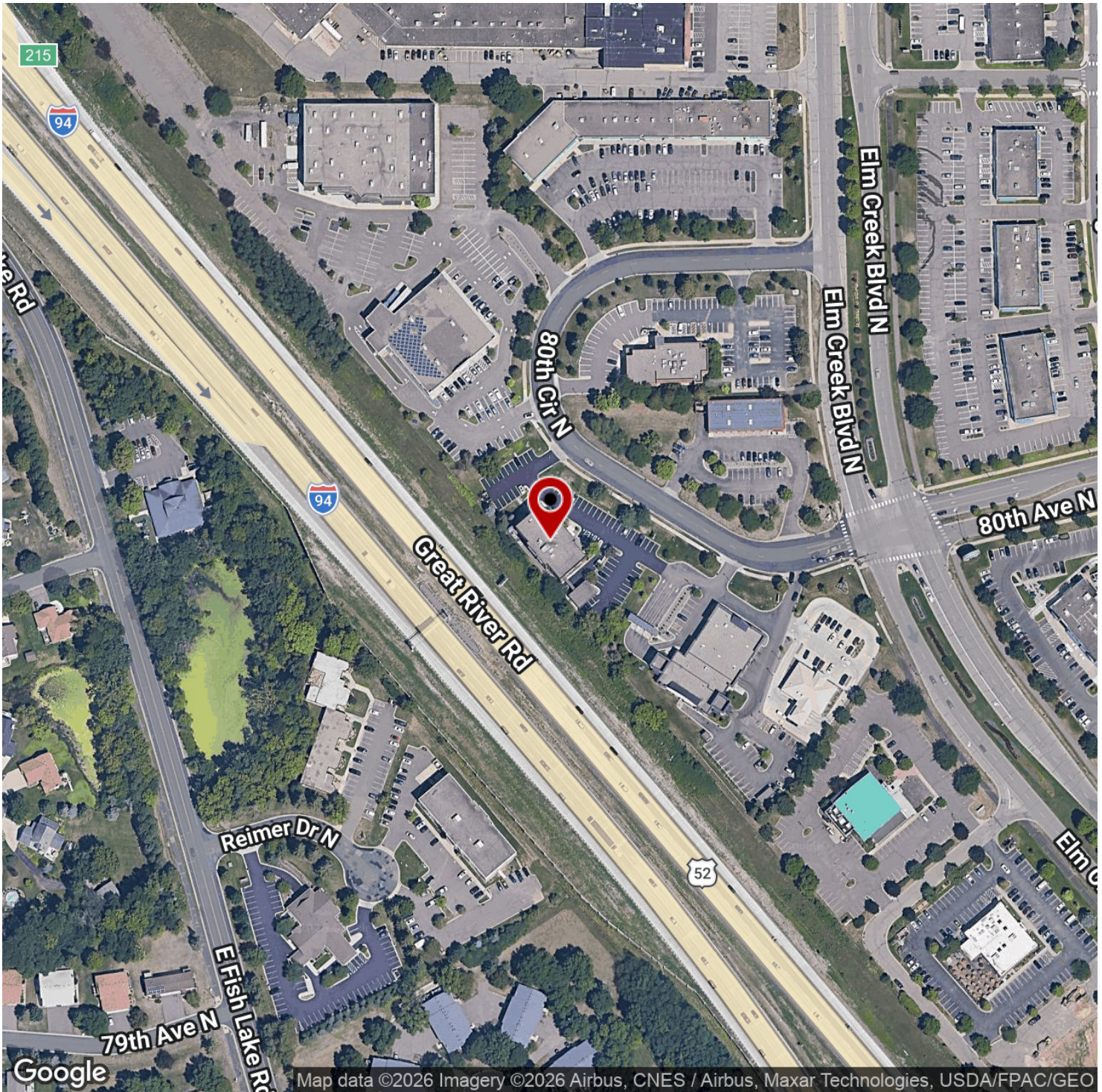
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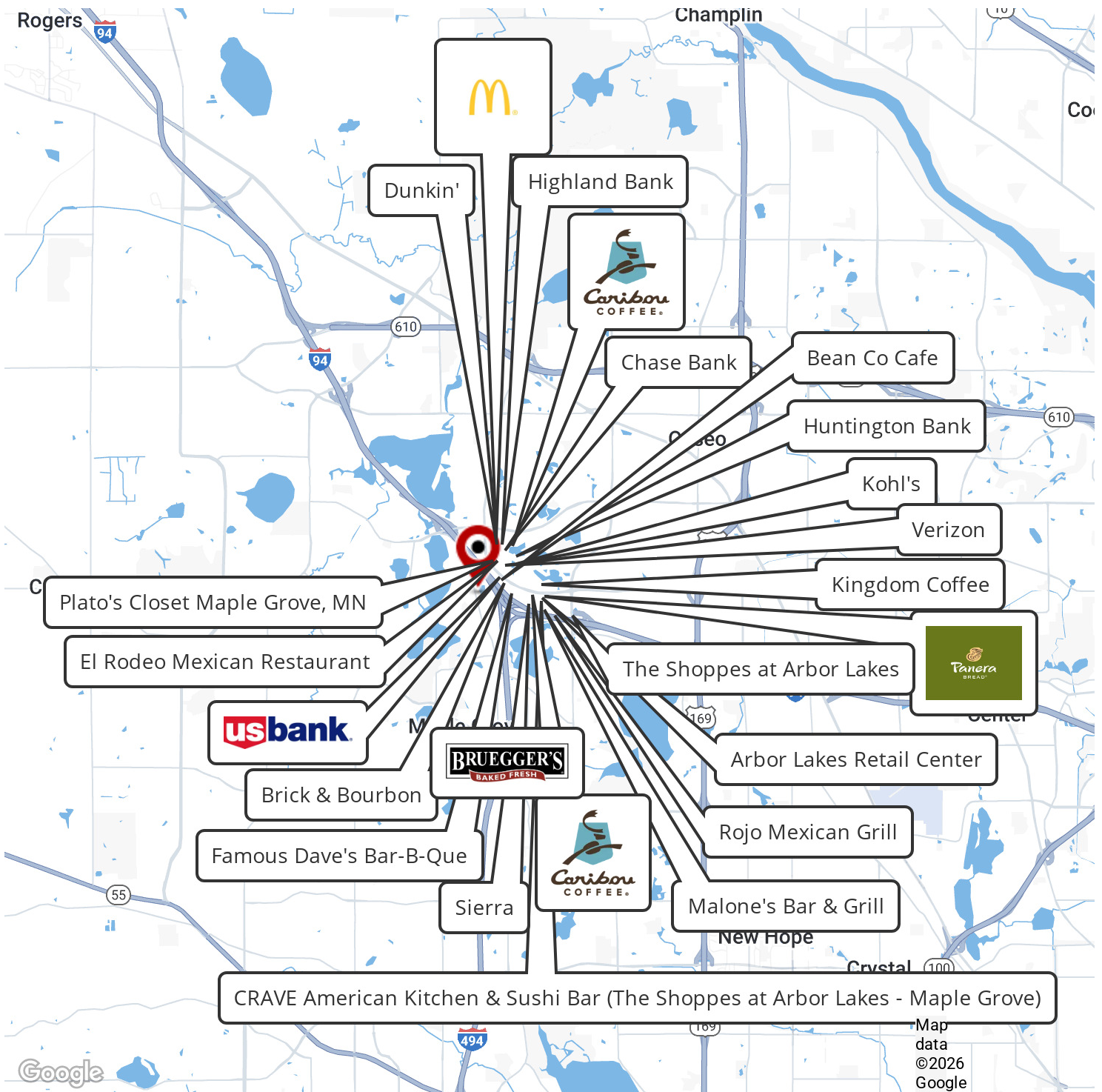
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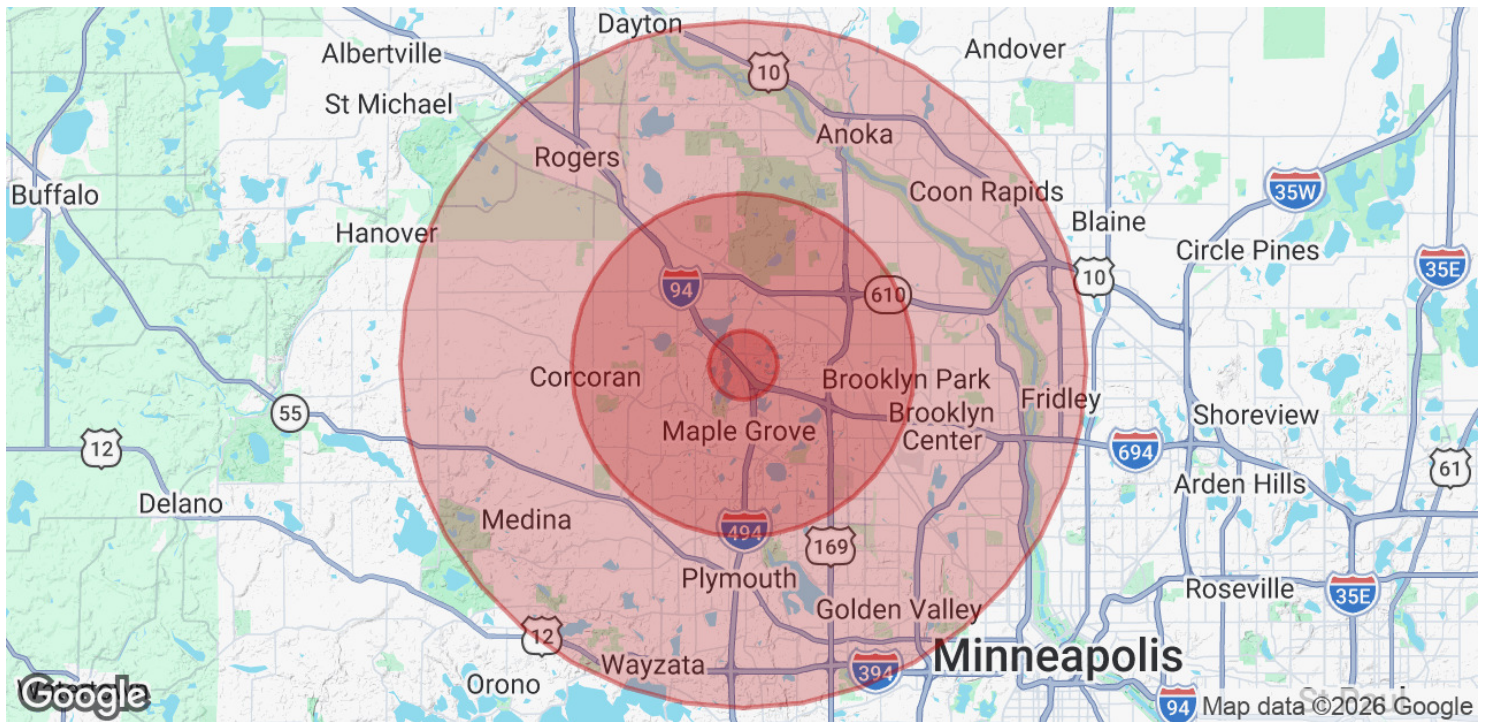
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,450	164,944	536,748
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	44	41	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,191	61,254	204,417
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$140,916	\$157,231	\$133,207
Average House Value	\$434,966	\$460,124	\$412,743

*Demographics data derived from AlphaMap*

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