

# Weaver Lake Office Park

**AVAILABLE FOR SALE OR LEASE**

11310 86th Avenue N | Maple Grove, MN



# Property Details

Well-located office condo in Maple Grove offering excellent visibility and prominent signage presence along with abundant on-site parking. Surrounded by a robust mix of retail, restaurants, and service amenities, making it an ideal location for businesses seeking convenience and accessibility.

**LOCATION** **11310 86TH AVE N**  
**MAPLE GROVE, MN**

**BUILDING SIZE** **6,804 SF**

**FOR LEASE**  
**MAIN LEVEL\*** **3,494SF**  
**LOWER LEVEL\*** **3,310 SF**  
**\*COMBINED** **6,804 SF**

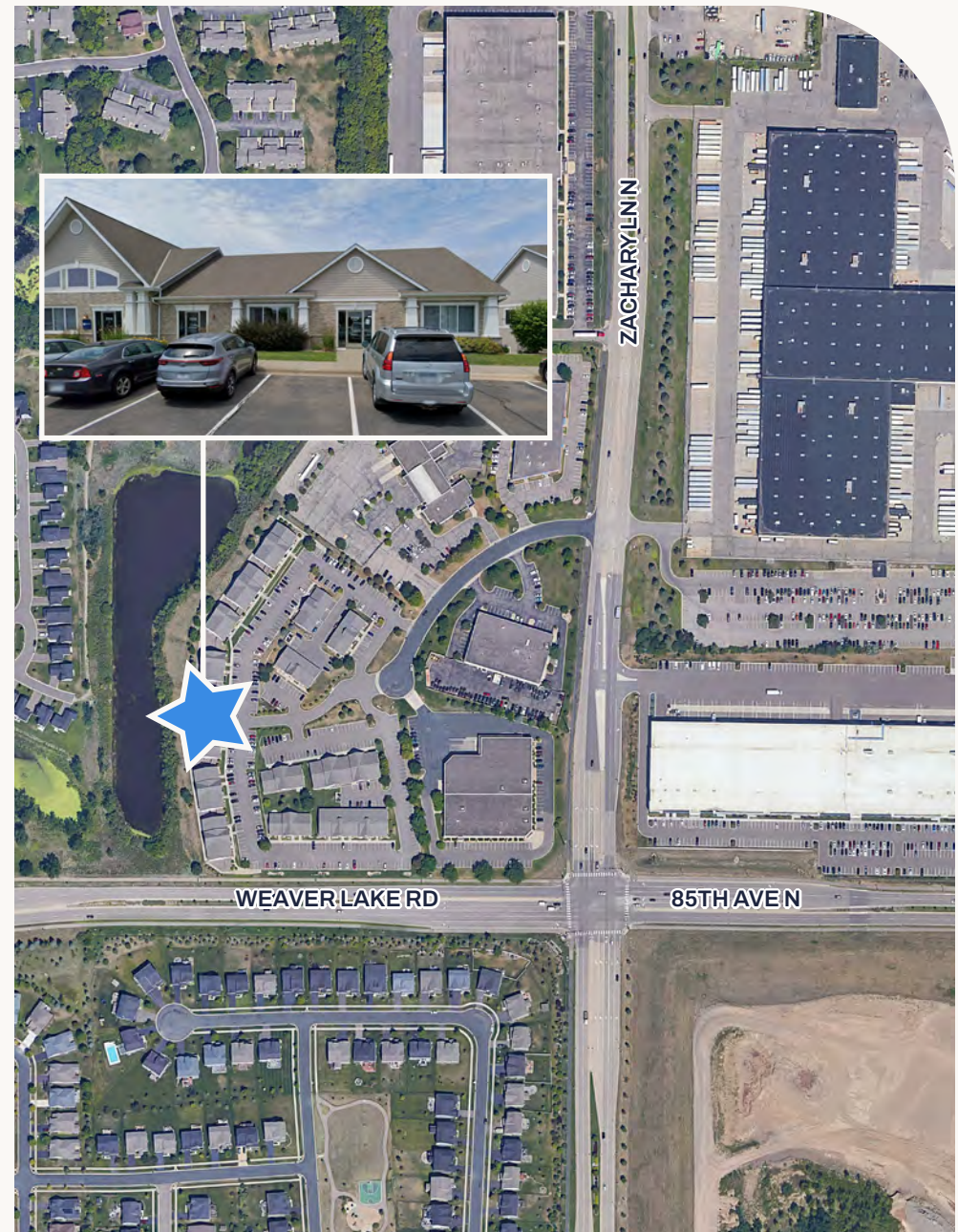
**GROSS LEASE RATE**  
**MAIN LEVEL\*** **\$24.00 PSF**  
**LOWER LEVEL\*** **\$18.00 PSF**  
**\*COMBINED** **\$21.75 PSF**

**ASKING PRICE** **\$1,061,424**  
**(\$156 PSF)**

## AREA DEMOGRAPHICS

RADIUS	1 MILE	2 MILE	3 MILE
POPULATION	9,230	25,146	49,733
TOTAL HOUSEHOLDS	3,981	10,531	19,540
AVERAGE HH INCOME	\$135,857	\$123,730	\$119,934

*\* Sources: ESRI 2024 est & MN Dept of Transportation 2023 Study avgs are per day total cars*



**T** Transwestern

Chad Anvary

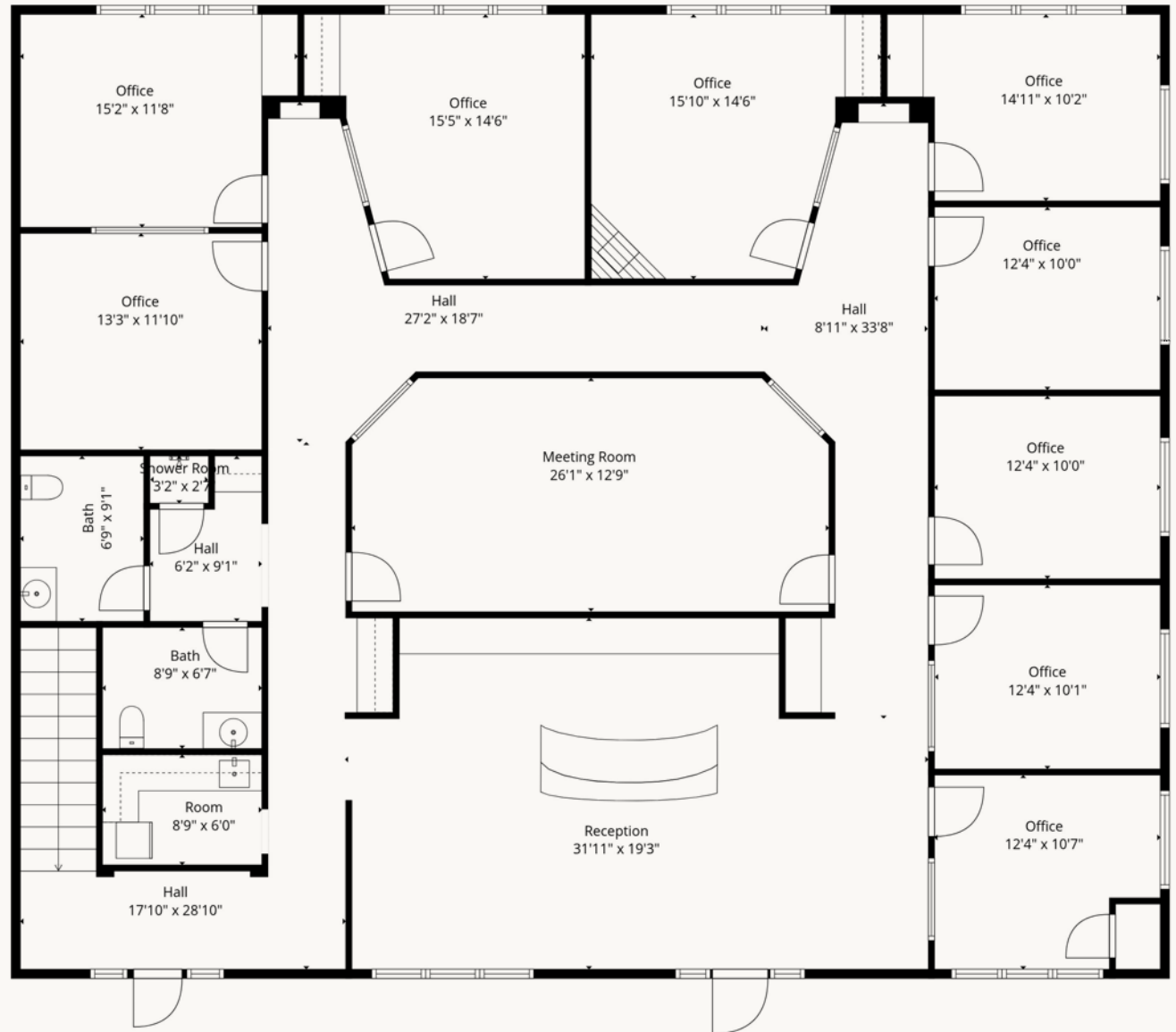
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3,494 SF - MAIN LEVEL

# Floor Plan



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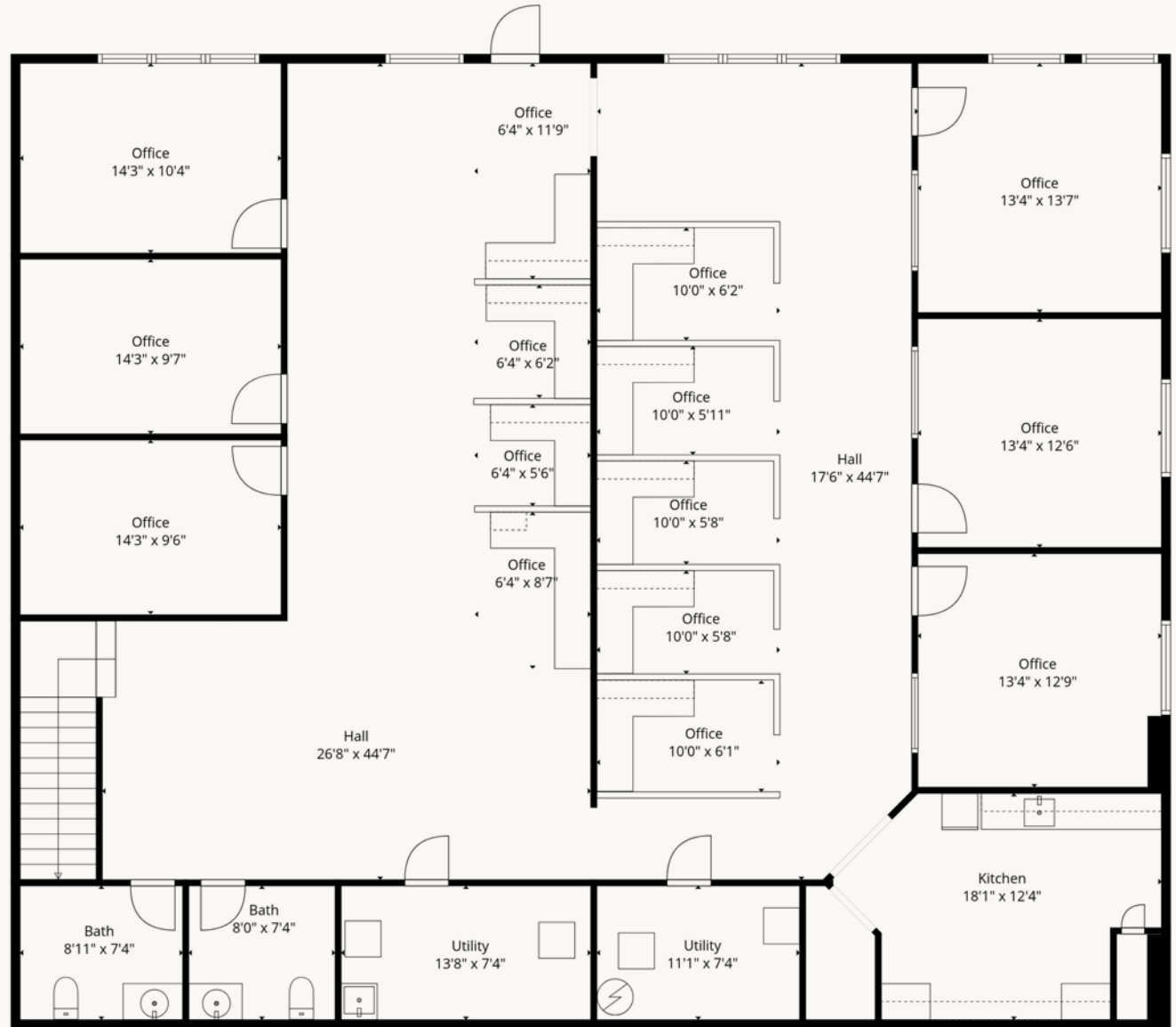
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3,310 SF - LOWER LEVEL

# Floor Plan



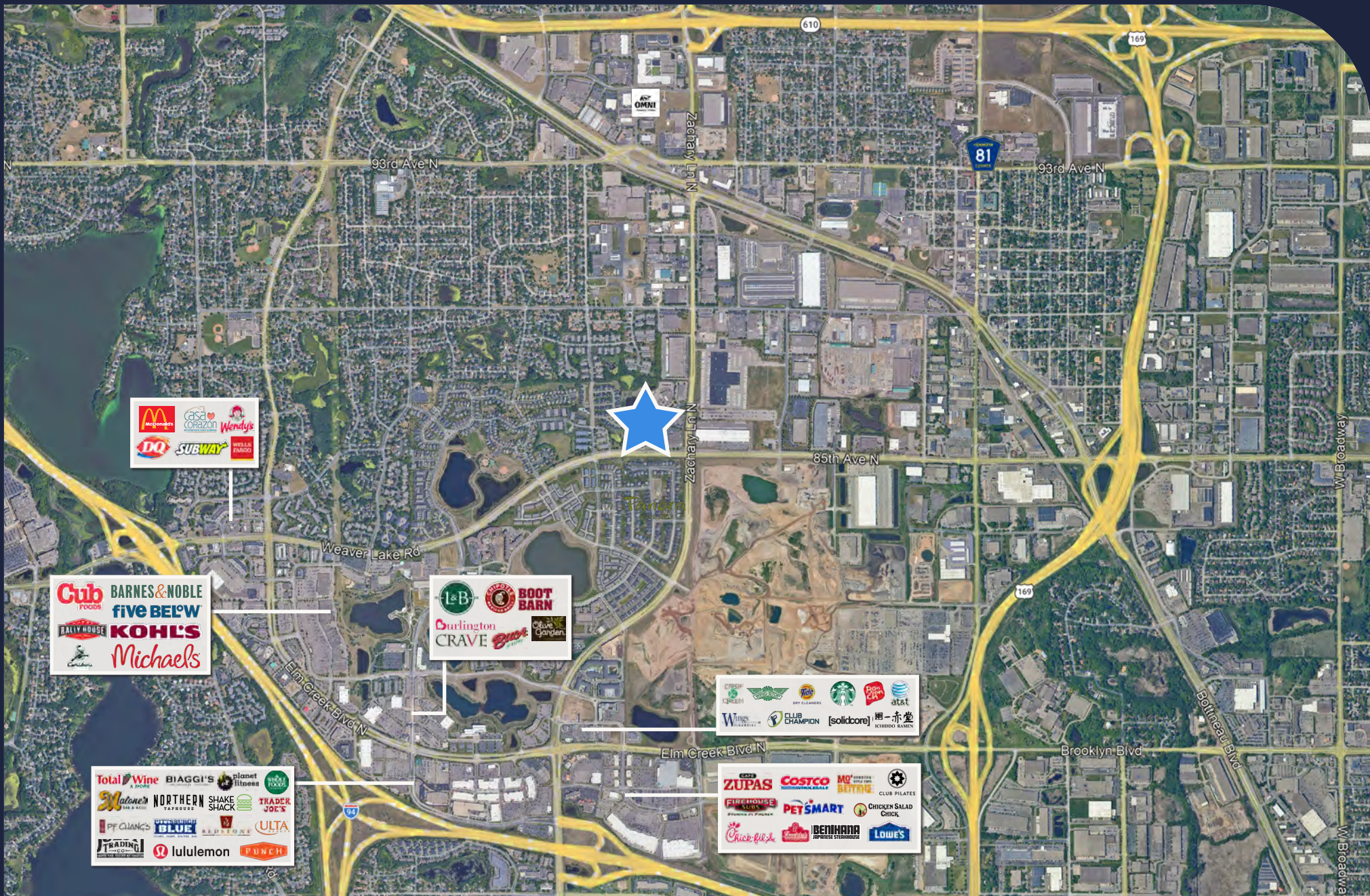
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