

OFFICE FOR LEASE



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)
Cam/Tax	\$14.70/SF
Available SF:	1,500 - 4,036 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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AMBER LANGE

Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

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

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13601 80th Circle North #200 & 300, Maple Grove, MN 55369



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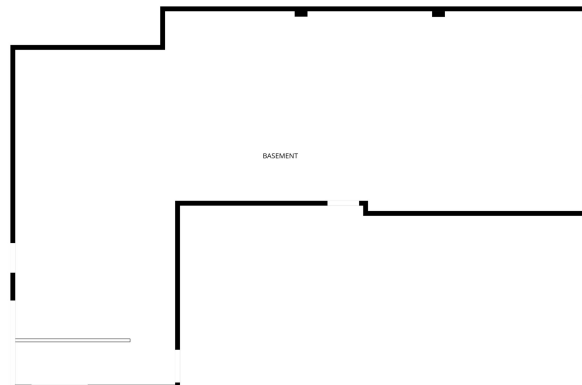
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13601 80th Circle North Basement Level, Maple Grove, MN 55369



FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS OBTAINED VISUALLY BUT NOT GUARANTEED.

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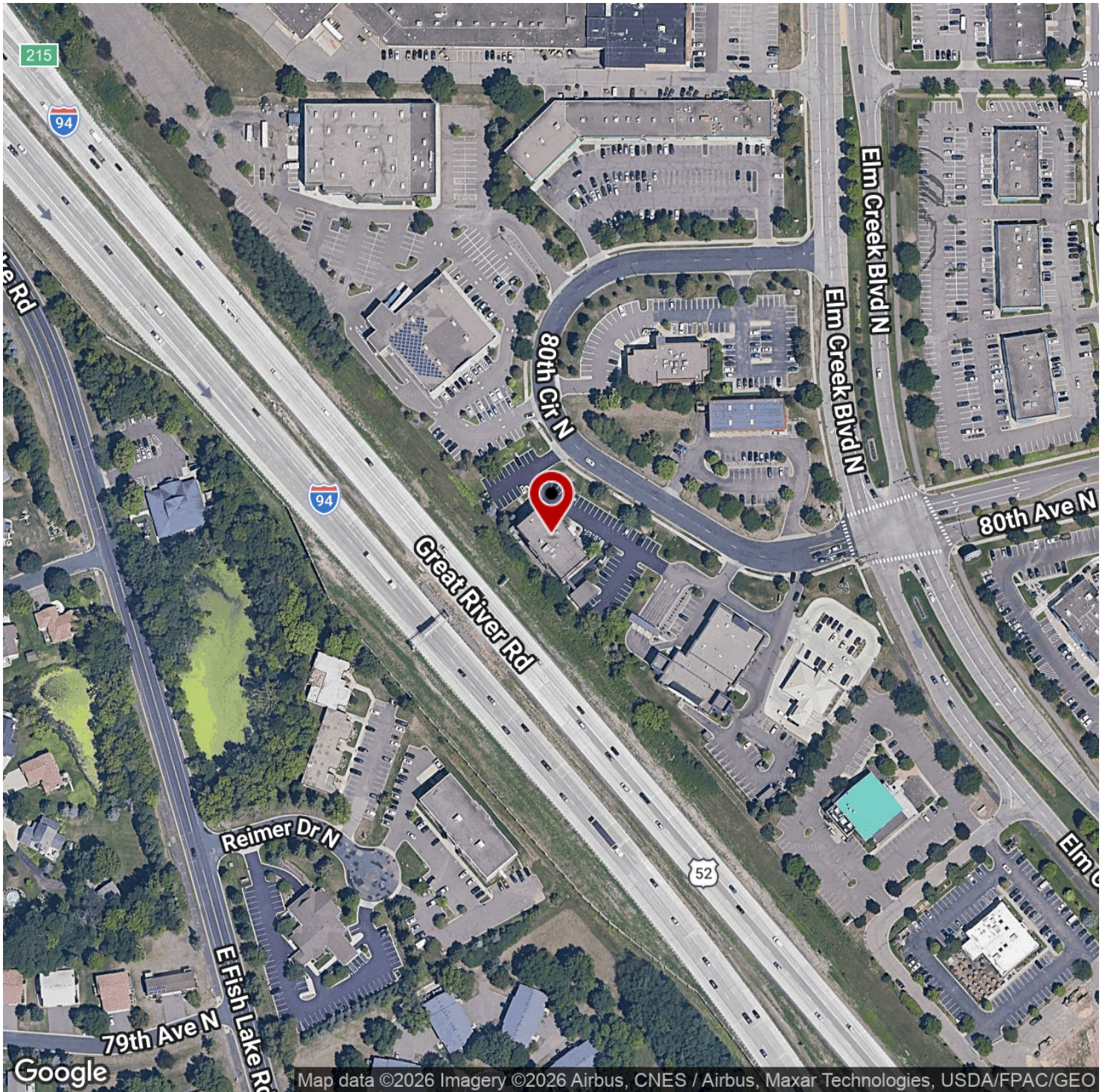
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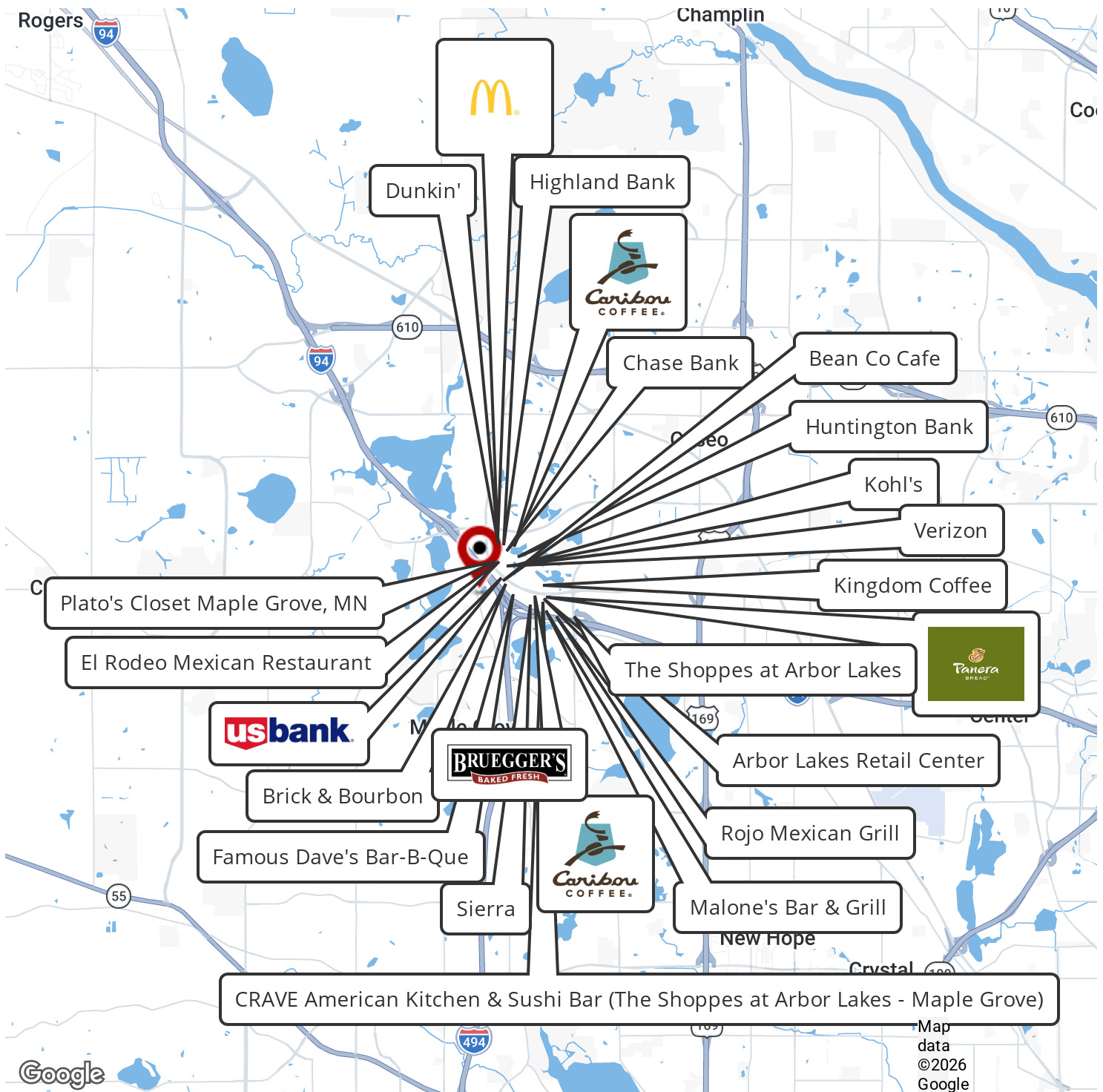
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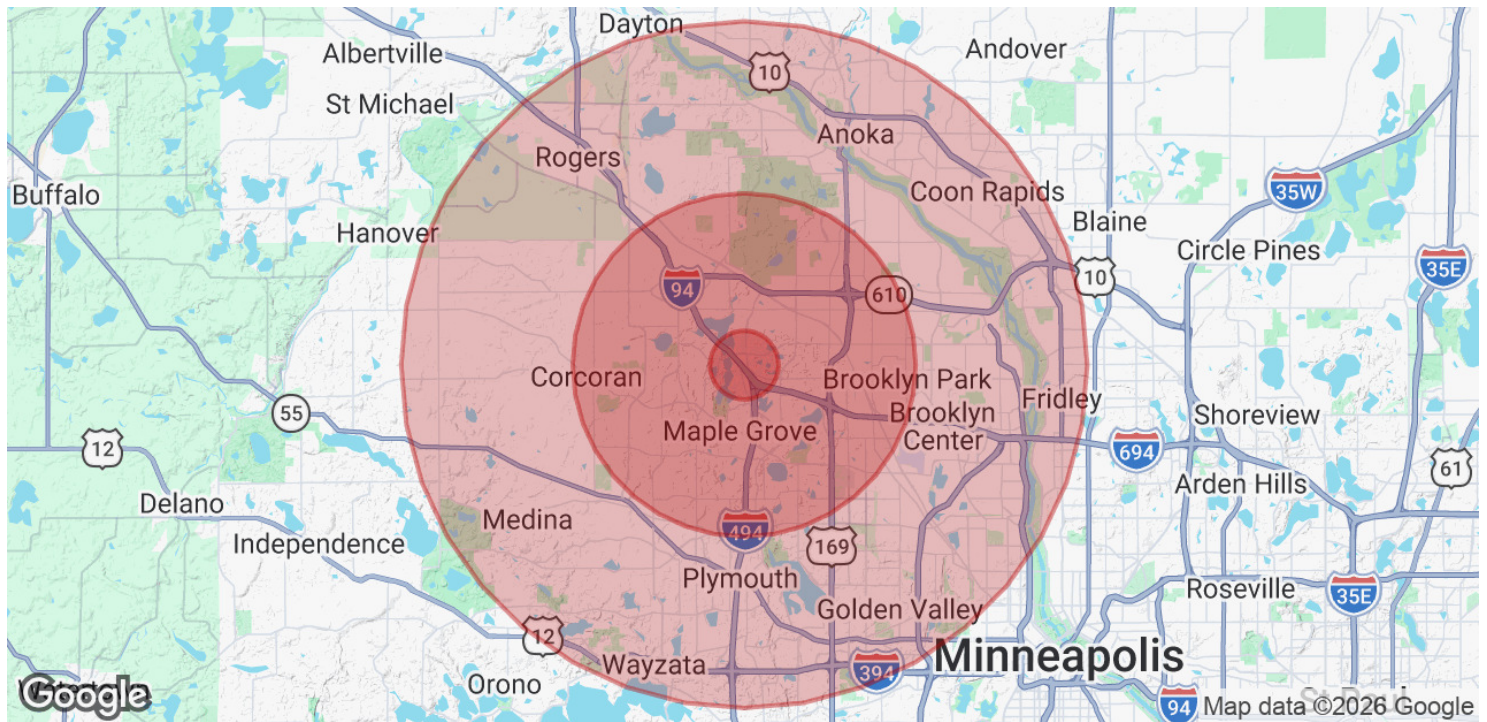
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,450	164,944	536,748
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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

2020 American Community Survey (ACS)

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