

# 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

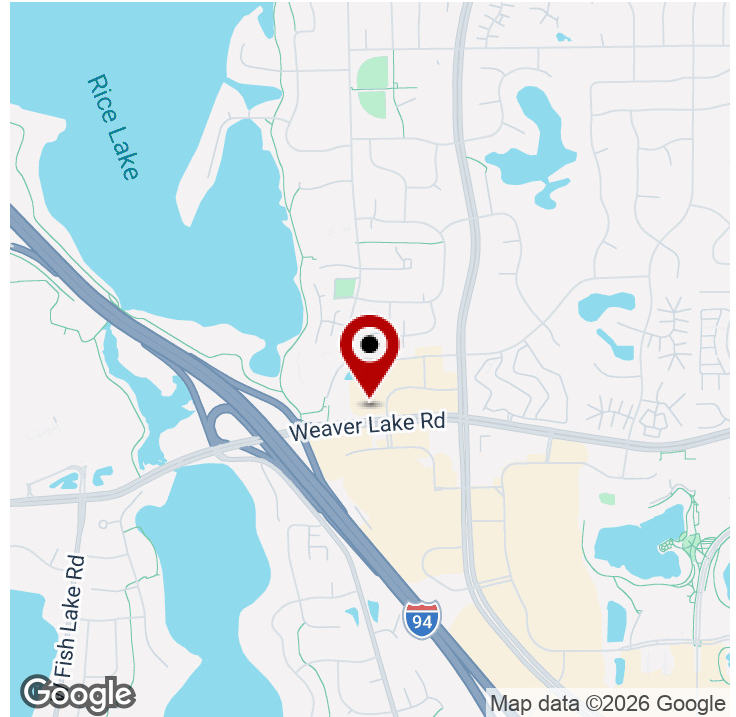
**AMBER LANGE**  
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# OFFICE FOR LEASE

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.

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## 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

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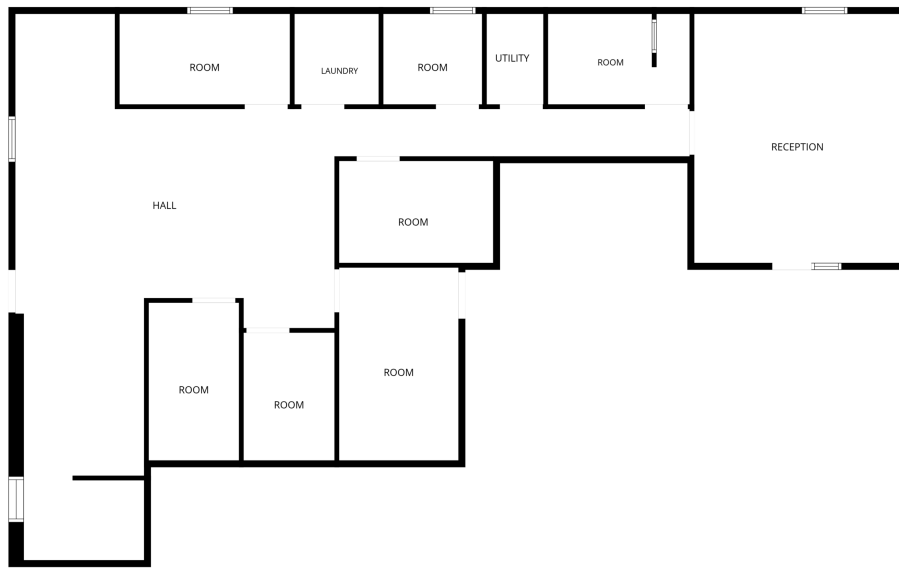
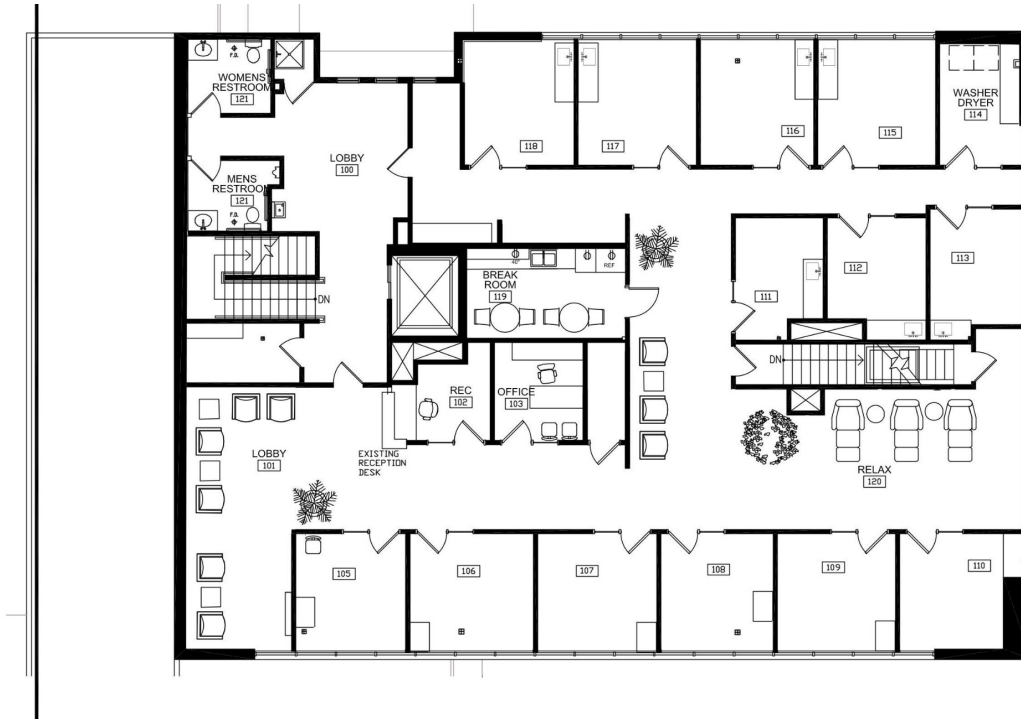
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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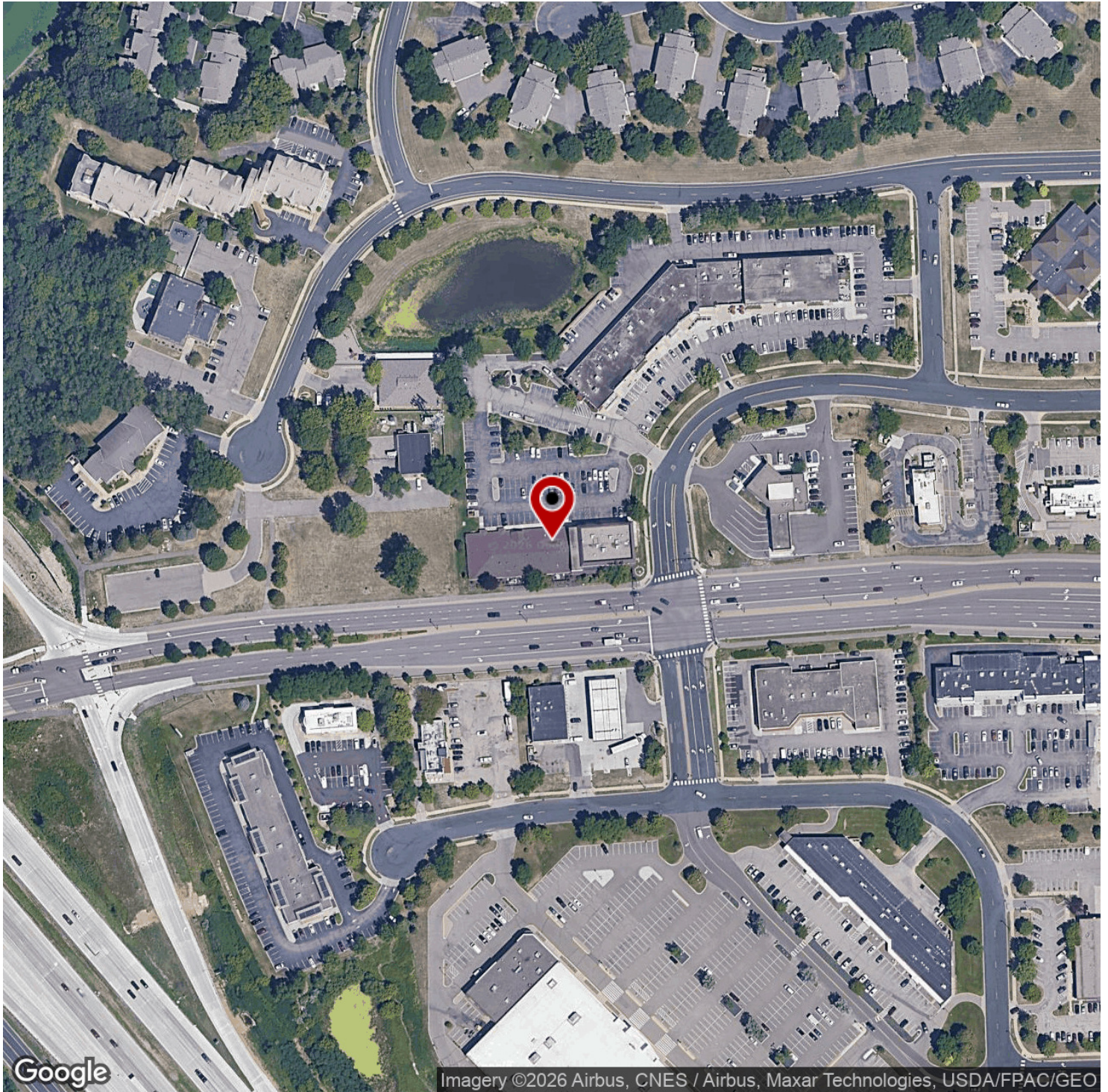
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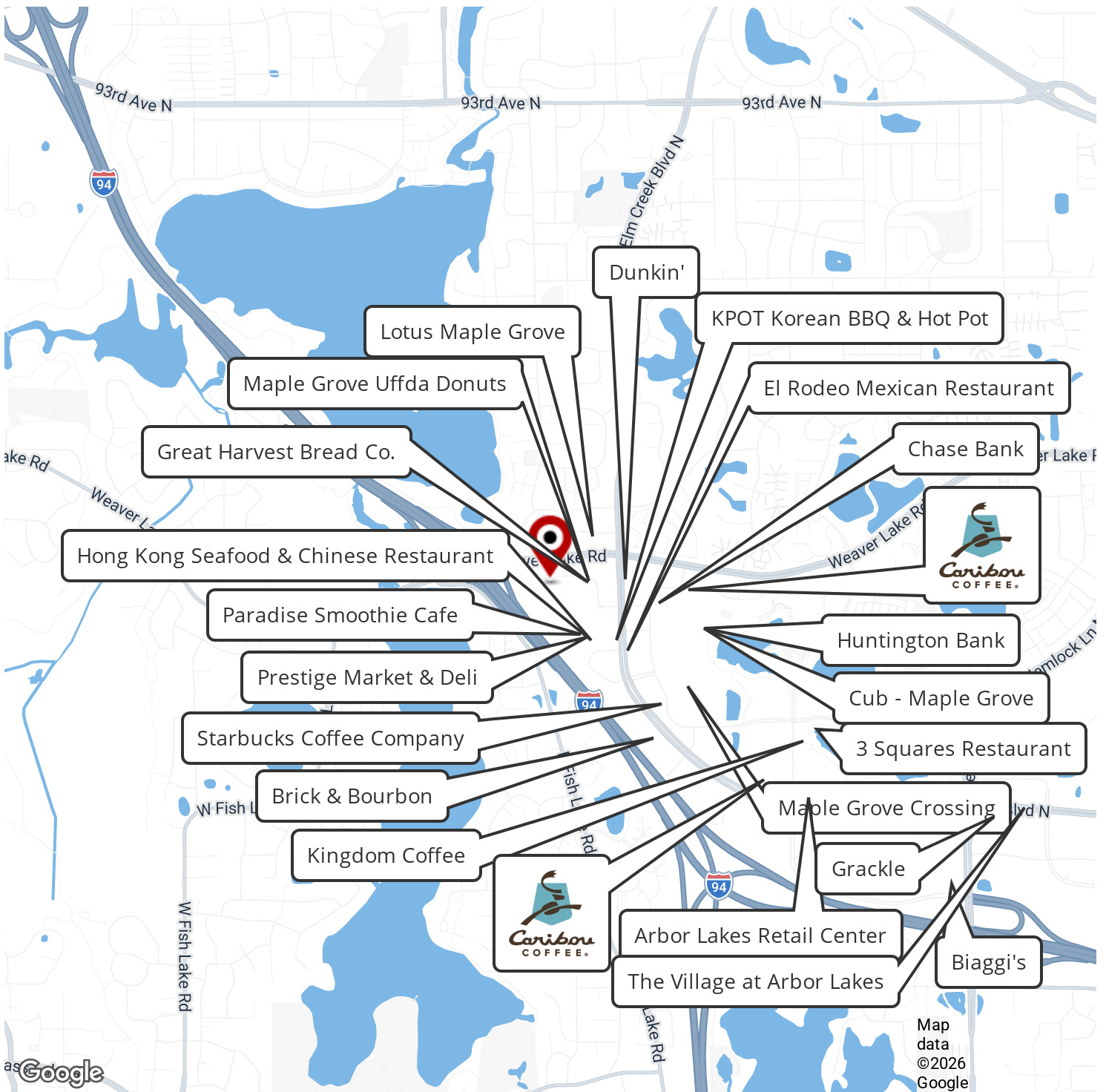
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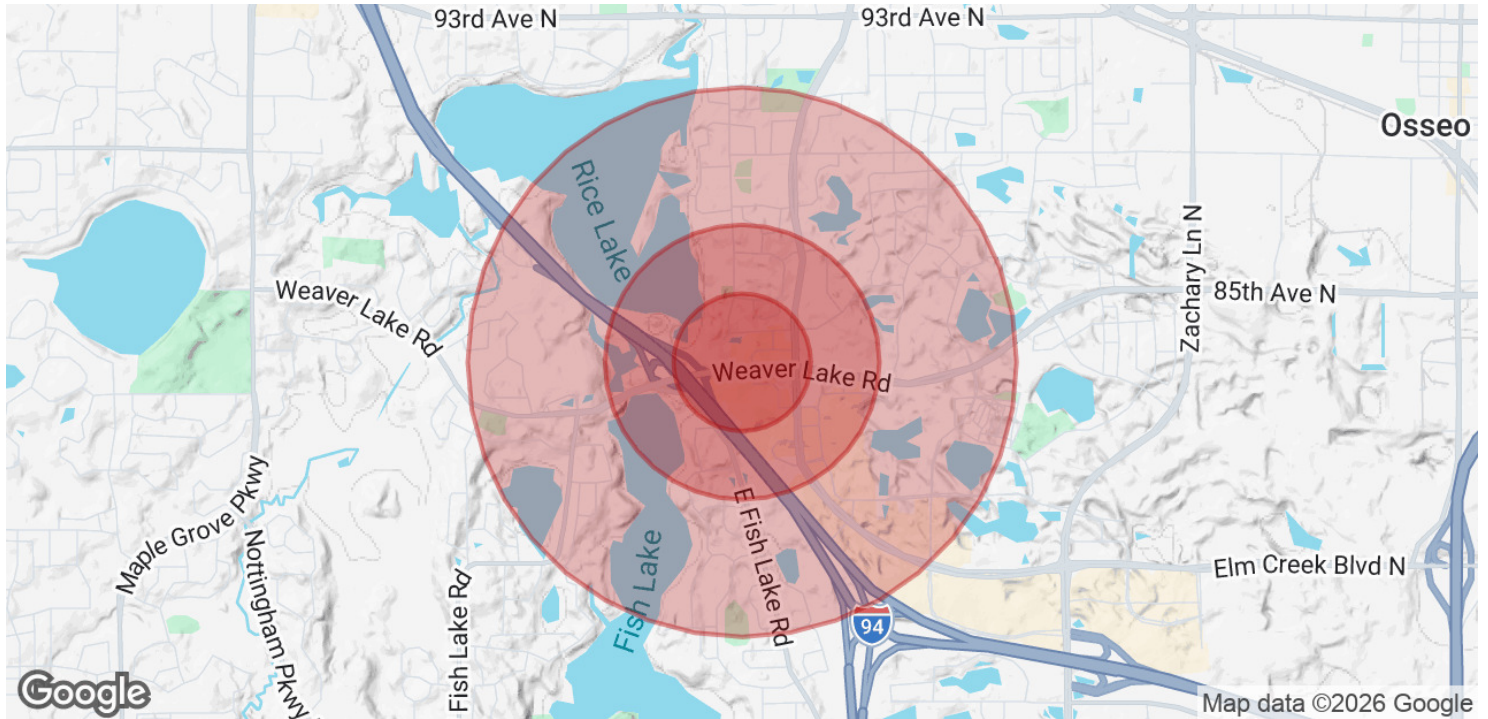
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	308	1,637	7,578
Average Age	53.7	46.8	45.1
Average Age (Male)	50.8	46.1	44.2
Average Age (Female)	56.4	47.9	45.9

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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