

Grove Square Professional Building - Medical/Office Space For Lease

MAPLE GROVE, MN



MEDICAL OFFICE SPACE FOR SUBLEASE

PRESENTED BY:

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

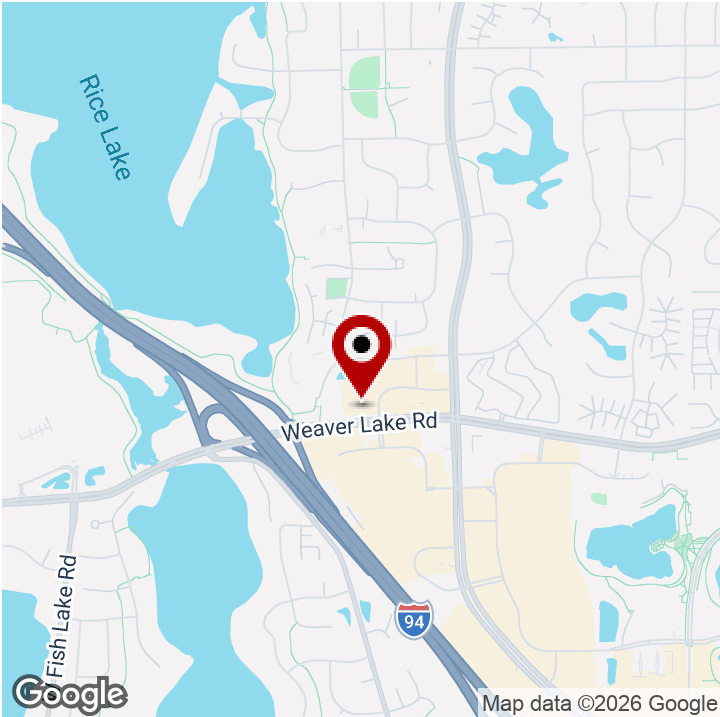
AMBER LANGE
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OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



PROPERTY DESCRIPTION

Rare sublease opportunity in the heart of Maple Grove. This 2,000-4,948 SF medical and professional office suite offers a highly functional and beautifully finished layout in one of the northwest metro's most desirable business locations. Currently occupied by a Medspa, the space is thoughtfully designed to support a variety of medical, wellness, aesthetics, therapy, counseling, and professional office users seeking a move-in-ready environment.

The suite features a welcoming reception and lobby area, 14 private offices or treatment rooms, seven rooms equipped with sinks, a dedicated laundry room, break room with kitchenette, and flexible workspace throughout. High ceilings, exposed ceiling elements, polished concrete flooring, modern finishes, and abundant natural light create an upscale atmosphere for both clients and staff while minimizing the need for costly tenant improvements.

Located just off Weaver Lake Road with convenient access to I-94, I-494, Highway 610, and Highway 169, the property offers excellent visibility, monument signage, ADA accessibility, and ample on-site parking. This turnkey sublease presents an exceptional opportunity for businesses looking to establish or expand their presence in the growing Maple Grove market.

OFFERING SUMMARY

Lease Rate:	Negotiable
Cam/Tax	12.28/SF
Lease Type	NNN
Available SF:	2,000-4,948 SF
Former Use:	Medical Spa

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

- 2,000 - 4,948 SF turnkey sublease opportunity
- Former medical spa with high-end buildout
- 14 private offices or treatment rooms
- 7 rooms with existing sinks
- Reception and waiting area
- Break room with kitchenette
- Dedicated laundry room
- High ceilings and exposed ceiling design
- Polished concrete flooring throughout
- Modern finishes and abundant natural light
- Medical-oriented tenant mix
- Excellent visibility and monument signage
- Ample on-site parking
- Convenient access to I-94, I-494, Highway 610, and Highway 169
- Ideal for medical, wellness, aesthetics, therapy, counseling, or professional office users



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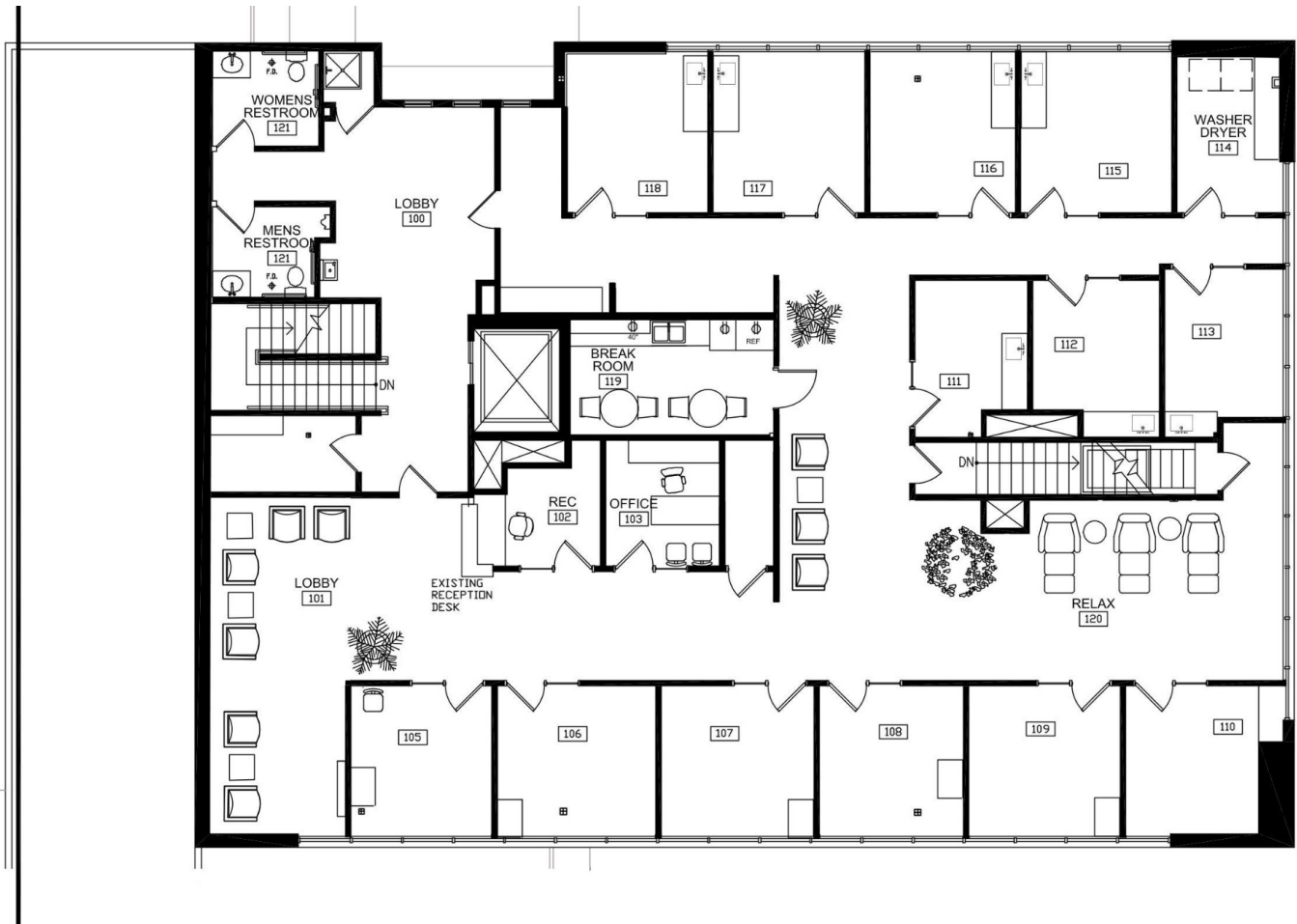
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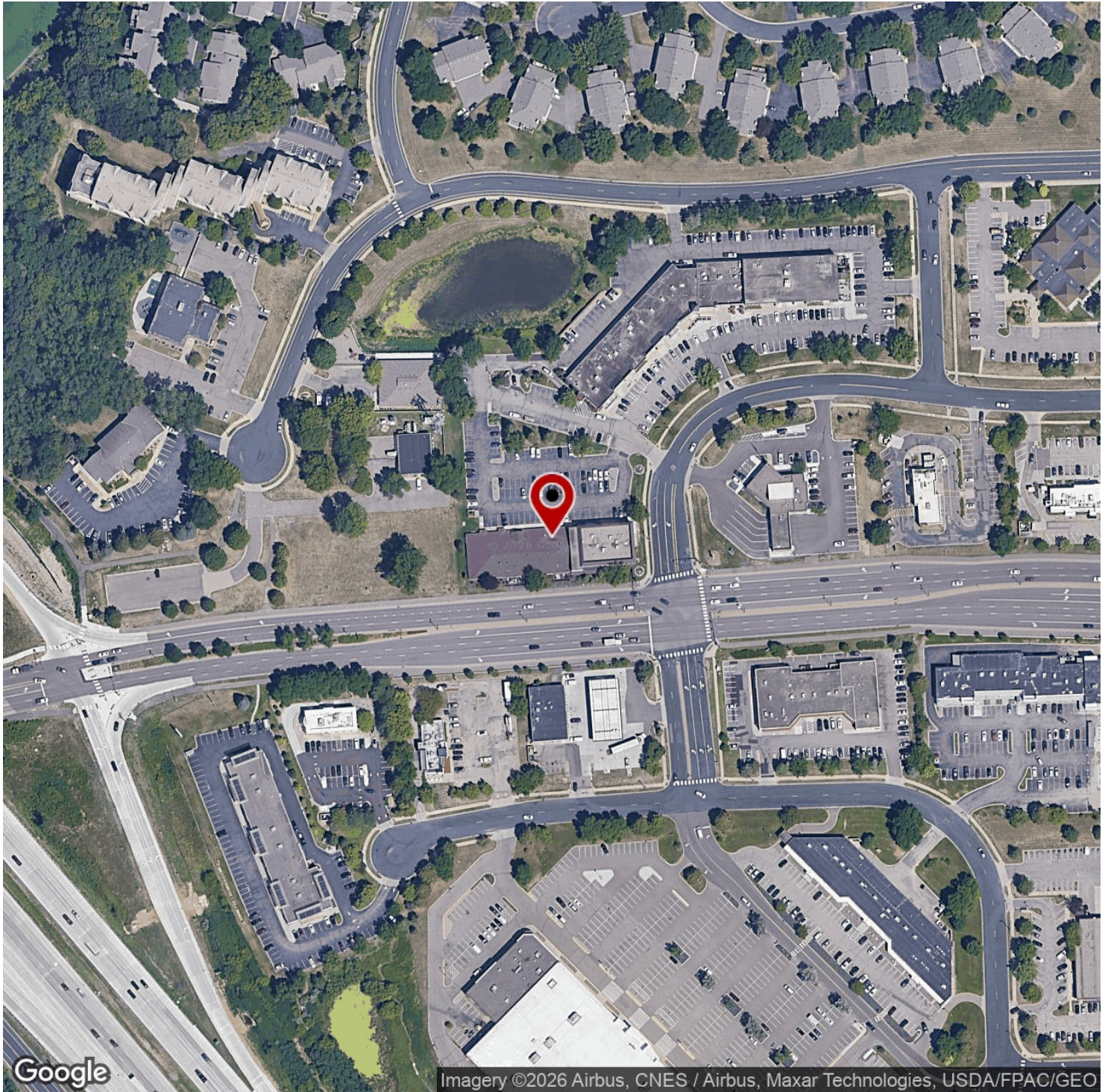
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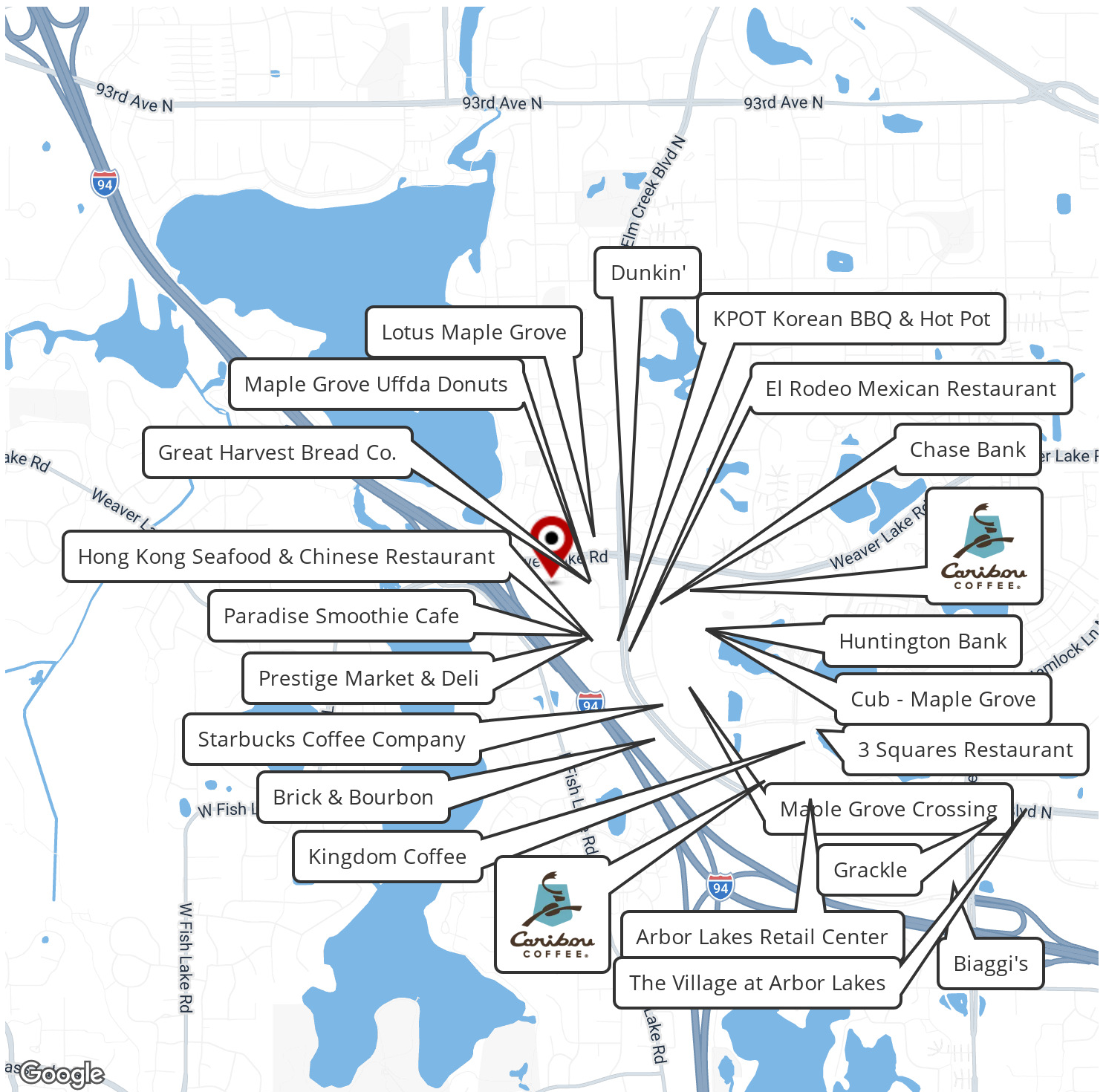
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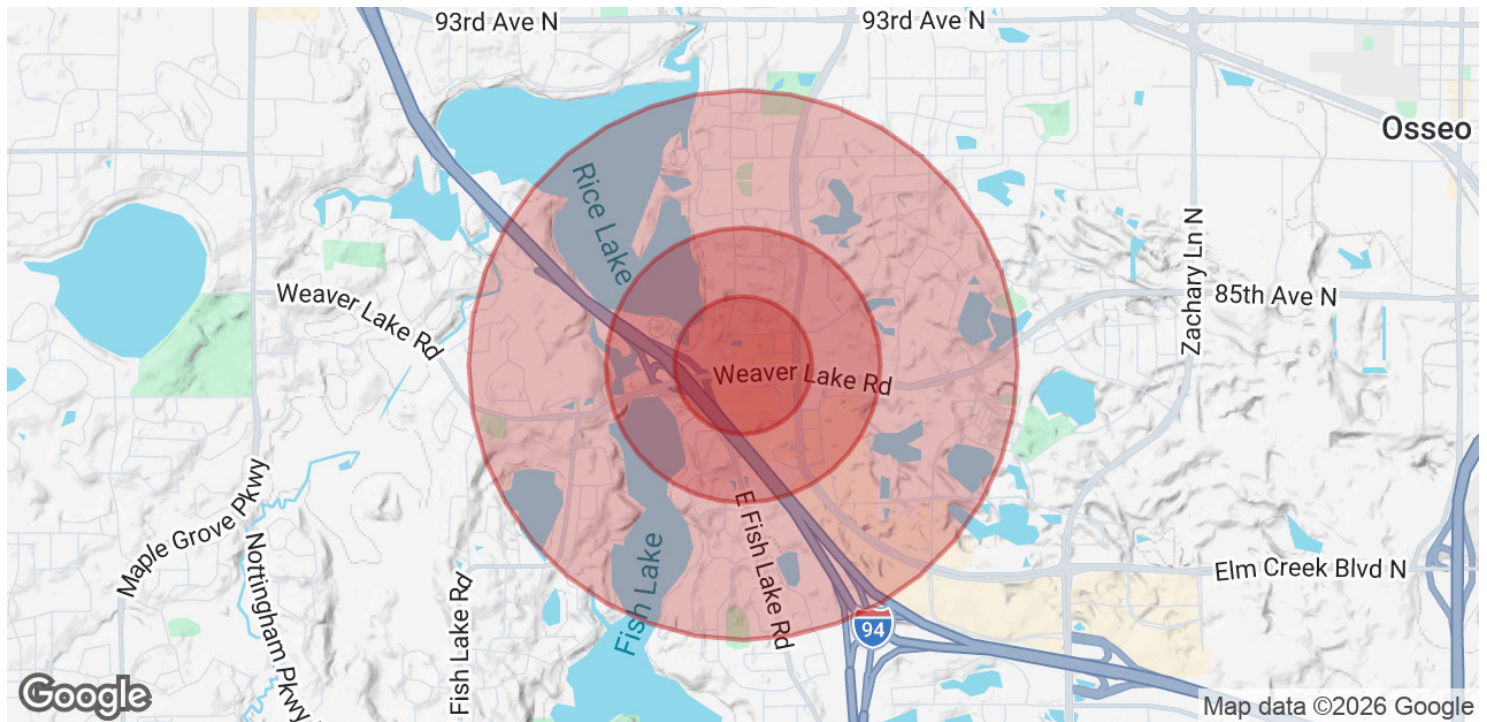
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	308	1,637	7,578
Average Age	53.7	46.8	45.1
Average Age (Male)	50.8	46.1	44.2
Average Age (Female)	56.4	47.9	45.9

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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