

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

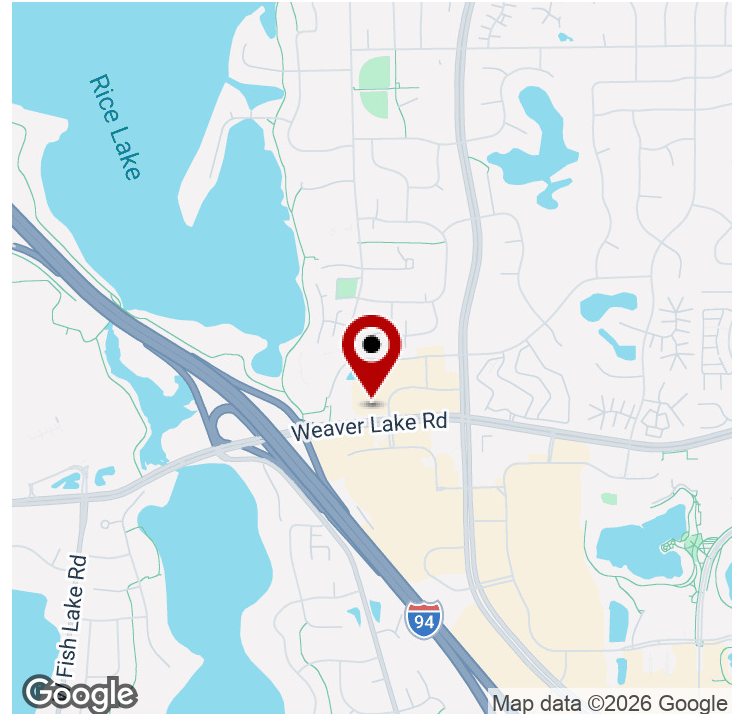
AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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 |

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

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

Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

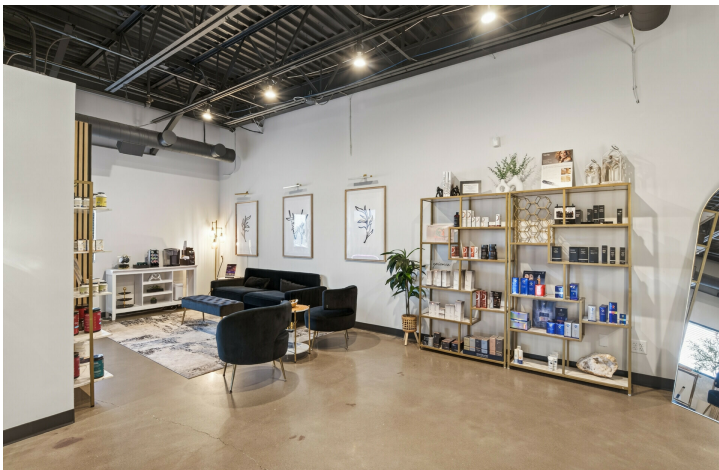
Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

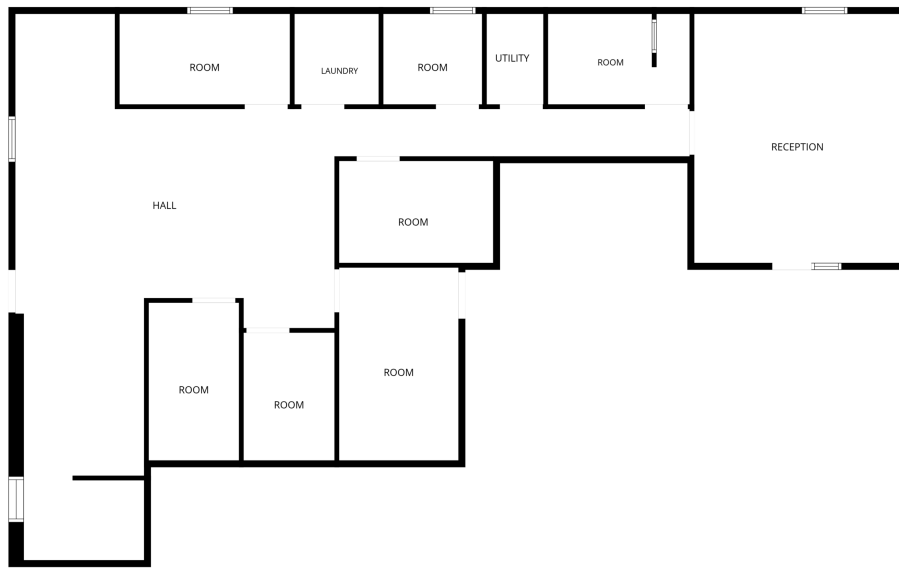
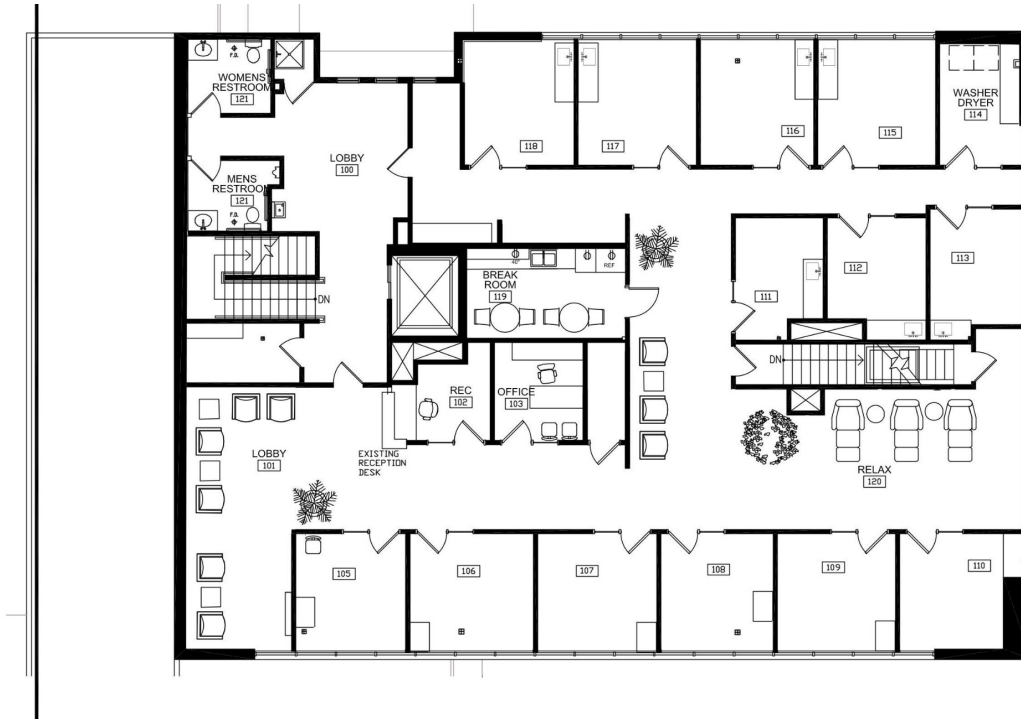
Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

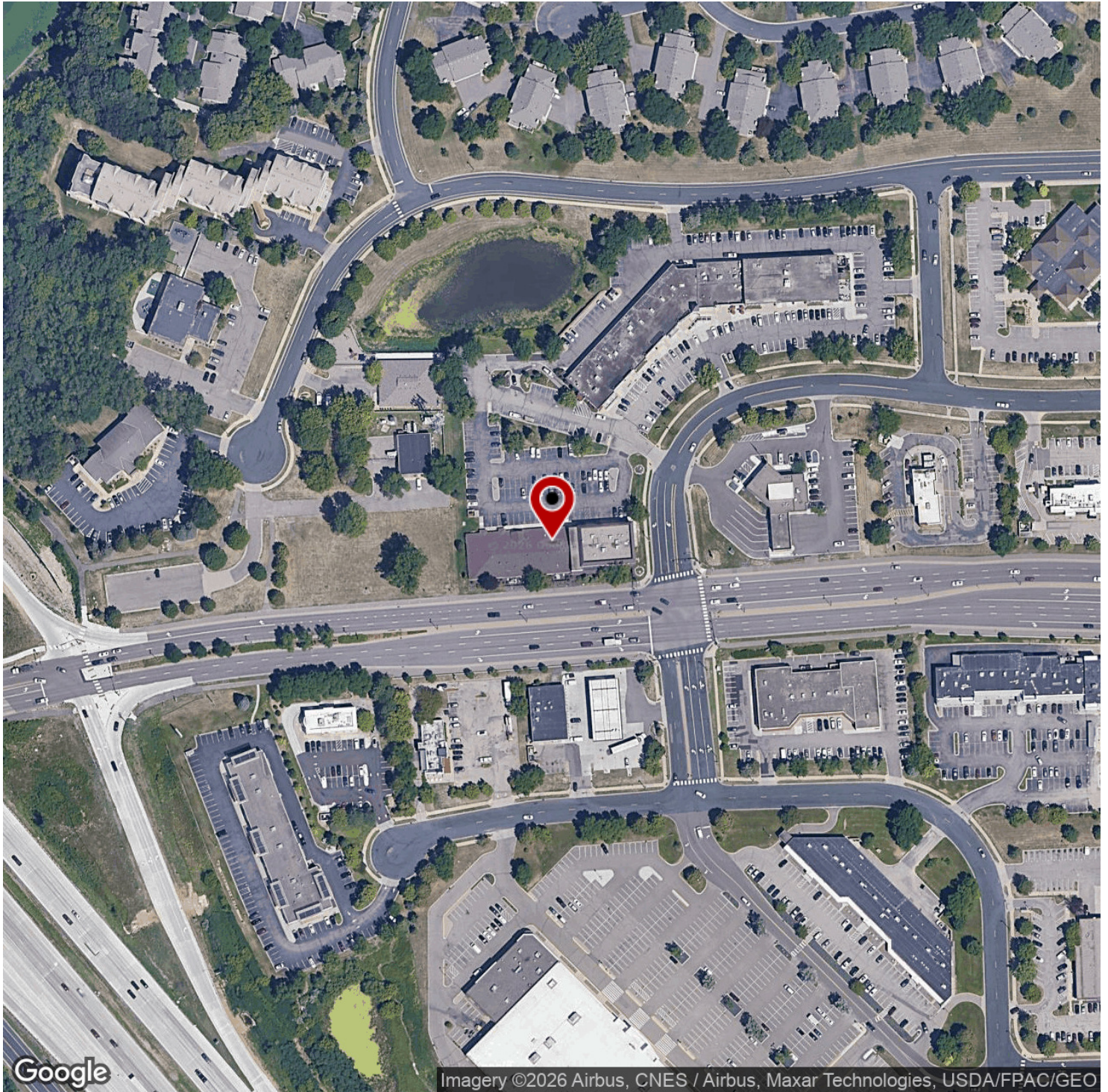
Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

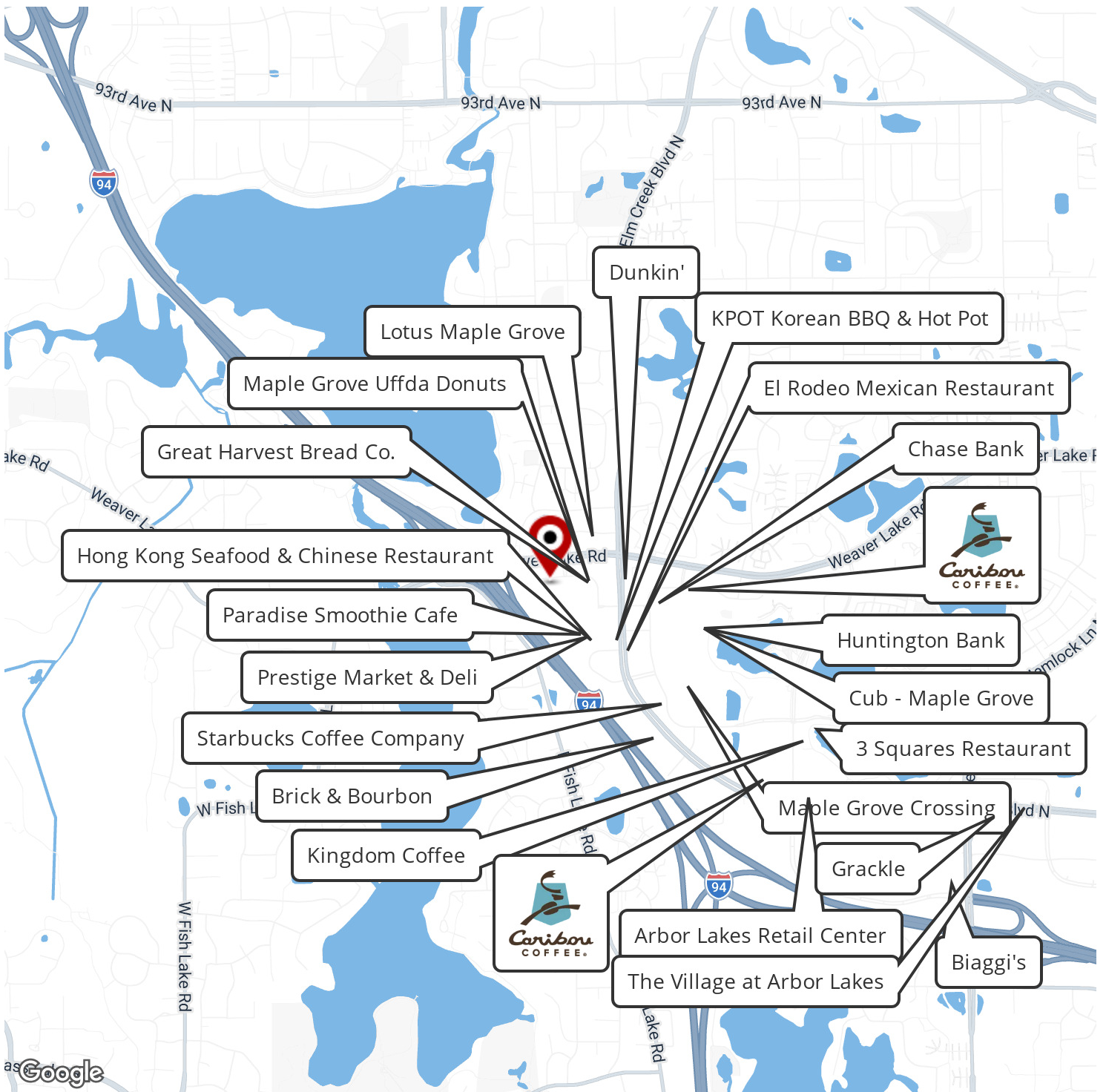
Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

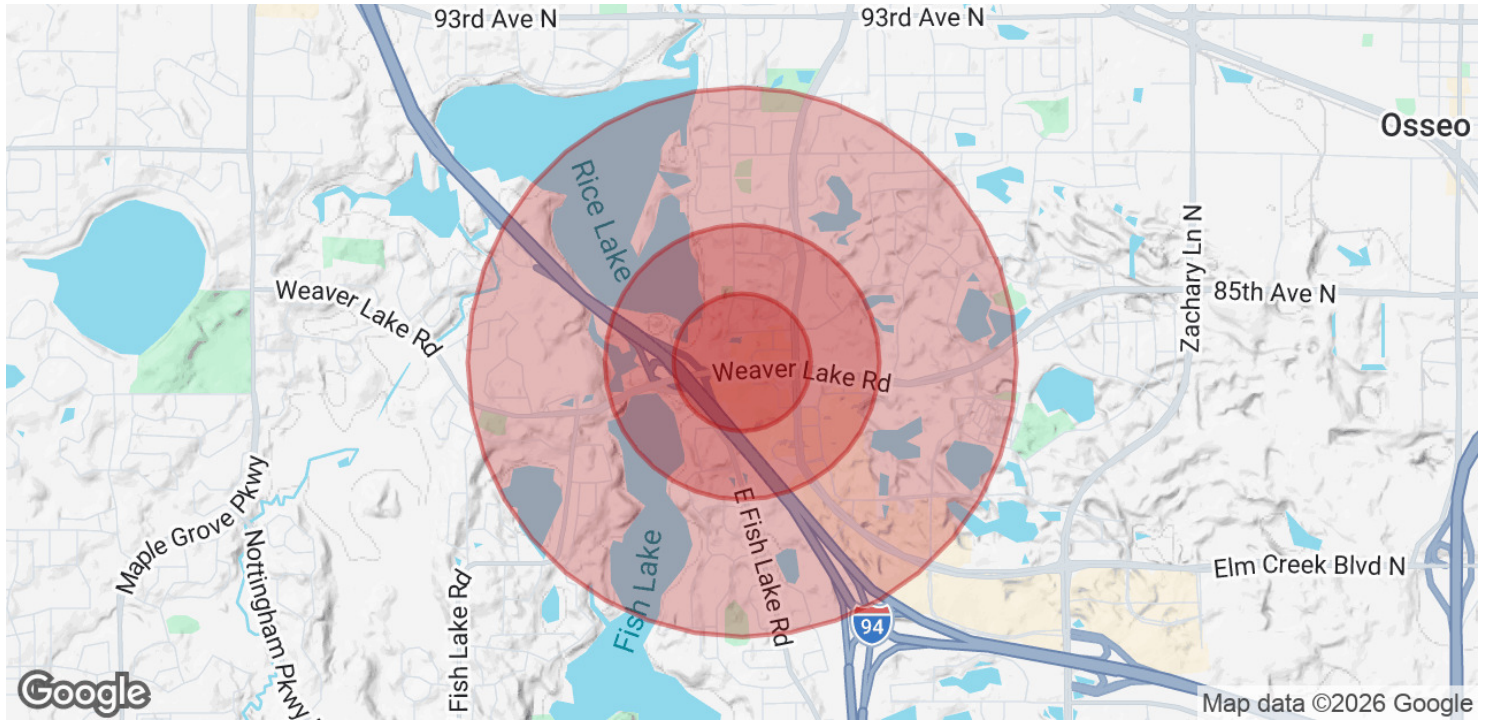
Each Office Independently Owned and Operated creativepropertypros.com

OFFICE FOR LEASE

GROVE SQUARE PROFESSIONAL BUILDING - MEDICAL/OFFICE SPACE FOR LEASE



13800 83rd Way N, Maple Grove, MN 55369



| 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)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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