



OFFICE FOR LEASE!



MAPLE GROVE OFFICE CONDO

11332 86th Avenue N, Maple Grove, MN 55369

900+ SF

**EXCELLENT OFFICE
AVAILABLE IN
POPULAR SUBURB**

Mike Ruhland

612-618-6039

mike@CEGspaces.com

Jeff Salzbrun

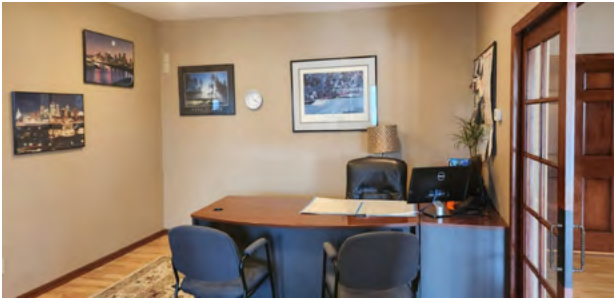
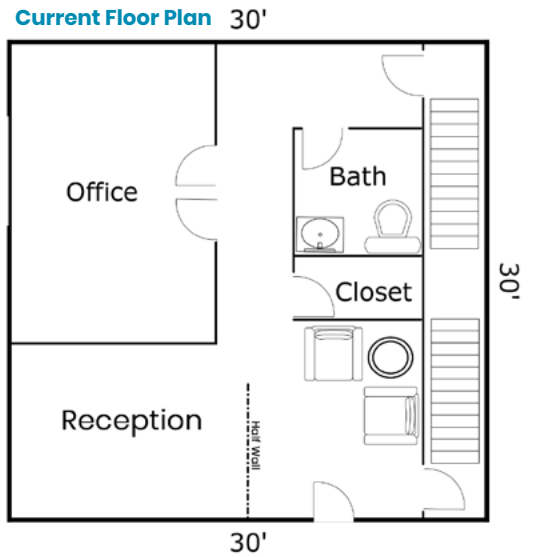
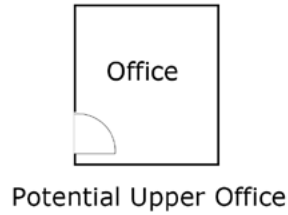
612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

**900 SF
PLUS UPPER OFFICE
AVAILABLE**



- Large private office with French doors and interior windows for natural light
- Available for a 1, 2, or 3 private office/ conference room combination
- Additional space available upstairs for 4



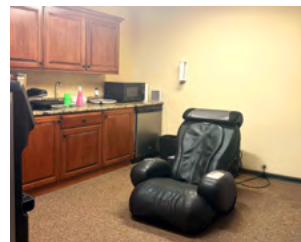
- Open floor plan reception (or office) with wooden cabinets for storage
- Nearby storage closet in hall



- Clean and tiled private restroom
- ADA compliant



- Lovely greenspace with patio
- Room for grill and outdoor meetings



- Shared break room and kitchenette



- Wooden cabinets, refrigerator, dishwasher, and sink

GROSS RENT: \$1,500.00 PER MONTH

Does not include upper office

THE PROPERTY

Excellent professional office in suburban Maple Grove, a thriving business community that is strategically located with easy access to highways, has a high quality of life, and features modern amenities.

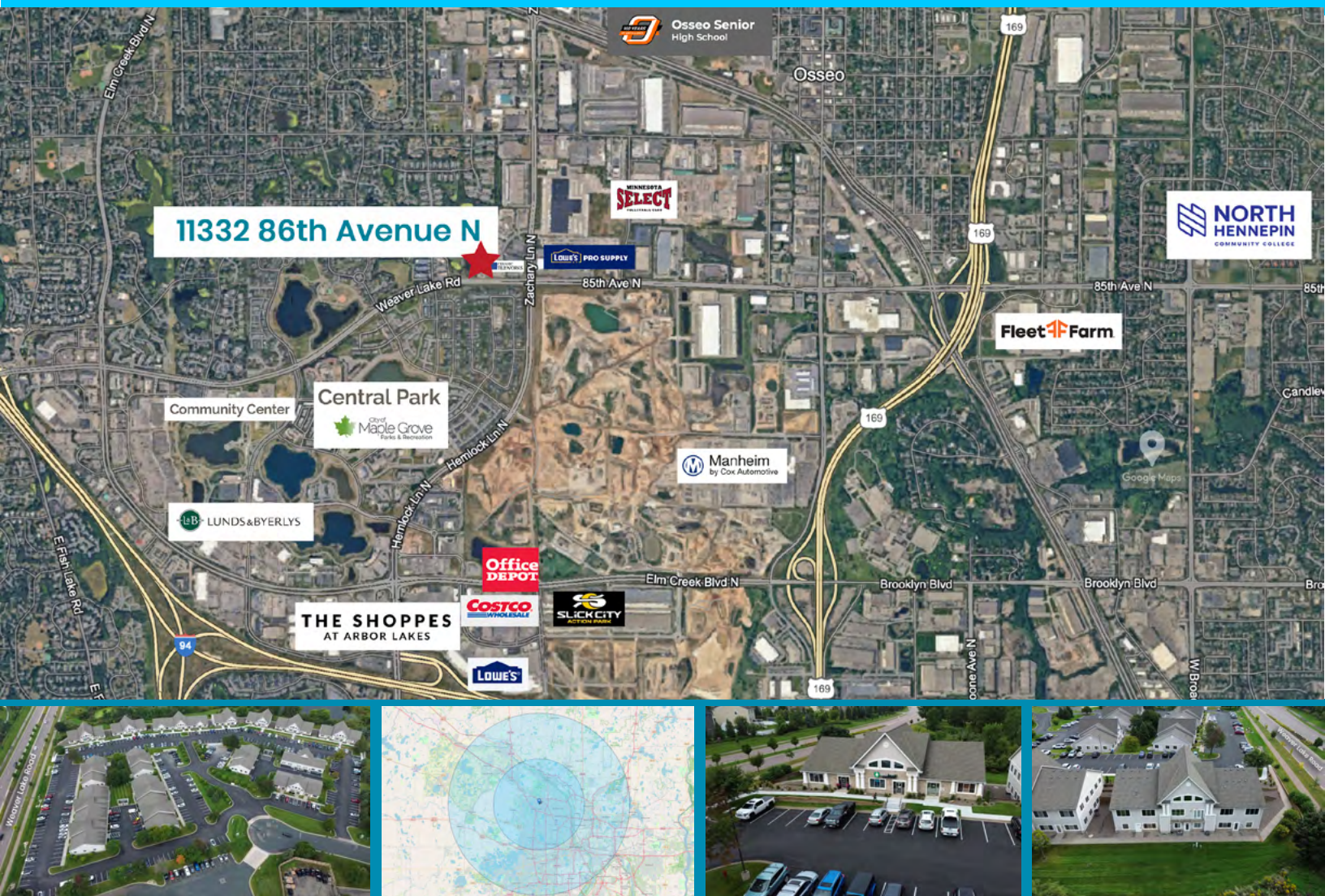
- One of twenty office condos, located in the back corner for high visibility and access to greenspace
- Easy to access off busy Weaver Lake Rd
- Ideal for a wide range of businesses, e.g. legal, real estate, wellness, consulting, creative, satellite offices, and more
- Website: CEGspaces.com/maple-grove



THE LOCATION

Maple Grove, Minnesota, is located on five major transportation arteries and has a growing population of over 70K that is highly educated.

- The office is two miles from I-94, Highway 169, and County Road 81 for easy access from I-494, I-694, Twin Cities and surrounding suburbs
- Two miles from highly trafficked **The Shoppes at Arbor Lakes** and its over 70 upscale retailers and one-of-a-kind boutiques, fine restaurants, and casual eateries (highlights include Trader Joe's, Whole Foods, Granite City, Pittsburgh Blue, and Redstone)
- Other businesses: Costco, Office Depot, and banks



THE SPACE



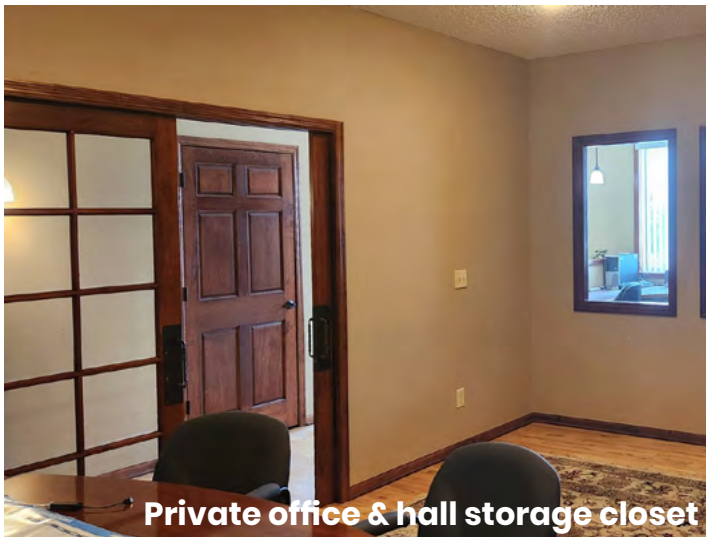
Entrance & waiting area



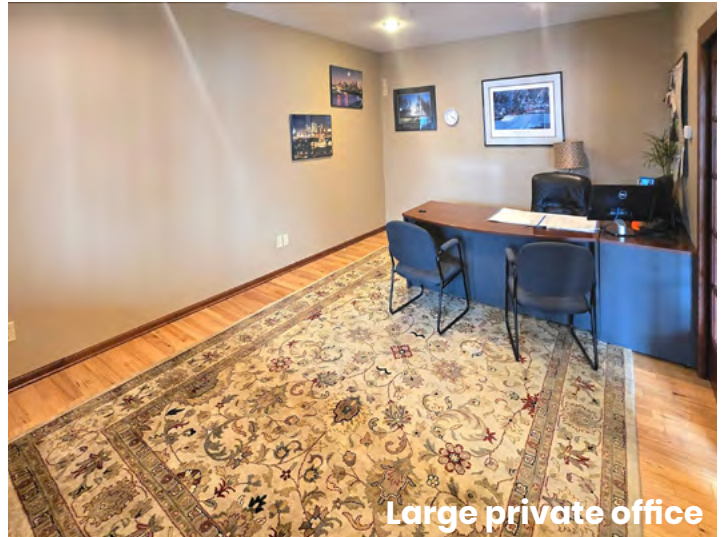
Waiting area, reception, & hall



Reception & waiting area



Private office & hall storage closet



Large private office