

MAPLE GROVE OFFICE SPACE FOR LEASE

8752 Monticello Lane N, Maple Grove, MN 55369



OFFERING SUMMARY

AVAILABLE SF:	960 SF
LEASE RATE:	\$15.00 SF/yr (Gross)
YEAR BUILT:	1986
BUILDING SIZE:	13,200 SF
ZONING:	I PUD - Industrial (Planned Unit Development)

PROPERTY OVERVIEW

Great professional ground level office/retail space for lease! Total space available is 960 square feet. This space includes a reception/waiting area, a large open workspace, two private offices and bathrooms. This property has tons a lot of natural light, and is conveniently located in Maple Grove close to amenities and highways! The space is ideal for any office/retail related businesses!

PROPERTY HIGHLIGHTS

- 960 Square Feet of Office Space
- Large Open Workspace Area
- Private Offices
- Ample Parking
- Convenient Maple Grove Location
- Easy Access

KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

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

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.

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	960 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8752 N Monticello Lane	Available	960 SF	Gross	\$15.00 SF/yr	-

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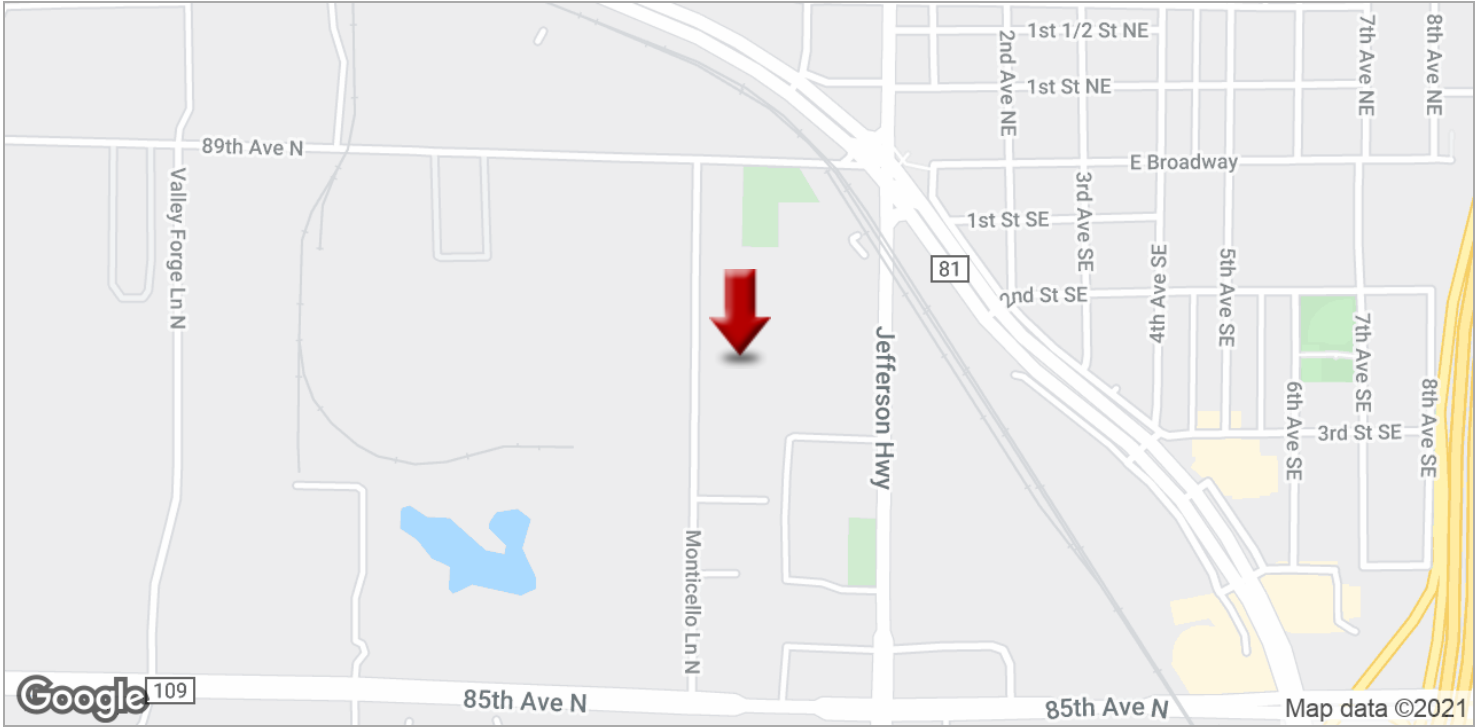
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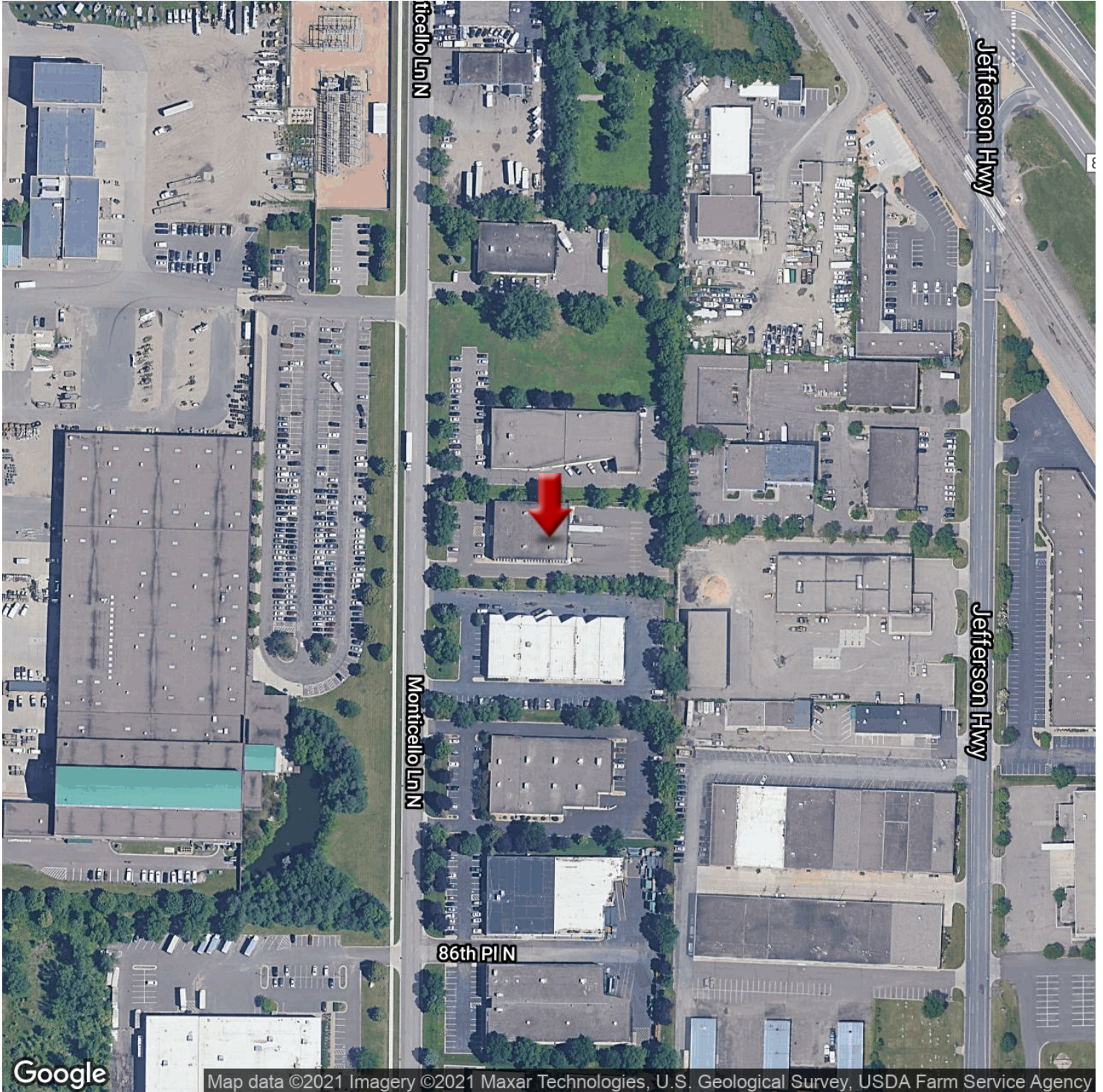
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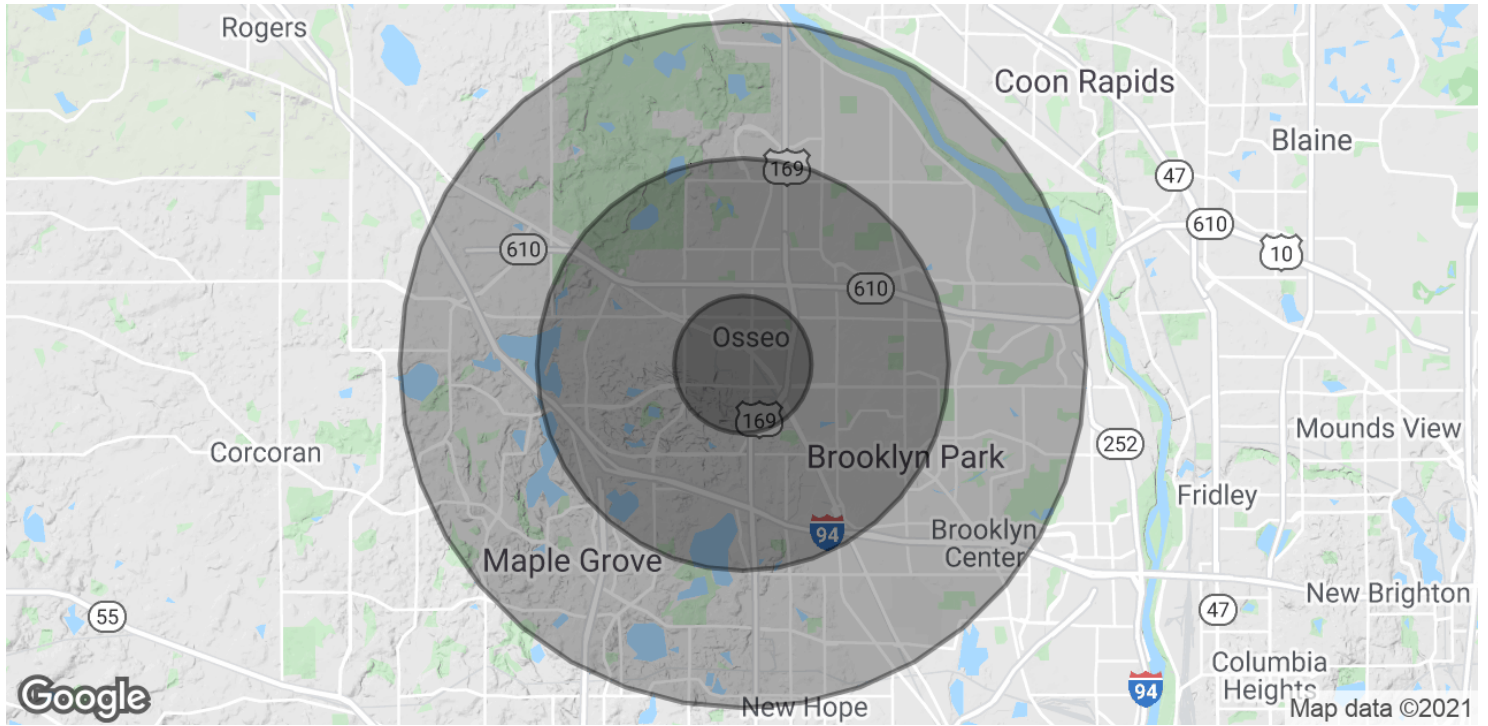
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,874	46,652	172,697
Average age	43.0	37.1	35.8
Average age (Male)	38.2	35.2	34.4
Average age (Female)	47.4	38.7	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,572	17,720	64,692
# of persons per HH	2.3	2.6	2.7
Average HH income	\$66,860	\$79,700	\$79,026
Average house value	\$206,546	\$242,107	\$261,079

* Demographic data derived from 2010 US Census

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