

# Weaver Lake Office Park

**OFFICE SPACE FOR LEASE**

11310 86th Avenue N | Maple Grove, MN



## Property Details

Well-located office condo in Maple Grove offering excellent visibility and prominent signage presence along with abundant on-site parking. Surrounded by a robust mix of retail, restaurants, and service amenities, making it an ideal location for businesses seeking convenience and accessibility.

### LOCATION

11310 86TH AVE N  
MAPLE GROVE, MN

### BUILDING SIZE

6,804 SF

### AVAILABILITY

3,310 SF

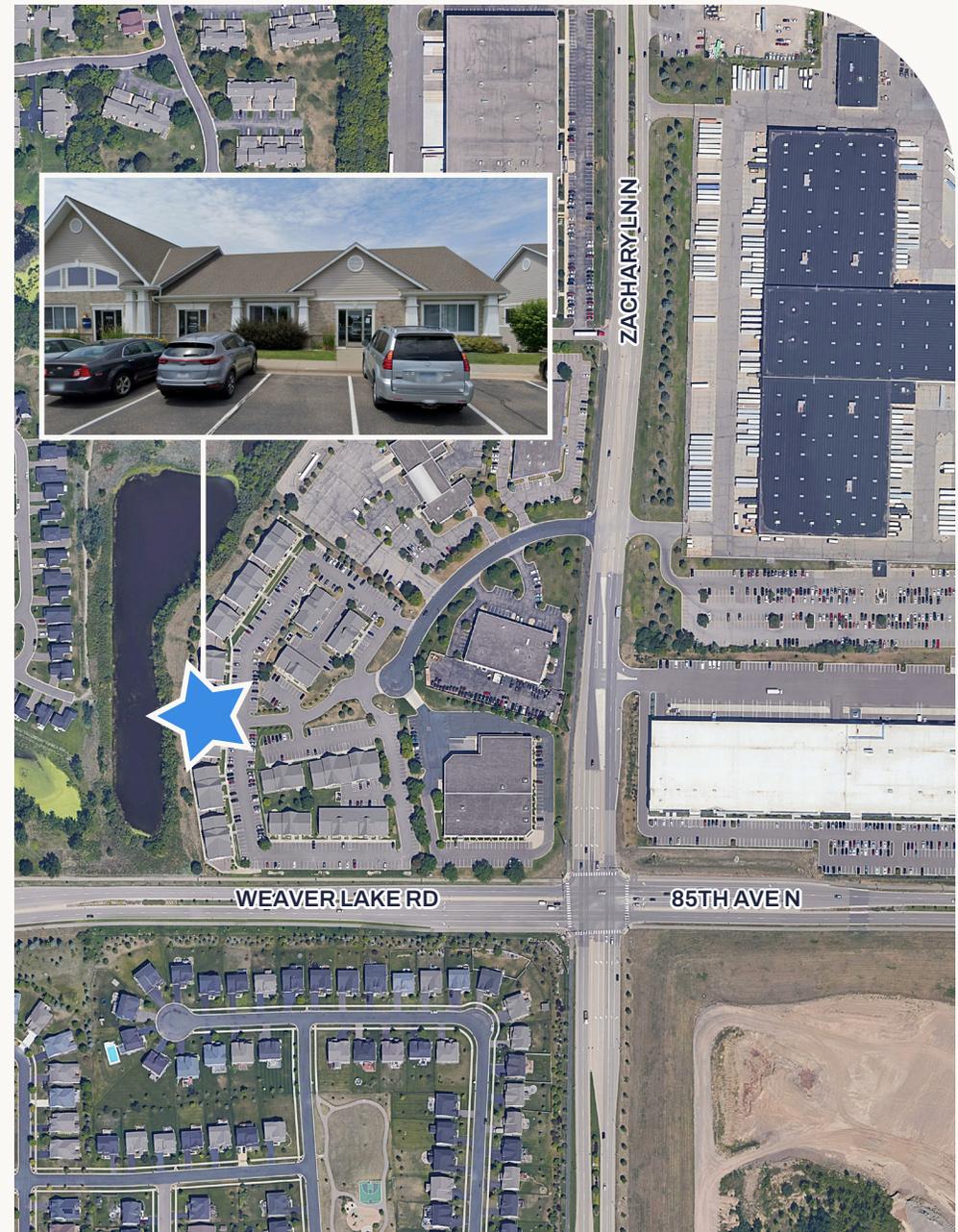
### LEASE RATE

\$18.00 PSF GROSS

## Area Demographics

RADIUS	1 MILE	2 MILE	3 MILE
POPULATION	9,230	25,146	49,733
TOTAL HOUSEHOLDS	3,981	10,531	19,540
AVERAGE HH INCOME	\$135,857	\$123,730	\$119,934

\* Sources: ESRI 2024 est & MN Dept of Transportation 2023 Study avgs are per day total cars



 Transwestern

Chad Anvary

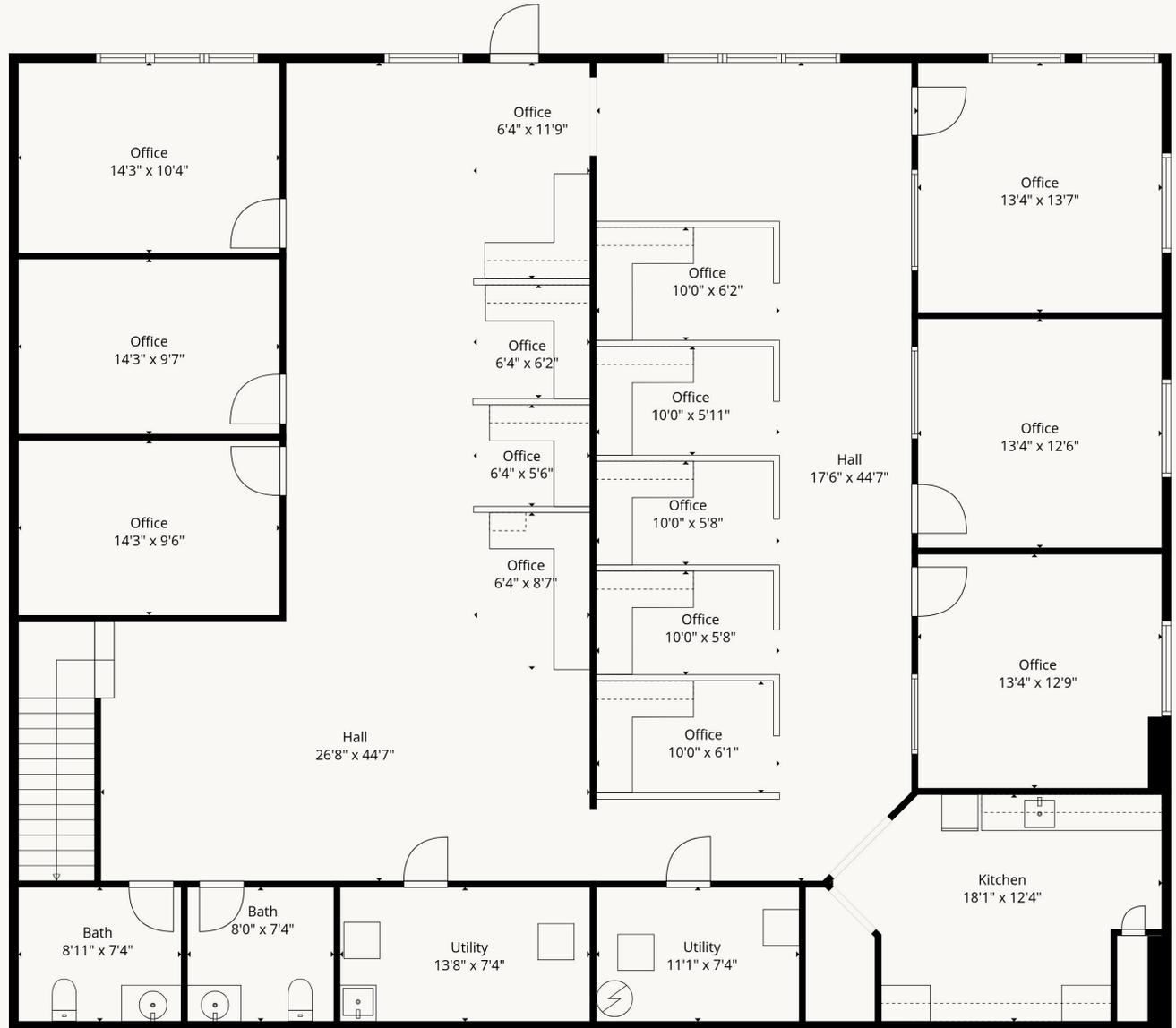
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3,310 SF - LOWER LEVEL

# Floor Plan



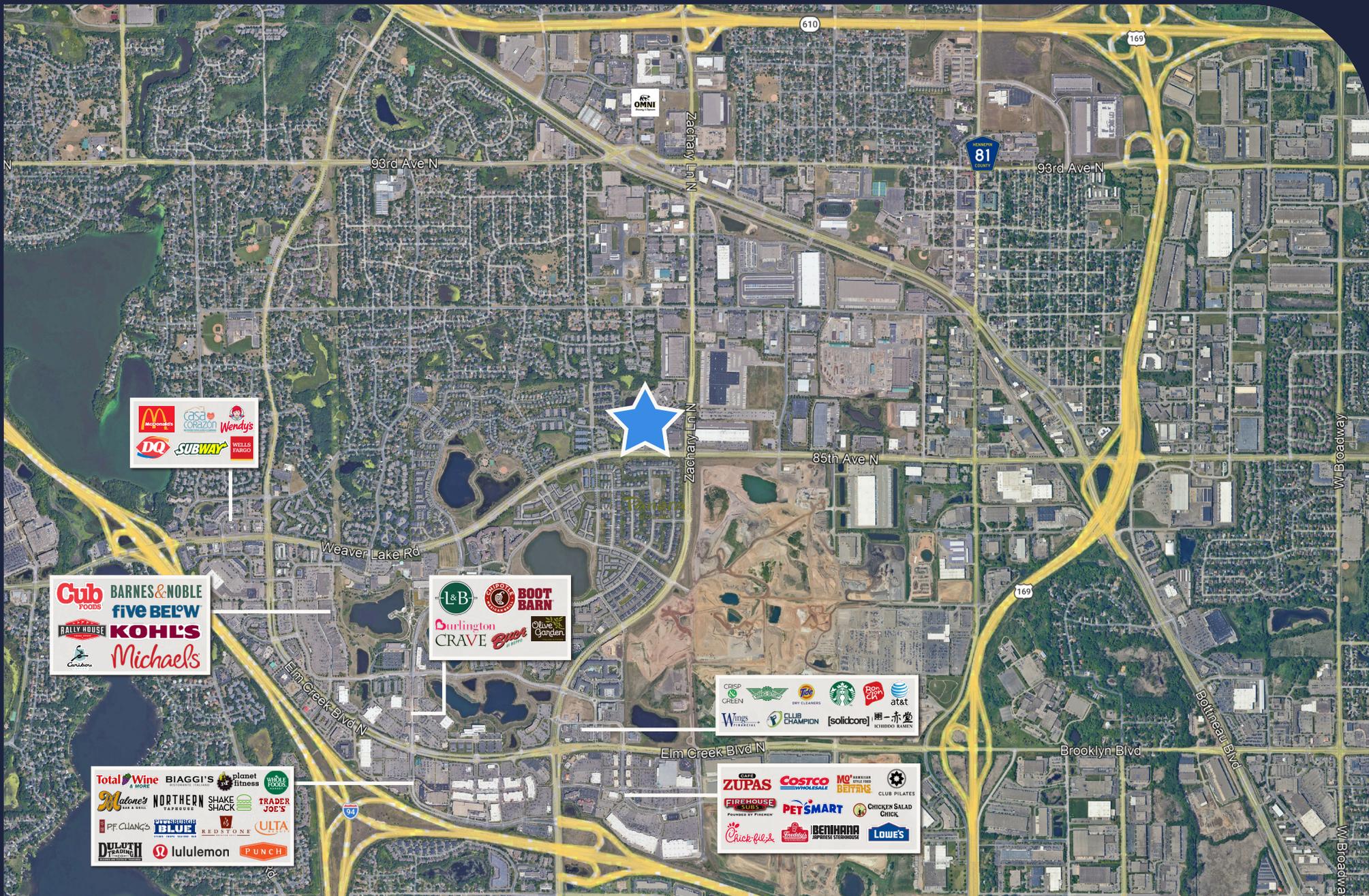
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