

Executive Office Condo For SALE or LEASE

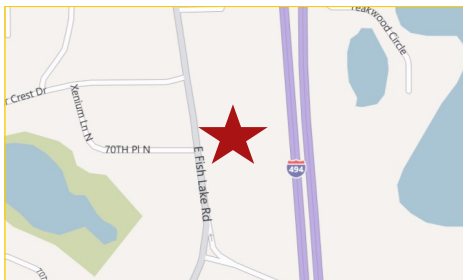


**7092-7094 East
Fish Lake Rd
Maple Grove, MN**

Lakeway Office Park

Single or Multi-tenant Opportunity

Executive office condo with two exterior offices, a conference room, kitchenette and a reception area with a spacious sitting room and two-sided fireplace.



Located just minutes from The Shops at Arbor Lakes, the I-494 & I-94 interchange, restaurants and area hotels. Local businesses include: The Hartford, Data Recognition Corp., Prudential and Boston Scientific.

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Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Executive Office Condo For SALE or LEASE

**7092-7094 East
Fish Lake Rd
Maple Grove, MN**

Site Data



Listing Price & Lease Terms:	Negotiable	
Includes:	Building, Land	
Location:	7092-7094 East Fish Lake Road, Maple Grove, MN 55311	
PID Number:	2711922430089; 2711922430090	
2011 Total Tax:	\$3,967.80; \$3,716.12	
Association Dues:	\$170.00 / Month — Per Unit	
Legal Description:	CIC NO 1176 LAKEWAY OFFICE PARK — UNIT NO 7092 & 7094	
Zoning:	Business / Commercial	
Topography:	Parking Lot, Sidewalk	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	1	
Number of Floors:	2	
Number of Units:	Up to 2	
Total SF:	1,155 SF; 1,200 SF	
Foundation Size:	1,328	
Building Type:	Stucco / Brick Exterior	
Year Built:	2003	
Parking:	10+	
Occupied:	No	
Neighboring:	Commercial and Residential	
General:	Executive office condo with a large reception area and a two-sided fireplace leading to the conference room.	

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55376 Demographics

Community-at-a-Glance

County Seat:

Hennepin

Population:

61,726

Median Age:

37.7

Average Family Size:

3.29

Median Single Family

Home Value:

\$106,483

Median Household Income:

\$95,705

Commute Time (minutes):

25.5

**2000 US Census Data*

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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Last Updated: Wednesday, January 11, 2012

General Characteristics	Number	Percentage
Total population	61,726	—
<i>Male</i>	30,180	48.9
<i>Female</i>	31,546	51.1
Median age (years)	37.7	—
<i>Under 5 years</i>	5,482	8.9
<i>18 years and over</i>	43,538	70.5
<i>65 years and over</i>	3,500	5.7
Average household size	2.80	—
Average family size	3.29	—
Total housing units	23,041	—
Social Characteristics	Number	Percentage
Population 25 years and over	39,791	—
<i>HS graduate or higher</i>	—	95.9
<i>Bachelor's degree or higher</i>	—	47.8
Male, now married	15,114	66.0
Female, now married	14,710	61.6
Economic Characteristics	Number	Percentage
In labor force	36,482	79.8
Mean travel time to work (minutes)	25.5	—
Median household income (dollars)	95,705	—
Median family income (dollars)	106,483	—
Per capita income (dollars)	39,995	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	20,153	—
<i>Median value (dollars)</i>	278,700	—
Median of selected monthly owner costs with mortgage (dollars)	1,830	—

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